

XENIA TOWNSHIP ZONING COMMISSION

MEETING

March 28, 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 March 28, 2017 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385; this meeting advertised on the Xenia Township website within 24 hours of scheduling the meeting.

Chair Jeffrey Zweber called the meeting to order at 6:05 p.m.

Attendees: Jeffrey Zweber, Alan King, Kent Harbison, Donna Randall, Virgil Ferguson, and Alan Stock, Zoning Inspector/Clerk, Dan O'Callaghan, Guest Speaker.

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

Mr. O'Callaghan stated that he came into the Land Use Plan when a public hearing was held many years ago and wanted to start with the negatives of the plan first. The biggest problem was that it was too big, this was not a 20-year plan but maybe a 50-year plan. Some of the issues with the Plan were that it wanted to reduce agriculture down to 46.2%. There was a working group of five-members and they came up with a Counter Proposal, and he explained what this group did for their Proposal. He spoke about the area around the Universities and the ideas for that area at the time.

Mr. Zweber asked whether the University area is a unique piece of the Township, that does not fit with all the typical zones throughout the rest of the Township.

Mr. O'Callaghan stated that this is a totally different character and community. It could be just a designated area, especially with the universities intent to annex into the City of Xenia. He stated that Wilberforce is a census designated place and there is a definition for this.

Mr. Zweber stated that the Zoning does not have a spot other than PUD's for zoning mixed use. Zoning Mixtures just do not a fit anywhere. He stated that all of the stuff that is not residential/agricultural, residence is a nonconforming use. There are a good number of these in the Township. He stated that this was one thought of something that would probably be more appropriate in Wilberforce and would not really fit other places in the Township.

Mr. O'Callaghan stated this could be a possibility except if you put a mixed use in Wilberforce, then every resident in Wilberforce will be immediately against it. The residents there do not want anything to change.

Mr. Stock added that in two weeks he will be going to Payne Theological because they want to add another dorm and within the dorm they might want a Taco Bell or some other type of restaurant. Payne Theological told him that they had heard that the Wilberforce community is not much for rezoning or having any change from the outside. Mr. Stock explained what Payne Theological is planning.

There was discussion about the Wilberforce area and the community that has strong feelings about how they want their community.

Mr. O'Callaghan stated that the maps in the Plan need to be looked at and discussed if this is what they want to use now.

Mr. King asked if there was a way for the Commission members to get a copy of the maps that are in the Counter Proposal. There was discussion about if there was a chance to get a copy of the maps used. There was discussion about whether there was a copy of this Plan that could be edited. Mr. O'Callaghan stated that he would get an electronic copy to Mr. Stock.

There was discussion about the changes that the group made to each chapter and the maps. Mr. Zweber stated that as he looked through Chapter 3, it is discussing the existing zones but he did not see anything that would actively change any existing zones. He stated that it looks like there were seven special planning areas. Mr. O'Callaghan stated that they wanted to make those seven planning areas the focus of what they were guessing would happen, based on how things were going at that time. There was discussion about the special planning areas and what use they were planning for them. Some of the areas were Kil-Kare and the Bickett/Jasper Roads area.

Mr. O'Callaghan stated that they made recommendation for the Kil-Kare area regarding buffering and noise abatement. Zoning guidelines and ground water protection were big issues. He recommended looking at the existing bike trails and access to other recreational opportunities. The next area he stated that they worked on was the Bob Evans area, and he explained what they looked at for this area, including possible expansions.

Mr. Zweber asked what kind of level Mr. O'Callaghan would think was appropriate for the Plan. Mr. O'Callaghan stated that this draft is what they would love to see in the Plan. He stated that this was the level of detail that was appropriate for the Plan. He stated that he thinks this should be close to how the Plan needs to be.

There was discussion about what the Plan is used for when it is completed and accepted. Mr. O'Callaghan stated that this Plan is the minimum but if there was anything that the commission wanted to add, it was welcome to do so. He stated that the commission should keep in mind that this should be a twenty-year plan and it is a general guideline of what the Township wants in the area. Mr. Zweber stated that what would help him and the rest of the members would be a blow-up map that goes with the Plan. There was discussion about the section regarding historic buildings and parking lots. Mr. O'Callaghan stated that at one time there was discussion about turning the powder factory into a museum.

