

XENIA TOWNSHIP ZONING COMMISSION

MEETING

January 8, 2013

THESE MINUTES ARE A SUMMARY OF THE EVENTS OF THE MEETING AND ARE NOT A WORD FOR WORD ACCOUNT OF THE DISCUSSIONS WHICH TOOK PLACE.

The Xenia Township Zoning Commission held a meeting on January 8, 2013 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Virgil Ferguson, Chair, Kent Harbison, Alan King, Jeffrey Zweber and new alternate, Harold Snyder. Also present was Alan Stock, Zoning Inspector/Clerk.

Virgil Ferguson called the meeting to order at 6:03 p.m. Minutes from the December 11 meeting were distributed. King made a motion to accept the minutes. Harbison seconded. All voted aye.

Corrected text amendments for the flood plain were distributed. Corrections were discussed.

Alan King was nominated for Chair for 2013. Kent Harbison was nominated for Vice Chair for 2013. All voted in favor of the nominations.

Stock said the Trustees agreed to send a letter of thanks to Connie Paoliello for her service, since she has moved to Florida and has not been able to attend any meetings. They also agreed to move Jeffrey Zweber into the vacant position. Harold Snyder was appointed as an alternate to the Zoning Commission.

Discussion began about the notification radius for public hearings. Information had been given to the Zoning Commission for review before this meeting. Stock said Kil-Kare owns about 13 parcels and asked for a variance on one of the properties in the center--people were notified within the 500' radius. When Kil-Kare wanted a variance on another parcel the 500' radius included many more people and they wondered why they had not heard about this before. Trustee Reed brought this up at a Trustees' meeting and the Trustees agreed this should be considered to see if the Zoning Commission wanted to expand the radius to 1,000'. King said if you notify people within 1,000' of some areas in the Township, you would have to send over 100 notices. He feels 500' is more restrictive than the State and typical with all the areas around us, and doesn't think it is necessary to change. Zweber said there could be a sign put on the property which would notify all neighbors. Text could expand the radius past the same owner of properties to next owners in 500' radius.

Zweber made a motion to suspend this meeting until after the Public Hearing. Harbison seconded. All voted in favor. Meeting suspended at 7:00 p.m.

Meeting resumed at 7:08 p.m. Zweber thought the easiest change to make to the text would be to treat all adjoining properties with the same owner as **one**. Discussion about notifying adjoining properties and putting a sign on the property being reviewed. Stock pulled out a sign that had been used in the past. Stock assured the Zoning Commission that the Board of Zoning Appeals wants to hear from as many of the residents as possible before making its determination. The

Zoning Commission was not in favor of changing the 500' notification of property owners and they would like a sign put on the property under review. They would like to treat all adjoining properties owned by same owner as one. This text was formulated: All property within and contiguous to, and directly across the street from, property owned by the same owner will be treated as one parcel for the 500' notification area.

On page 113, 500' of the premises in question would need to be defined as property contiguous and directly across the street owned by the same owner.

On page 116, Article 7 Amendments, King suggested adding something similar to 600.7 (page 113) to be consistent. It was also suggested that an addition be made to 600.7 to say: The Board of Appeals shall fix a reasonable time for the hearing of any application, petition, or appeal. It shall give at least ten (10) days' notice of the time and place of such hearing, to the enforcing officer, and to the owners of record of property within five hundred (500) feet of the premises in question, such notice to be delivered personally or by mail addressed to the respective owners at the address given on the last assessment roll and by one (1) publication in one (1) or more newspapers of general circulation in the Township and a sign (minimum 9 sq. ft., maximum 32 sq. ft., no further back than 10' from the right-of-way next to the driveway) to be provided by the Township. Any party may appear at such hearing in person, by agent, or by attorney. The Board shall decide the application or appeal within a reasonable time.

The next meeting will be February 12 to discuss public notification radius.

King made a motion to adjourn meeting. Harbison seconded. All voted in favor.
Meeting adjourned at 8:05 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk