

XENIA TOWNSHIP ZONING COMMISSION MEETING

November 17, 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 November 17, 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 6:05 p.m.

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

The minutes from the October 28, 2020 Zoning Commission meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the October 28, 2020 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

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

B-1's Permitted Principal Uses was read. It was decided to add doctors, dentists, lawyers, and massage therapy to the list. It was also decided to remove office buildings from the list, and to add convenience store with the small retail businesses.

Intent and Purpose from B-1 was read for clarity.

It was then stated that a B-1 should only be placed next to another B-1 a R-1 or a RM.

The possible locations that B-2 and B-3 could be placed was discussed next.

It was agreed that the small business square footage is the gross floor area of a structure used for the business, including storage space and office space.

The definition of Retail was stated as the space open to the public for the sale of goods or services for use by the customer.

It was then stated that all business is to be conducted inside the buildings in a B-1 District.

The Intent and Purpose of B-2 was then read. Differences and similarities between the B Districts and M-1 was discussed. Examples was then given of different business that can be placed in the B Districts and M-1.

A discussion of the Permitted Principal Uses in the B-3 District was then discussed.

A detailed discussion of district placement for amusement parks and music venues then pursued.

It was stated that sound, noise and smell should be limited to higher intensity districts.

It was then stated that B-3 should be for large retail and commercial offices and outdoor retail. Examples would be car dealerships, big box stores, or farm implement stores. It was stated that Adult Entertainment Business could only be placed in the M-3 District.

It was stated that B-2 and B-3 are similar in uses, the major difference between the two are the lot size. B-2 is 2 ½ acre and B-3 is 20 acres. It was the stated that the need is to limit business square footage to limit what can be placed in a B-2 and B-3.

Business Footprint Square Footage by District:

B-1= 1,000 square feet maximum, and no outside sales.

B-2= 4,000 square feet maximum, to include inside and outside sales.

B-3= Unlimited square footage, including inside and outside sales.

It was stated that setbacks and required parking spaces will affect how big a building can be and how much acreage will be required.

The definition of Business Footprint was stated to be:

The projected contiguous area, inside or outside, used for business goods and service activities, excluding required parking spaces.

It was then stated that B-2 should be for smaller businesses, not busy, no large buildings or structures, piles of mulch or stacks of cars.

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

ATTEST:

Alan D. Stock, Zoning Inspector