

XENIA TOWNSHIP ZONING COMMISSION MEETING

October 27, 2020

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 October 27, 2020 at 6:00 p.m. at the Xenia Township Office, 8 Brush Row Road, Xenia, OH 45385; this meeting was advertised on the Xenia Township website within 24 hours of scheduling the meeting.

Jeffrey Zweber called the meeting to order at 6:15 p.m.

Attendees: Jeffrey Zweber, Virgil Ferguson, Roy Colbrunn, Alan King and Alan Stock.
No guests.

The minutes from the September 22, 2020 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the September 22 2020 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The minutes from the September 29, 2020 Combined Zoning Commission, Board of Zoning Appeals and Trustee meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the September 29 2020 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

A recap from the previous meeting left off and where to begin this meeting pursued.

It was stated that B-1 and RM Districts are similar in intensity. That B-1 is the lowest intensity Business District and is meant to be imbedded within the Residential Districts.

Examples was given of allowable uses within the B-1 District and of areas within Xenia Township where B-1's can be placed. It was stated that B-1 is low intensity and small.

A discussion perused regarding the definition of retail. It was agreed that retail is the area of the building that that is accessible to retail customers, a Small Business that is open to the general public, the individual sale of goods and services for use by customers, not wholesale.

The Permitted Principal Uses in the B-1 District were listed. It was stated that the Board of Zoning Appeals would do an Administrative Review for similar uses in the Permitted Uses.

It was discussed to separate the list of Permitted Principal Uses by the services provided.

Local Retail Business: grocery, markets, drug store, hardware store

Service Establishments: dry cleaning, beauty, barber shops, shoe repair

Business or Office of Recognized Professions: therapist, architects, call center

The list of Permitted Principal Uses for B-2 was read. It was discussed that some of the Permitted Uses could also be Permitted Uses in B-1.

Business Retail and Business Professional Services was discussed next. It was stated that all B-1 services should always be conducted indoors. It was also discussed to remove the list of Permitted Principal Uses and define Retail Services and Professional Services.

B-1 Intent and Purpose was then read. It was decided to remove the word "emergency" from the definition.

A discussion of Conditional Uses and Variances arose. It was stated that a Conditional Use only stays with the home owner, where as a Variance stays with the property no matter who owns it.

The discussion then turned to wanting smaller sized and minimal traffic in the B-1 District. It was stated that the business footprint and parking will limit what can go into a B-1.

The Intent and Purpose of B-1 was reworded to read: This District is designed to provide for a limited range of small retail businesses, personal services and professional offices to supply the needs of those living in the immediate area. With a minimum lot size of one half (½) acre and adjacent to existing B-1, R-1 or RM Districts.

The definition of Home Occupation was then read.

It was agreed to change the Maximum Retail square footage to read Maximum Business square footage.

Small Business square footage was then defined as the gross floor area of a structure used for the business.

It was then discussed to possibly allowing people to live in B-1's. It was further discussed that the home would possibly need to be smaller than the 1,000 square foot maximum of the B-1.

The Commission then further discussed requiring all business in B-1 to be conducted inside at all times. They further discussed prohibiting restaurants and small performance venues in B-1.

The last topic for the evening was the required parking in a B-1.

Mr. Ferguson moved to adjourn; Mr. Zweber seconded the motion. All voted aye. Meeting adjourned at 8:15 p.m.

ATTEST:

Alan D. Stock, Zoning Inspector

