

XENIA TOWNSHIP JOINT TRUSTEE AND ZONING BOARD MEETING

August 30, 2022

THESES 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 PURPOSE OF THESE MEETINGS ARE FOR FREE EXCHANGE OF IDEAS AND NOT TO GIVE DIRECTION NOR TO SWAY CURRENT ITEMS FOR CONSIDERATION OR PRIORITY OF ITEMS FOR FUTURE AGENDAS. MEETINGS ARE HELD TO ONE AND ONE HALF (1.5) HOUR LENGTH EACH FIFTH (5th) TUESDAY OF THE MONTH.

The Xenia Township Joint Trustee and Zoning Boards held a meeting on August 30, 2022 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.

Steve Combs called the meeting to order at 6:00 PM.

Attendees: Steve Combs, Scott Miller, Jeremy VanDyne, Jeffrey Zweber, Virgil Ferguson, Chris Stout, Alan King, and Alan Stock.

The first topic for discussion was about front yard fencing in the Residential District. It was discussed to possibly change the wording in the Zoning Resolution to better define front yard fences in the Residential Districts.

The next topic of discussion was the percentage of lot coverage allowed in districts. It was discussed that if all impervious materials were added to the percentage allowed, that some homeowners would not be allowed to build with out an approved Board of Zoning Appeals. It was further discussed that if the homeowner has a proposal for the storm water runoff, being a rain garden, retention pond, detention pond, there may not need to be a need for a Board of Zoning Appeals hearing.

The next topic was regarding the proposed Scenic Overlay District to protect the residents and other places within the township from business, commercial, or industrial development. The proposal will protect all residential homes, recreational areas, churches, registered cemeteries, public parks, all schools including daycares, rehabilitation centers, scenic waterways and roadways. It was further stated that there is a plan to hold public hearings to get input for residents.

The next discussion was about the difference between utility scale solar and small scales solar. It was stated that utility scale solar would require a Board of Zoning Appeals approval, where small scale solar would not.

The next discussion was about private roads. It was discussed to set Xenia Townships standard for private roads the same as current transportation standards. The group further discussed existing private roads with in the township.

The last topic of discussion was regarding the Zoning Inspectors position and how to better deal with issues that arise within the township. It was further discussed that the Zoning Inspector needs backing for enforcement of zoning violations.

ATTEST:

Alan D. Stock

Zoning Inspector