

XENIA TOWNSHIP ZONING COMMISSION

MEETING

September 24, 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 September 24, 2013 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Kent Harbison, Alan King, Willie Washington, Jeffrey Zweber and alternate Donna Randall. Also present was Alan Stock, Zoning Inspector/Clerk.

Chairman Alan King called the meeting to order at 6:12 p.m. Jeffrey Zweber made a motion to approve the minutes from August 27, 2013. Kent Harbison seconded. All voted aye.

Stock said the goal set by Chairman Alan King is to finish sign text, including political signs, and then set a date for a public hearing. The next topics will be alternative sources of energy, i.e. solar and wind turbines and cell phone tower text. King asked him to place agricultural tourism text ahead of discussing mining text as it has been on the list longer. Stock will have copies of the suggested revisions of the Future Land Use Plan at the next meeting. A citizen's group taskforce worked on the Plan and they have some revisions they would like to submit to the Zoning Commission. King gave an overview of the Land Use Plan and its purpose. The Zoning Commission previously passed it to the Trustees who did not adopt the Plan because of citizen input. The Trustees agreed to wait on adopting the plan until the citizen's group had a chance to look more closely at the Plan. The Zoning Commission will look at the changes and decide whether to adopt the revised plan and pass it back to the Trustees. Donna Randall said she heard no farmers were on the Land Use Planning Committee. Washington answered that farmers were never excluded. There are even farmers on the Zoning Commission. A notice went out inviting all citizens of the community to join the Land Use Planning Committee. All interested parties came to the meetings and had input. There were around 20 people when the Land Use Planning Committee started its work.

King suggested looking at the working text for signs. He pointed out a grammatical error on page 85, Section 517.1.2 where it should read "All signs hereafter erected, constructed or modified shall be exempt from yard and setback requirements of the districts in which **they are** located." A word was left out in Section 517.1.3 ". . .seconds with no longer than **a** 2 second transition . . ." Also the numbers 8 and 2 should be spelled out. On page 86 the numbers need changed to 5, 6, 7 and 8—no 5a. On page 86 Section 517.2 Exemptions Zweber said they should strike through "**they are not illuminated, nor animated and.**" In Section 517.2.6 King would like to remove the word **notices** after legal notices. He also added a few words the following sentence: ". . .or non-advertising signs **as** may be authorized by **a** legislative body." Section 517.2.7 This sentence could stand by itself: "**The flag, pennant or insignia of any nation, state, city or other political unit.**" The words "**or any**" would be crossed out. Stock stated when

zoning inspectors from Greene County met last time Stephanie Hayden said zoning cannot regulate how far ahead of voting the campaign signs may be placed on private property; however, you can regulate how long after the event the signs must be removed because after the event it becomes abandoned property. Section 517.2.8 will be changed to “Signs for any campaign, drive, movement or event of a political, educational, charitable, philanthropic, civic, professional, religious or like organization. Such signs are to be removed within ten (10) days after conclusion of the event.” (The highlighted sentence will be discussed again.)

Zweber said the sign code language needs some work to be consistent. Discussion. King asked if Section 517.1.7 should include every district. Zweber said Section 517.1.7 plus Section 517.4 were the only parts of the sign code from which they were trying to exempt signs. This section was intended to regulate commercial signage, such as Applebees, Speedway, Kil-Kare, Cemex. Section 517.1.7 covers commercial signage in a Residential District, commercial signage in an Agricultural District, etc. Institutional/Government District signage is not included and should be. King said in Section 517.4 signs need to be incidental to use.

On the agenda for the next meeting will be continued discussion of signs. The next meeting will be October 22. Zweber will not be able to attend the October meeting. The meeting in December will be changed to the third Tuesday—December 17.

Harbison made a motion to adjourn the meeting. Zweber seconded. All voted in favor.

Meeting adjourned at 7:43 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk