

XENIA TOWNSHIP ZONING COMMISSION

MEETING

February 21, 2017

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 February 21, 2017 at 6:20 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Attendees: Jeffrey Zweber, Alan King, Kent Harbison, Donna Randall, Virgil Ferguson, and Alan Stock, Zoning Inspector/Clerk, Ken LeBlanc, Greene County Regional Planning.

Chair Jeffrey Zweber called the meeting to order at 6:20 p.m.

Mr. Zweber went over the agenda for the meeting and stated that he would like to start with Ken LeBlanc and then discuss the other issues so that he can leave if he chooses to do so.

Mr. Zweber stated that Mr. Le Blanc was here tonight to discuss the Land Use Plan, and basically a Planning 101 type of discussion regarding the Land Use Plan. He stated that they could discuss the skeleton of a plan before drafting begins. Mr. Harbison stated that he was in on part of the first Plan that was drafted, and there was one public hearing on it. The Plan passed the Zoning Commission and died in the Trustees meeting.

Mr. LeBlanc stated that he thought the Commission was on the right path when they drafted the first Land Use Plan. He stated that if a Township has a Zoning Commission, it should have a Land Use Plan. Then the Commission will want to try to predict what may happen in the future. Then, lay out how the Land Use Plan can go with those predictions. Mr. LeBlanc gave examples of things that could happen and how a Land Use Plan can be helpful. He stated this planning takes everything together and ties it together. He discussed the different chapters of a Plan, including population, existing land use, then take a look at these things and determine how the Township is going to need to use the land. Next thing to look at are the roads, where the traffic volume is and what the future roads plans may be. Mr. LeBlanc continued by discussing flood plains and rivers, prime farm land, so looking at the natural features of the land. Once all these factors are determined and what Land Use is needed, then project for a little more.

Mr. Harbison asked if the Plan had to be so detailed or could it be a little simpler. Mr. LeBlanc stated that yes it just depended on what the Township wants to use it. Mr. Stock asked why the Township needs a comprehensive plan. Mr. LeBlanc stated that it can be used as a tool and it can be used for more than just zoning. He stated that another thing to look at is what the edges of the city will look like in the future.

There was discussion about the Land Use Plan and what it will be used for once it is done. Mr. LeBlanc stated that when there is a zoning case in front of the commission the Plan could be used to help determine the direction that needs to be taken for that case. There was discussion about what and how the Plan would be used.

Mr. LeBlanc stated that the county has a Plan that is for the County and any unincorporated area, which means the County's Plan, is the Township's Plan by default. He stated that if the Township adopts its own plan then the County will incorporate it into theirs. Mr. LeBlanc described the difference between Plans the County has done of the years.

Mr. Zweber asked once the Plan was adopted how detailed, how long it was, and what did it say. Mr. LeBlanc stated that the 1991 Plan was before the mall and he described what they did in that Plan.

Mr. Zweber asked Mr. LeBlanc had any advice for the Wilberforce area. Mr. LeBlanc stated that they had surveyed the area. From this survey it appeared the residents would like a community center. However, when the County proposed a center the residents did not want it. There was discussion about what types of planning could be done with the Wilberforce area. There was discussion about how Regional Planning can help with part of a Land Use Plan.

Mr. Zweber explained that he had the Citizen Counter Proposal Plan in front of him and it looks like this Plan has fewer areas than the Township's Plan. There was discussion about the difference between the two Plans. Mr. LeBlanc stated that the things the Commission needs to look at are the goals and objective, history, quality of life and the demographics. There was discussion about how the Commission wanted to start working on the Land Use Plan.

There was discussion about the Citizens Counter Proposal Plan regarding maps and the different areas represented on the maps, examples being, residential, agricultural, industrial, etc. Mr. LeBlanc stated that it starts with a map of how everything is today, and then plan a map with predictions of where the Township could be in the future. There was discussion about the different areas in the Township now.

Mr. LeBlanc discussed things that the County implemented through their Land Use Plan and how those things could help the Township. There was discussion about community support for the plan. Mr. LeBlanc stated that he could get a list of things to look at and provide examples from other cities and townships. Mr. Zweber stated that he would like this, and wanted to know about historical buildings/neighborhoods. Mr. LeBlanc stated that the new Plan did not have to have all the same chapters only the chapters the Zoning Commission wants to have.

Everyone thanked Mr. LeBlanc for coming to the meeting and speaking to them about drafting a Land Use Plan. Mr. LeBlanc spoke about a training that he would be hosting on Wednesday, February 22nd and invited everyone on the Zoning commission to come. He explained what the session would be covering.

Mr. Stock advised that he had given everyone copies of the information he had collected regarding the medical marijuana issue for their review.

Mr. Zweber stated that the minutes from past meetings were ready to review. There was discussion about any changes that needed to be made.

Mr. Zweber moved to approve the minutes from the August 30, 2016 meeting with discussed changes. Mr. Harbison seconded the motion. All voted aye.

Mr. Zweber moved to approve the minutes from the November 29, 2016 meeting with discussed changes. Mr. Ferguson seconded the motion. All voted aye.

Mr. Zweber moved to approve the minutes from the January 24, 2017 meeting with discussed changes. Mr. King seconded the motion. All voted aye.

Mr. Zweber moved to approve the minutes from the January 31, 2017 meeting with discussed changes. Mrs. Randall seconded the motion. All voted aye.

Mr. Zweber advised that the procedures were voted on in the last meeting, and advised that everyone now had a copy of Robert's Rules of Order. Mr. Stock advised that the Trustees wanted everyone to have a copy of the Rules for review and reference purposes. Mr. Zweber stated that these match what they voted on last time and Robert's Rules of Order will be what the Zoning Commission will follow this year.

Mr. King moved to adjourn, Mr. Ferguson seconded the motion. All voted aye. Meeting adjourned at 8:10 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk