

**XENIA TOWNSHIP ZONING COMMISSION**  
**PUBLIC HEARING**  
**TEXT CHANGES TO SECTION 505 HEIGHTS OF FENCES**  
**& HEDGES AND SECTION 515 SCREENING**

January 23, 2018

**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 continued public hearing on January 23, 2018 at 7:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH 45385.

Chairman Jeffrey Zweber called the Public Hearing to order at 7:00 p.m.

All participated in the Pledge of Allegiance.

Roll Call: Jeffrey Zweber, Chair, Alan King, Kent Harbison, Virgil Ferguson, and Alan Stock. There were no guests in attendance at that time.

Mr. Zweber asked Mr. Stock to read the rules and procedures for the Public Hearing. Mr. Stock went over the Ohio Revised Code (ORC) requirements for this hearing and whether these have been met.

Alan Stock went over the Exhibits for this hearing and discussed each of them, and after checking all exhibits he stated that he agrees that all of the ORC procedures have been met and have been verified and placed so that the Commission can hear this application in its entirety.

Mr. Zweber asked if the commissioners want to review the Regional Planning report. It was agreed to read over the recommendation from Regional Planning first. There was discussion about the recommendation to seek advice from the Fire Department and Sheriff's Office. Everyone agreed it would be good to speak to the Fire Department and the Sheriff's Department to see if any of the proposed changes could affect first responders and public services.

Mr. Stock asked why the Commission had decided to delete the depth requirement for screening. Mr. Zweber stated that they thought they could leave the depth up to the Zoning Inspector and that he could determine if the proposed screening was deep enough to do its job. Mr. Zweber also explained why they deleted the word "wall" from the resolution.

Mr. King stated that once they had heard from the Police and Fire, then they should visit the idea of including front yard transparency to include other districts. The other Commissioners agreed.

Mr. Zweber stated that he would like to get some clarification from Regional Planning about section B of the report because it stated that this was a legislative rezone.

Mr. Zweber stated that they would leave the public comments section open in case any guests come to the continued hearing. Mr. Zweber moved to continue this public hearing to Tuesday, February 20, 2018 at 7:00 p.m. Mr. King seconded the motion. All voted aye. Motion passed at 7:15 p.m.

PUBLIC HEARING CONTINUED:

February 20, 2018

Mr. Zweber called the Public Hearing to order at 7:00 p.m. on February 20, 2018 and stated that this was a continuation from January 23, 2018.

Roll Call: Jeffrey Zweber, Chair, Kent Harbison, Virgil Ferguson, and Alan Stock. There were two guests in attendance.

Mr. Zweber stated there was additional information and new exhibits to review and letter for the file. Mr. Zweber stated that he thought they had met the requirements for the Public Hearing to continue and Mr. Stock agreed.

Mr. Zweber stated that questions were brought up during the first part of the Public Hearing and he reviewed those questions. First, there needed to be clarification in the terminology in the recommendation from Regional Planning. Mr. Zweber stated that Mr. Stock spoke with Mr. LeBlanc, Director of Regional Planning, to clarify the text changes for Screening. Mr. Stock stated that he explained the changes to Mr. LeBlanc and how part of the text was removed but strengthened in another Section.

Mr. Zweber advised that the other question had to do with first responders and how these changes could affect their services. Mr. Zweber summarized the responses from the Greene County Sheriff and the Xenia Township Fire Department. There was discussion about the suggestions received from the Sheriff's Office and the Fire Department. Mr. Zweber advised that he wanted to discuss amending the text regarding front yard fences in R-1 and E districts. The suggestion was to say front yard fences in any district shall not obstruct free and clear vision through the fence. Mr. Harbison advised that this would be difficult when discussing screening. There was discussion and examples given of where screening may be more appropriate than a fence due to residential districts being next to business districts. There was discussion about how screening could prevent the Sheriff's Department from seeing activity on a property. Mr. Zweber stated that if a person were to apply for screening that the applicant should be made aware of the Sheriff's Department comments. Mr. Zweber stated that gates and barricades must not obstruct the free and clear vision through them.

Mr. Zweber asked if there should be a change in the text to reflect the suggestions from the Fire Department. He stated that the information given by the Fire Department gave very specific guidelines that the Fire Department would look for when it comes to fences. There was discussion about the size of gates in a residential district in regard to the Fire Code. Mr. Stock advised that the change could be that fences and hedges could not be in violation of the Ohio Fire Code.

Mr. Ferguson suggested that Section 503 should cover gates. Mr. Stock advised that the suggestion was for other than a R-1 or E district, where there was not visibility through the fence, to make the gate not obstruct the free and clear vision onto the property. Mr. Zweber agreed that he thought this was a good way to have this in the text. Mr. Zweber stated that the Fire Code would be added to Section 505.2 and asked what everyone else thought of this wording. Everyone agreed this was the best place for this wording.

Mr. Zweber stated that the changes he would like to make based on this new information to deal with the Fire and Police issues. He stated that one was to add to 505.2 to include that fences and hedges shall not violate the Ohio Fire Code. Secondly, he stated that he would like to add a new 505.4 to include gates in any district shall not obstruct the free and clear vision through the gate. Mr. Ferguson stated that he thought the new additions were adequate and added clarity.

Mr. Zweber asked for a last call for public comments, hearing none he closed the Public Comments for this hearing at 7:45 p.m. Everyone agreed they were ready for a motion and vote.

Mr. Zweber moved to recommend the adoption of Exhibit D as marked with changes, plus the two additional changes to Section 505.2 and 505.4 as discussed above. Mr. Ferguson seconded the motion. ROLL CALL: Mr. Zweber – aye, Mr. Ferguson – aye, Mr. Harbison – aye. Motion passed 3-0.

Mr. Zweber moved to adjourn the public hearing. Mr. Harbison second the motion. All voted aye. Hearing adjourned at 7:28 p.m.

ATTEST:

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Alan D. Stock, Zoning Clerk