

XENIA TOWNSHIP ZONING COMMISSION MEETING

January 26, 2021

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 January 26, 2021 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, Kent Harbison and Melissa Krause. No guests.

The minutes from the December 15, 2020 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the December 15, 2020 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion about Permitted Secondary Uses: Single Family Dwelling Unit. It was agreed that the section should be added to B-1, B-2, B-3 and M-1 Districts.

The next discussion was about B-2 Intent and Purpose. After a brief discussion it was agreed that it should read:

This District is designed to provide for retail business and personal services with limited intensity. This District shall be no less than 2.5 contiguous acres with a minimum lot size of one half (1/2) acres. Adjacent lots with a minimum size of one half (1/2) acres and 200 feet of shared lot line or road frontage may be added to an existing B-2 District by a Zoning Map amendment. This District should only

be at locations which possess access from arterial or collector streets without passage through Districts of lower intensity.

A brief discussion regarding sidewalks, safe pedestrian movement through parking lots and between buildings. It was decided that this discussion should be further discussed at the next Joint Board Meeting.

The Intent and Purpose of B-3 was then read and discussed. It was agreed that it should now read:

This District is designed to provide for retail business and personal services with limited intensity. This District shall be no less than twenty (20) contiguous acres with a minimum lot size of four (4) acres. Adjacent lots with a minimum size of four (4) acres and 250 feet of shared lot line or road frontage may be added to an existing B-3 by a Zoning Map amendment. This District should only be at locations which possess access from arterial or collector streets without passage through Districts of lower intensity.

The next discussion was the placement of Open-Air Amusements. Examples of existing Open-Air Amusements was given. It was decided that Open-Air Amusements should be placed in the M-2 District. The discussion of types of screening that could be required ensued. The question arose as to if a traveling circus would only be allowable in the M-2 District. The reading of Section 511, concluded that they would be allowed in other Districts with permission.

The next topic was M-2 District. After the reading of Intent and Purpose, it was agreed to change the title to Heavy Industrial / Office District. A brief discussion of possible areas in the Township that M-2 could be placed. M-2's intent and Purpose was reworded to read:

This District provides heavy industrial, office and open-air amusements development with significant external effects such as heavy traffic generation, open storage materials, and possible emission of noise, glare, dust, odor, smoke, or other offensive characteristics. The District shall be no less than twenty-five (25) contiguous acres with a minimum lot size of five (5) acres and 300 feet road frontage. Adjacent lots with minimum size of five (5) acres and 300 feet road frontage may be added to an existing Heavy Industrial District by a Zoning Map amendment. This District shall be adjacent to an arterial street. All lots within

the District shall be able to be accessed by an arterial street via streets within the District.

The next topic was Section 404 Schedule of Yard, Lot and Building Requirements.

It was agreed that the Business Footprint definition should now read Business Use Footprint. It was also agreed that Footprint definition should now read Building Footprint.

It was then agreed that Minimum Footprint of Principal Building or Use should now read, Footprint of Principal Building or Business Use. It was also agreed that Minimum Finished Area of Use should now read, Finished Area of Principal Use.

The next discussion was ways to incorporate the required spacing between building in the B-2 District into Section 404.

Mr. Colbrunn moved to adjourn; Mr. Ferguson seconded. Meeting adjourned at 7:55 PM.

ATTEST:

Alan D. Stock, Zoning Inspector