

# XENIA TOWNSHIP ZONING COMMISSION

## MEETING

March 19, 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 March 19, 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, Kent Harbison, Alan King, Willie Washington and alternate, Harold Snyder. Also present was Sheryl Blackaby, Secretary.

Chairman Alan King called the meeting to order at 6:05 p.m.

Minutes from the February 12 meeting were distributed. Harbison made a motion to approve the minutes. Ferguson seconded. All voted aye.

Township Trustees approved the flood plain text amendments with one minor change—they deleted a phrase at the end of the sentence. Section 412.3.3.d now reads: “The compensatory storage area shall be a permanent component of the property and shall be repaired or replaced by the owner of the property if silted-in or otherwise compromised.”

The Zoning Commission approved the corrected text amendments for notification.

Blackaby updated the Zoning Commission about her work on formatting the Zoning Resolution to make it more uniform and being able to create a table of contents automatically.

There was discussion about nuisance text and it was suggested they table until more information is received from Stephen Anderson (Greene County Regional Planning and Coordinating Commission) and the Prosecutor’s Office. They requested that Alan Stock give them the number of nuisance calls relative to sound and noise he receives.

Discussion was held about signs. Section 517 of the Zoning Resolution deals with signs. The few billboards in the Township are grandfathered in. Moving signs are not permitted in the Township. The Commission would like to know what Trustees mean by regulations for digital signs. Their understanding is digital signs are permitted in the Zoning Resolution as long as they do not move.

The Zoning Commission was asked to consider the need for text about alternative sources of energy. King said solar panels would be covered by County Building Regulations. Snyder spoke about wind turbines in Van Wert, Ohio. They are out in a field where they would not hurt anything if they fell. They would like Alan Stock to check to see if the County has regulations on these sources of energy. They would also like him to check on the Van Wert, Ohio windmill farm. Harbison talked about a meeting he attended regarding fracking.

Washington asked if a letter of resignation had been received from Steve Key. Stock will have an answer at the next meeting.

The Zoning Commission discussed changing days of meetings due to conflicts. The next meeting will be April 23 at 6:00 p.m.

Ferguson made a motion to adjourn the meeting. Harbison seconded. All voted in favor. Meeting adjourned at 7:30 p.m.

ATTEST:

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Alan D. Stock, Zoning Clerk