

## XENIA TOWNSHIP ZONING COMMISSION

### MEETING

March 27, 2018

**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 March 27, 2018 at 6:00 p.m. at the Xenia Township Trustees 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 6:20 p.m.

Attendees: Jeffrey Zweber, Chair, Kent Harbison, Roy Colbrunn, Virgil Ferguson, Alan King and Mary Haller.

Mr. Zweber stated that they had four sets of minutes ready for approval and a copy of the Zoning Board Members. Mrs. Haller welcomed the new member Roy Colbrunn and advised that he had received copies of the Zoning Resolution, Land Use Plan, Citizens Counter Proposal, and the red line working copy of the Land Use Plan. Everyone welcomed Mr. Colbrunn to the Commission.

Mr. Zweber asked if anyone had any changes for the minutes of January 23, 2018. Mr. King advised to a change on the last page, Mrs. Haller took note of the needed changes. Mr. Zweber moved to approve the January 23, 2018 Zoning Commission minutes. Mr. King seconded the motion. All voted aye.

Mr. Zweber stated he had one change for the joint Trustee and Zoning Boards meeting on January 30, 2018, Mrs. Haller took note of the needed change. Mr. Zweber moved to approve the Joint meeting minutes from January 30, 2018. Mr. Harbison seconded the motion. All voted aye.

Mr. Zweber stated he remembers talking about gates during the meeting but was not sure if anything was written down about gates. He stated that he did notice that gates were mentioned during the Public Hearing, so that may be the more appropriate place for that discussion. Mr. Zweber moved to approve the minutes from the Zoning Commission meeting of February 20, 2018. Mr. Harbison seconded the motion. All voted aye.

Mr. Zweber advised the last set of minutes was for the Public Hearing on Fences, Screening and Definitions. Mr. Zweber stated that at the bottom of page two he wanted to clarify that it should be front yard gates should not obstruct the clear vision into the yard. There was discussion about why front yard gates were being called out due to a suggestion from the Sheriff's Department. There was discussion about fences and hedges in front yards in the R-1 and E districts. Mr. King suggested that they discuss this during tonight's meeting, approve the minutes and send a memo to the Trustees about the discussion. Mr. Zweber stated that they could state in the memo that during discussion of the Public Hearing minutes they noticed that the words they put down did not

match what they intended to put down and explain what the new sentence should be for front yard gates.

Mr. Zweber moved to approve the minutes from the Public Hearing on Fences, Screening, and Definitions as written. Mr. Ferguson seconded the motion. All voted aye.

Mr. Zweber asked if there was any other welcoming needed for Mr. Colbrunn. Mr. Colbrunn stated it was not needed, he thanked everyone for welcoming him to the group.

Mr. Zweber stated that the Trustees had held a Public Hearing on Fences, Screening and Definitions, but had continued their hearing to April 5, 2018.

Mr. Zweber stated that the next topic to work on was the Central Water and Sewer. He stated that the Commission decided to work on sections of the Zoning Resolution that refer to Central Water and Sewer. Mr. Zweber stated that the Agricultural District does not mention Central Water and Sewer, so annexing an A District seemed to be less likely. In Section E, Mr. Zweber stated that the Resolution states "where urbanization extensions are not appropriate or expected," so E districts were good. Mr. Zweber stated that the R-1 District has Central Water Supply and Waste Water. He stated that he did not see where they could take this out of the R-1 district since it consists of half acre lots. Mr. Zweber stated that if a new R-1 District were to be put in the Township they would need Central Water and Sewer. Mr. King asked if that would include package plants that may have a small service area. Mr. Zweber stated that an R-1 District must be at least 50 acres which would be 100 houses, but Mr. King had made a point. There was discussion about Water and Sewer in the district and that a permit would not approved with water and sewer.

Mr. Zweber advised he would like to look at the E District in more detail. There was discussion about the intent and purpose of the E District. Mr. Zweber stated that he thought that this district had to be at least 30 acres and Mr. King stated that he thought if it were a bit smaller it would be ok. Mr. King suggested changing the wording to say there would be adequate water. Mr. Zweber stated that he thought they could strike out all the water and sewer wording from the preamble. Mr. King agreed that could be their approach. Mr. Ferguson stated that if you get water and sewer from the City of Xenia then the City wants to annex that land. Mr. King stated that the whole first paragraph was philosophical, and he stated that it was not up to this Commission to say what that means exactly. There was discussion about who furnished the water the County or the City. Mr. King stated that it seems that the R-1 District would have to annexed to get water from the City, but this Commission would like to keep some R-1 Districts within the Township. Mr. Colbrunn asked if it were removed completely, then it would that solve the problem. Mr. Zweber stated that he thought it might, but suggested working on it more to figure it out. There was discussion about the E District and which changes they thought may help with the water and sewer issues.