The Plan then goes into the Old Town area and the well fields in the area. There was discussion about this area and the changes to it over the years.

Mr. O'Callaghan stated that the next section was about the Wilberforce area. He stated that the residents of Wilberforce told the committee what they wanted. There was discussion about a need for sidewalks and cross walks around the colleges. Mr. Stock stated that he was working on two grants to help with this issue. He explained the grants he was working on and how they would help in this area. There was discussion about what was in the Plan for the college areas.

Mr. O'Callaghan stated that this Plan had a lot of planning areas and he was not sure if that many were actually needed. The important part of the Plan was to prepare for expansion of the Universities.

Mr. O'Callaghan stated that the next chapter of the Plan was implementation and this was the most difficult chapter. This is the chapter that states nothing changes unless initiated by the land owner. Mr. King asked if there was an idea of how long the Plan should be. Mr. O'Callaghan stated he would find and send a copy to him. He stated that they had a sample from another township. He stated that it was precise and to the point about the areas and responsibilities of zoning.

The commission thanked Mr. O'Callaghan for coming to the meeting and speaking about the Land Use Plan and the Counter Proposal Plan.

Mr. Zweber stated that the next item on the agenda was for minutes that need approval from the meeting on February 21, 2017. There was discussion about any needed changes. Mr. King moved to accept the minutes with discussed changes. Mr. Zweber seconded the motion, all voted aye.

Mr. Zweber asked if everyone wanted to talk about marijuana for a few minutes or if they wanted to adjourn. It was decided to stay and talk about marijuana. Mr. Stock stated that he would love to hear the impressions from those who attended the listening session last night.

Mr. Zweber stated that he attended both listening sessions and was surprised that the attendance was so low. He stated that three people spoke at the first session and eight people spoke at the second one. He stated that everyone that spoke was against having medical marijuana. He stated that most people spoke about kids getting a hold of it, getting it and driving, and edibles. These were the common topics and the common beliefs of many people. Mr. Zweber stated that he feels that flat out prohibiting distributors just seems to be the way the Township is leaning. He does not think it is worth any of the Commission's time to talk about dispensaries at all. The Cultivators and the Processors seem to be industrial/manufacturing operations. He remembers a few comments about someone that moved to Colorado to grow marijuana in a field and all the marijuana was stolen. He stated that this was one of the stories that was relayed yesterday and he could tell that this person was unaware that this could not happen under the current Ohio rules. He stated that his opinion of the meeting was that the people who came were completely opposed to the "evil weed" and he particularly liked the story of the doctor who does not prescribe "addictive" medicines.

Mr. King stated that marijuana is not a gateway drug and that research has been proven this to be wrong. It was stated that people who engage in risky behavior are going to engage in risky behavior. Mr. Zweber stated the gateway drugs studies that he has seen are a bunch of people who do not understand correlation and causation. People who engage in risky behavior take drugs, and people who take drugs, take drugs. Mr. Harbison stated that he was told an example from his gas man, and he stated that a friend of his went and stood in line for a job. There was roughly 100 people in line to start but when the people found out there was a drug test many got out of the line. There was discussion about work place policies regarding drug use.

Mr. Stock asked if anyone thought that, during the Listening Session, the Trustees gave any idea of which way they may vote on this issue. Mr. Zweber stated that what he got from one Trustee was a question of what the priorities and plans were for the Zoning Commission. He mentioned the Plan that the Commission was working on and then they got the medical marijuana issue, and the comment that he got from the Trustee was the Zoning Commission did not have to change any priorities. There was discussion about what the Trustees have to decide concerning this issue. Mr. Zweber asked if they were going to work on the Land Use Plan next month and everyone agreed.

Mr. Zweber stated that he wanted to start with an outline and the goals, value statements, and guiding principles for the Plan. Those are the things in his mind that he would like the commission to get working on before diving into the rest of the Plan.

Mr. King moved to adjourn, Mr. Zweber seconded the motion. All voted aye. Meeting adjourned at 8:30 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk