

**XENIA TOWNSHIP ZONING COMMISSION**  
**MEETING**

April 28, 2015

**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 April 28, 2015 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 (arrived at 6:30 p.m.), Donna Randall and Sheryl Blackaby.

Vice Chairman Virgil Ferguson called the meeting to order at 6:12 p.m.

A motion was made by Alan King to approve the March 24, 2015 Zoning Commission meeting minutes, seconded by Kent Harbison. All voted aye. Minutes were approved.

The Zoning Commission seated alternate Donna Randall on the commission.

The Zoning Commission looked at Section 519 and decided to leave it the way it is. They did want to remove the highlight on the word "signs".

The Commission discussed Section 517.4 the last paragraph. They agreed to delete the first sentence as it was already covered in 517.1.3. There was discussion about the distance a sign should be placed from the lot line. The Commission kept only one sentence out of this paragraph: "When such illuminated signs exceed fifty (50) square feet in area they shall not be placed nearer than fifty (50) feet to an adjacent residential lot line." In reviewing the sentence again the word "such" was removed.

On the Working Copy dated 3/24/2015, Section 517.4.6 R-MH Mobile Home Park District needed to be deleted as it was covered in Section 415.6.

In reviewing Section 517.5 Enforcement, it was determined to remove the highlight on the words "non-conforming signs. Also the text was changed to "Non-conforming signs or signs not maintained in conformity with the original intent and/or function shall be removed forthwith by the owner or lessee, or the Enforcing Officer shall cause the removal of said signs and assess the owners and/or lessees of such signs the cost of removal."

The Commission reviewed Section 527 Adult Businesses and decided to move the last sentence of the paragraph to Section 517.1.7 which would now read "It shall be unlawful for any person to display upon any sign or other advertising structure any obscene, indecent or immoral matter, including any message or image that identifies specified sexual activities or specified anatomical areas."

There discussion and questions about Section 517.4.7 Conditional Use Signs. They wanted more clarification about placing signs on the BZA application. The Commission decided to resolve this at the next meeting.

There was a question about 517.1.3 and it was determined the first part of the sentence was not needed. The phrase "Where illuminated or electronic signs are permitted," was deleted and the word "no" was to be capitalized.

Mrs. Randall pointed out some grammatical errors in the Zoning Resolution that need to be corrected. Secretary Blackaby will make the changes.

The Commission will ask Mr. Stock to set up the public hearing for sign text amendments on May 26. This will directly follow their next meeting. They will finalize the last few things at the meeting.

Alan King made a motion to adjourn the meeting, Kent Harbison seconded. All voted aye. Meeting adjourned at 7:42 p.m.

ATTEST:

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Alan D. Stock, Zoning Clerk