

XENIA TOWNSHIP ZONING COMMISSION MEETING

December 17, 2019

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 December 17, 2019 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.

Jeffrey Zweber called the meeting to order at 6:15 p.m.

Attendees: Jeffrey Zweber, Alan King, Virgil Ferguson, Roy Colbrunn, Kent Harbison and Alan Stock. No guests were present.

The minutes from the November 19, 2019 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the November 19, 2019 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

Historical zoning documents was presented. The discussion of how zoning is different today and how they are similar from the 1960's arose. A further discussion as to where many of the current Zoning Regulations had originated from.

Discussions regarding the definition of Retail and Business arose. The question of the difference between Business and Industrial also arose. It was stated that Business is an establishment where the public would have access to a building (selling something, doctor/dentist offices, small car repair). Industrial would be an establishment where only the work force would have access (goods coming in, goods going out). The traffic from a Business would be all day, where as the traffic from Industrial would mainly be a shift change. Lights and signage would be similar with both groups.

Discussions of possibly condensing M-1 and M-2 Districts into the B District arose. Discussions of how to classify each group as to what can go into each District. Noise and traffic were the main factors as to the classifications. It was stated that more details and stated permitted uses per District would eliminate the guess work as to which District a business would need to zone into. It was suggested that the direction of services should be business and industrial by density, emanating nuisance and character of neighborhood. The protection of the neighborhood's integrity needs to be a priority.

The current Permitted Uses by District was read through.

Discussions of possibly distinguishing building size as to the District each Use should be assigned to. It was discussed that B-2 could house the smaller buildings and B-3 could house the larger buildings. Density, intensity, noise and lights would also be factors. It was suggested to have set time stipulations in Districts.

Discussions for the upcoming meeting arose.

Mr. King moved to adjourn; Mr. Colbrunn seconded the motion. All voted aye. Meeting adjourned at 7:55 p.m.

ATTEST:

Alan D. Stock, Zoning Inspector