Mr. Zweber asked if everyone would want a copy of the districts to mark up and everyone agreed a redline copy would be best. There was discussion about which pages of the Resolution would be included in the redline working copy for next time. Mr. Zweber read a part of the R-1 District that stated that the intent of the district was to provide for an environment of low density, single unit dwelling with an average of one per half acre without the requirements for sidewalks, curbs and gutters. There was discussion about why this wording was included in the district. Mr. King stated that he thought it was bit descriptive. Mr. Zweber asked if there was some aversion to sidewalks, curbs and gutters. There was discussion about whether this wording should be removed. Mr.

Zweber stated that most of the wording in 400.1 was stuff they were required to put into the Land Use Plan.

Mr. King asked the wording in 401.1 should state the “Estate zoning provides low density residential development with a minimum tract size of three acres.” Mr. Zweber thought this could work since there are E-Districts that are less than thirty acres. Mr. King stated that he thought that there was some sentiment in the Township to create more E-Districts so there didn’t have to be as many five acre lots. Mr. Zweber agreed and stated that he would like to change the E-District lots to two acres.

Mr. Zweber stated RM District was the next district he would like to discuss. There was discussion about what constituted a multi-family and that it should not include apartments complexes but could be duplexes. There was discussion about the lot size requirement for the RM District and it was decided that this would be something that would need to be explained and possibly changed. There was discussion about Section 403.1 and how it may be changed. Mr. Zweber stated that the sentence about necessary services and accessory uses belongs in the Land Use Plan. Mr. King asked if they should state the minimum lot size for consistency. Mr. Zweber stated that he was not ready to do that because he did not understand the ratio that was in Section 404 and wanted to work on that another time. Mr. Zweber stated that he did not think this had to go in the “Intent and Purpose” if it was going to be in Section 404 because that would be redundant. There was discussion about the RM District being near major streets. Mr. Zweber asked if a large apartment building really belonged on a very small street. There was discussion about how to change the third sentence dealing with the location of the RM District and major streets. Mr. Zweber suggested striking the last two sentences of 403.1.

Mr. Zweber stated that they should look at the IG District next and discussed the Intent and Purpose of this Section. There was discussion about the permitted uses and minimum lot size for an IG District. Mr. Colbrunn stated that they could keep the lot size at three acres and if someone wanted something smaller then that would be a reason to ask for a variance. Everyone agreed this was true and a good idea. Everyone agreed the minimum lot size should be three acres. There was discussion about lots sizes and how this should be defined to make the wording more consistent throughout the Resolution.

There was discussion about the business districts and where they were currently located within the Township. Mr. Zweber stated that there were not many B-1 Districts for neighborhood stores. He stated that he thought the B-2 Districts was for stores like Dollar General, small to medium sized businesses. Then stores like Wal-Mart would belong in a B-3 District. Mr. King stated that he did not like the long list of permitted uses and wanted to work on shortening this list by using broader terms. There was discussion about what parts of the Intent and Purpose the Commission wanted to keep and wanted to strike. There was discussion about the lot sizes for the Business Districts. There was discussion about the permitted uses in IG and the Business Districts. Mr. King asked why there are no mixed uses anywhere in the Township. There was discussion about mixed use and other topics that have been on the agenda and something the Commission has wanted to work on for a while.

Mr. Zweber advised that the off-street parking should be reviewed, and everyone looked over this section. There was discussion about how parking was being handled and if there needed to be changes made.

Mr. Zweber asked the rest of the members what should be tackled next. Mr. King stated that he would like to address lot sizes in all the districts, for consistency. He stated that it would also be good if they could simplify the wording so that it was clearer what each district was for. Mr. King asked if they would be able to have a redline copy at the next meeting, and Mrs. Haller stated she could have that for them.

Mr. Zweber moved to adjourn, Mr. Ferguson seconded the motion. All voted aye. Meeting adjourned at 8:13 p.m.

ATTEST:

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Alan D. Stock, Zoning Inspector