

XENIA TOWNSHIP ZONING COMMISSION

MEETING

May 23, 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 May 23, 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.

Vice Chair Virgil Ferguson called the meeting to order at 6:15 p.m.

Attendees: Donna Randall, Virgil Ferguson, Kent Harbison and Mary Haller/Administrative Assistant, Jeffrey Zweber and Alan King were absent.

Mr. Ferguson asked if there was any discussion on the minutes from the last meeting. There was no needed discussion. Mr. Ferguson moved to approve the minutes from the April 25, 2017 meeting. All voted aye.

Mr. Ferguson stated that next week on May 30th there will be a joint meeting between the Zoning Boards and the Trustees. He mentioned the topics that may be discussed at that meeting.

Mr. Ferguson stated that the main topic for tonight was the Land Use Plan and stated that they had the working red line copy in front of them. Everyone went over the red line document. Mr. Harbison asked about who the Negotiation Agent would be, and Mrs. Randall stated that she thought it would be Mr. Stock or the Trustees. Mr. Ferguson stated that the text for zoning is spelled out when it comes to what a person can and cannot do. Mrs. Randall stated that she thought the Trustees would use Mr. Stock as their Agent. Mr. Ferguson stated that this could be and he would be the negotiator, but things were still spelled out in the text of the Rules and Regulations. Mrs. Randall asked if they only needed to make a decision on the red text. There was discussion about the text and how it was worded to be a guideline to follow.

Mrs. Randall stated that she was good with how everything looked on the first page of the working copy. Mr. Ferguson agreed and stated they would move on to page two. He stated that this section was about the Plan Goals and Objectives. Mr. Ferguson stated that the only change for this section so far was with the Value Statement, he read it aloud. Mrs. Randall stated that she did not like the first plan that was started years ago, and she heard about it by coming to the Trustee meetings. Mr. Ferguson asked if there were any changes to be made to Section 1.2 and all agreed to keep it as is. Mrs. Randall asked if they would be voting on the whole document that night or just reviewing it. Mr. Ferguson stated that the agenda showed that it was to be a discussion, so he did not think they would have to vote on anything tonight.

Mr. Ferguson stated that he had a question about the sentence, "Good planning can also ensure that sufficient land is available for employee housing and new business development." He would like to know whose employee(s). Mrs. Randall stated that she did not understand that sentence and Mr. Harbison agreed. Mr. Ferguson stated that he would like to strike the word employee and replace it with future. So that it would read for future housing needs. Mrs. Randall stated that she did not understand why they need to plan for future housing needs. Mrs. Randall stated that she thinks the first three bullets cover the Why plan. Mr. Ferguson stated that there are other places that the Township wants to keep agriculture as much as possible and put housing in certain places, but he thinks this is stating the opposite. Mr. Ferguson stated that he feels this paragraph is counterproductive to what was stated somewhere else. Mr. Harbison agreed and stated that the third and fourth bullet sounds more like it is in town. Mr. Harbison stated that when the developers come in he does not see why they do not look at all the places in town that could be torn down and redeveloped; instead they are going out and finding farm land to build on. Mr. Ferguson agreed and stated that the developers just keep moving further out of town. Mr. Harbison stated that he understands that the developers do this because it is cheaper to buy land than to demolish something old and then rebuild. Mr. Ferguson stated that there are a lot of places in town that are empty, but they do not use them; instead things just keep spreading out further and further from town. Mrs. Randall asked about the fourth bullet regarding economic development, she did not know if this was something the Commission needed to work on unless citizens were complaining. She stated that the Township has a fair amount of budgeting that is adequate. Mr. Ferguson stated that he thought this was talking about how to finance infrastructure needs, like roads, water, sewer, fire protection, and bridges. There was discussion about the bullet point "to encourage/continue economic growth."

Mrs. Randall stated that in the next bullet point the statement, "In the absence of planning, land use decisions have been made haphazardly or by default." She stated that this was true because not making a decision is allowing the decision to be made by others. Mr. Harbison stated that decisions are made due to text amendments, the Zoning Commission, the Board of Zoning Appeals, and the Trustees. Mrs. Randall stated that these things come up, like the Dollar General out on US68. Mr. Ferguson stated that things are going to happen and things are going to change. Mrs. Randall stated that a decision made now may not be good in the future, and if we go too far in to the future then it is more like guessing. There was discussion about future developments like the Bickett Road area. Mr. Ferguson stated that this may be in the plan but it does not set it in stone, and there is nothing stating that things could not change or that this is the way it has to be or can be or anything else.

Mrs. Randall asked if the others knew where they stood on this plan so far. Mr. Ferguson stated that he sees that it can be done with sound decision making and he agrees with the last sentence under section 1.4 that states, "Good planning leads to sound decision making." Mrs. Randall stated that whether they plan or not, things can happen that will change the plan. Mr. Ferguson stated that he thinks the Township has sufficient land for housing. Mrs. Randall asked if he thought they needed to provide more land for housing. Mr. Ferguson stated that if it is rezoned because it has been requested, and the Commission finds it to be a viable solution.

Mrs. Randall stated that she did not feel the Township was responsible for public health or even safety. She stated that welfare, comfort and conveniences are not what she thinks the Township

should be responsible for. There was discussion about the roads in the Township and that they should be kept adequate for the citizens. Mr. Ferguson stated that the Commission should plan ahead a little bit on infrastructure.

Mr. Ferguson asked if the others wanted to make any changes to Section 1.7. Mrs. Randall stated that she would like to know what was proactive public involvement. Mr. Ferguson asked if they really needed this section, the section is titled, "Goals of the Planning Process," but it does not state much about goals. Mrs. Randall stated that she would like to look at it more and discuss it again at the next meeting.

Mr. Ferguson stated that there should be discussion on Section 1.8, but this section was not included in the red line copy. Mr. Ferguson had his original copy of the Counter Proposal. He stated that Section 1.8 is about Concept and Scope of the Land Use Plan. He read part of it that states Xenia Township embarked on creating this Land Use Plan from an area planning perspective, and the first task was to define planning areas that are appropriate for land use and growth management analysis. Mrs. Randall asked which section of the Township was chosen to be first. Mr. Ferguson stated that the Eastern section was chosen and that would be the Wilberforce area. Mr. Ferguson asked if everyone wanted to discuss this section tonight or wait until next month. Mrs. Randall stated that she could wait until next month. Everyone agreed to wait until next month to discuss Section 1.8.

Mr. Ferguson suggested that they all look over this again before the next meeting and asked if there was anything else to discuss. Mrs. Randall suggested that they discuss topics for the Joint meeting next week. Mrs. Randall stated that the big topic would probably be the Land Use Plan. Mr. Ferguson stated that the Trustees want to discuss mining setbacks and fly rock, and the overlay on US 68 S. There was discussion about the topics for the Joint meeting. There was discussion about Spot Zoning and if it should be a topic for the Joint meeting.

Mrs. Randall moved to adjourn, Mr. Harbison seconded the motion. All voted aye. Meeting adjourned at 8:05 p.m.

ATTEST:

Mary E. Haller, Administrative Assistant