

XENIA TOWNSHIP ZONING COMMISSION
PUBLIC HEARING
1038 UNION ROAD REZONE OF PARCEL M36000200340001500 FROM
SPLIT BETWEEN A- AGRICULTURAL AND E - RURAL SUBURBAN RESIDENTIAL
ESTATE TO ALL A - AGRICULTURAL

October 2, 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 public hearing on October 2, 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 7:05 p.m.

All participated in the Pledge of Allegiance.

Roll Call: Jeffrey Zweber, Chair, Alan King, Kent Harbison, Virgil Ferguson, Roy Colbrunn, and Alan Stock, Zoning Inspector.

Mr. Zweber read the meeting decorum and asked Mr. Stock if all of the statutory requirements had been met for this hearing. Mr. Stock and Mr. Zweber went over the exhibits and numbered them for the hearing. Mr. Stock stated that all of the O.R.C. requirements have been met, verified and placed so that the Commission can hear this application in its entirety.

Mr. Zweber stated the application was for a map amendment to rezone 2.431 acres from a split E and A District currently to all A District. He read the Greene County Regional Planning recommendation. Mr. Zweber asked if the petitioners were ready to make their presentation to the Commission and invited them to come forward.

Linda Johannes, 1038 Union Road, she said this was unusual to have a property split between two zones. She stated the property was part of the original homestead for the area and the original house before the land was divided. She said they had received a letter back in 1999 stating they could not place a barn where they wanted because that part of the property was zoned E. Ms. Johannes stated her and her husband tabled the idea for a while but have now come back to look at it again. She reported on the history of the area; in 1957 the land was divided into the Wee Farms housing area, in 1959 the Township approved the Zoning Resolution and their parcel was designated entirely as A. However, sometime in 1963 it appeared to be half A and half E. She stated they could not find any record for this change. She stated they were petitioning because it did not make sense for the property to be spilt between zones, especially when there was no reason found for the change.

Mr. Zweber opened the meeting up to public comments and invited those who would like to speak in favor of this application to come forward.

Steve Sanders, 1050 Union Road, he said he is the neighbor to the south of the petitioners. He said he is in support of the rezoning because if it were his land he would want it corrected as well.

Mr. Zweber invited those against the variance request to come forward to speak. No one came forward.

Mr. Zweber invited those neither for nor against the variance request to come forward to speak.

Susan Brunsman, 1532 Union Road, stated she was just curious how the other properties in this area were zoned. Mr. Zweber stated the area had A, E and R-1 districts and added it appeared that at some time the zoning did not follow the parcel lines when it came to the applicant's parcel. He stated the R-1 district was across Union Road. Ms. Brunsman stated that she would be in favor of the rezone and thanked the commission for answering her question.

Mr. Zweber invited anyone else who wanted to speak to come forward, hearing none, he entertained questions or comments from the Commission members.

Mr. King stated for clarification the property was cut out of the L shaped property behind the applicant and the property to the south is zoned E, the ones to the north were zoned A. Ms. Johannes stated this was correct.

Mr. Zweber asked for last call on comments, hearing none, he closed the public hearing portion at 7:25 p.m.

Mr. Zweber asked for any discussion before entertaining a motion. There was discussion about how unique of a situation this was having such a small parcel be dual zoned and that it should be fixed.

Mr. Zweber moved to accept the petition for the zoning change as presented. Mr. Ferguson seconded the motion. No discussion followed. ROLL CALL: Mr. Colbrunn – aye, Mr. King – aye, Mr. Harbison – aye, Mr. Ferguson – aye, Mr. Zweber – aye. Motion PASSED – 5-0.

Mr. Zweber moved to adjourn the public hearing. Mr. Ferguson second the motion. All voted aye. Hearing adjourned at 7:30 p.m.

ATTEST:

Alan D. Stock, Zoning Inspector