

## RECORD OF PROCEEDINGS

**MINUTES OF THE  
XENIA TOWNSHIP TRUSTEES:**

**PUBLIC HEARING CONTINUED  
MAY 1, 2014 6:30 PM**

Note: These minutes are a summary of the discussion and are not a word for word account of the discussions. The proceedings were electronically recorded. The meeting place was the Xenia Township Office, 8 Brush Row Road, Xenia, Ohio.

PRESENT: Scott Miller, Chairman; Amy Lewis, Trustee; Susan Spradlin, Trustee; Alan Stock, Administrator.

Chairman Miller called the Continued Public Hearing to order at 6:35 p.m. This was a Public Hearing advertised on the Xenia Township website within 24 hours of this Hearing. The Public Hearing was to hear a request from the Xenia Township Zoning Commission for approval of the following amendments to the Xenia Township Zoning Resolution:

- Addition of a definition for Rural Entertainment and Hospitality to Section 201 Definitions
- Addition of Conditional Use 400.4.13 Rural Entertainment and Hospitality
- Addition of 400.8 Signs
- Addition of 400.9 Accessory Parking

Mr. Miller said the Public input was completed at the last hearing. It is strictly Trustee deliberation at this point.

Mrs. Spradlin said the information given by Attorney Reed was very beneficial and there were a lot of good points. She did not agree with all the points. She said one of the points she disagreed with was having wedding receptions limited to 150 people—most receptions have a lot more people than that. She also asked if we could place restrictions on agricultural property. Mr. Stock answered in some cases you can.

Mrs. Lewis thought it would be beneficial to send Exhibit A from Attorney David Reed to the Zoning Commission with the Trustees' comments and ask them to look at some of it again.

Mr. Miller said there are some restrictions on agricultural land on what you can do, but when you are trying to give agricultural land an ability to go beyond typical agricultural things you could be getting into a business. He is not saying it should not be done, but he thinks it should have some constraints. Some of his questions last week were: Is it 300 acres or 6 acres? How much property gets utilized? How many people? What are the times of the event? If the text is adopted, Mr. Miller asked for verification that the person would have to go to the Board of Zoning Appeals. Mr. Stock said any conditional uses have to go through a Board of Zoning Appeals Hearing. He summarized the Board of Zoning Appeals Hearing process. The Trustees decided to send the text back to the Zoning Commission for minor modifications.

A motion was made by Mr. Miller to return the proposed text back to the Xenia Township Zoning Commission to consider points made during public deliberation that the Trustees would like them to consider and possibly put into the draft as well, such as: consider the size of the event on a particular piece of property, times of events, number of people at a given event, remove the word "etc.", tell how the fee is decided, clearly define ranch, working farm and agricultural property, look at Exhibit A.

Seconded by Mrs. Lewis.

Roll call vote: Mr. Miller-Aye; Mrs. Lewis-Aye; Mrs. Spradlin-Aye.

**RESOLUTION 2014-112**

**ADJOURNMENT:**

A motion was made by Mr. Miller to adjourn the Public Hearing. Roll call vote: All voted Aye. Public Hearing adjourned at 6:50 p.m.

Resolution # \_\_\_\_\_

XENIA TOWNSHIP BOARD OF TRUSTEES

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Scott Miller, Chair

ATTEST:

\_\_\_\_\_  
Amy Lewis

\_\_\_\_\_  
Barbara Miller, Fiscal Officer

\_\_\_\_\_  
Susan Spradlin