

XENIA TOWNSHIP JOINT TRUSTEE AND ZONING BOARD MEETING

September 29, 2020

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 (1) HOUR LENGTH EACH FIFTH (5th) TUESDAY OF THE MONTH.

The Xenia Township Joint Trustee and Zoning Boards held a meeting on September 29, 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.

Attendees: Scott Miller, Susan Spradlin, Virgil Ferguson, Jeffery Zweber, Ed Jacobson, Janis James and Alan Stock.

The meeting started with Zoning Commission. The first topic of discussion was General Planning versus Zoning: Infrastructure and Throughfare. It was stated that the Zoning Commission had started a comprehensive Land Use Plan, but had not finished it. It was further stated that a Citizens Committee with feed back had started and the Zoning Commission had been incorporating the feedback into the Land Use Plan at the same time the Board was revising the Zoning text. The majority of the Board's time was spent on text and not Comprehensive Land Use. The question was asked to the other Board members where they thought the Zoning Commission should spend their time. A list of areas the Board had been working on was given.

It was stated that a Land Use Plan would be the most beneficial and that the scope should be for 30 to 40 years out, not the next 10 years. Examples were then given of that need extended Land Use Planning. It was further stated that Xenia Township needs growth to offset expenses that the Township will incur over time from Roads and Fire. It was stated that businesses in the Township will offset the expenses that homeowners do not have the entire burden.

A discussion regarding annexation and things the Township could do to prevent annexation followed. It was stated that if there were boundaries put into place it would help, that the borders in the Township needs secured. It was stated that planning is needed ahead of development.

The next topic for discussion was Home Occupation and what should be allowed per district. Traffic was the major concern for home occupations. The concerns were what the impact would be on the neighborhood, if it would disturb the neighbor's quality of life with sound, smell, or light.

Mixed Uses was the next topic. It was stated that as of now, you cannot live in a business district in the Township, you cannot run a business on the lower level of a home and live in the upper level. A list of areas that have home and businesses in the same dwelling were given. A discussion of areas around Xenia Township that Mixed Uses would be beneficial was given.

The next topic was regarding communications of issued Zoning Permits. It was stated that all Zoning Permits are now public access on Xenia Township website.

Fences was the next topic of discussion. The main issue is having front yard fences in Residential areas. An example was given of complaints received regarding a home with a front yard fence. It was stated that front yards should be open in Residential areas. The statement was made that the heights and types of fences permitted was the first factor in the rewording of the Zoning Resolution for fences.

Lot Coverage was the next discussion. It was stated that there is a percentage of allowable lot coverage because Xenia Township does not have storm water systems, only ditches. A clarifying discussion of impervious materials and pervious materials followed. It was stated that as of now, the Zoning Resolution states that only buildings are included in the calculation of allowable lot coverage. A discussion regarding a Board of Zoning Appeals case that was about lot coverage ensued.

The final topic for the evening was about Bed and Breakfast or Air B&B's. A discussion regarding a Board of Zoning Appeals case involving a Bed and Breakfast ensued and ways to enforce the discussions of the Board of Zoning Appeals.

A discussion to change the next Joint meeting from December 29, 2020 to January 5, 2021.

ATTEST:

Alan D. Stock
Zoning Inspector