

XENIA TOWNSHIP JOINT TRUSTEE & ZONING COMMISSION
MEETING

October 31, 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 October 31, 2017 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Attendees: Steve Combs (Trustee), Susan Spradlin (Trustee), Jeffrey Zweber (ZC), Kent Harbison (ZC), Virgil Ferguson (ZC), Alan King (ZC).

Mr. Combs called the meeting to order at 6:05 p.m.

Mr. Combs stated that this meeting is for discussion purposes. This is a generalized meeting for all Boards to have discussions regarding the direction of each group.

Mr. Zweber stated that he had a topic for discussion that was not on the agenda. He stated that the zoning resolutions defines area setbacks, lot size and road frontage. Mr. Zweber stated that a R-1 lot that has a 150 feet of road frontage would be wider than it would be deep. He explained that would make the minimum R-1 lots to be approximately 150' by 120'. He advised as to the other lots in other districts. There was discussion about whether any changes should be considered. Mrs. Spradlin asked if anyone knew how long the road frontage had been this way. Mr. King said he did not know and Mr. Zweber stated that it had to be at least five or more years. Mr. King stated that they were working on fences. He stated that right now fences in the front yard can only be two-foot-high and that their discussion had been about whether this should be changed to something higher. There was discussion about types of fences and what types should be allowed in front yards and back yards.

Mrs. Spradlin asked if the Commission was still working on the Land Use Plan. Mr. Zweber explained that they had been splitting the meeting and working on the Land Use Plan for one half of the meeting and the Zoning Resolution the other half. He stated that this gives them an hour to work on each topic during each meeting. Mr. King stated that they had decided to work on fences and screening because they thought it would be an easy topic, but it has not turned out that way so far. Mr. Zweber stated that he thinks that they are close to being done with fences and screening. Mr. Zweber stated that they are also working on any associated definitions that go along with the section of the Zoning Resolution. Mr. Zweber advised to how the work was coming along on the Land Use Plan. Mr. Zweber advised that they were also working on getting public input on the Land Use Plan as well. Mr. King advised that they were also working on getting rid of any duplicate wording within the Plan. Mrs. Spradlin asked if the Commission knew how close they were to giving the Trustees a finished part of the Plan. Mr. Zweber advised he thought they were maybe one or two meetings away from having the outline and Chapter One ready for review. Mr. Combs stated that he did not want to seem like he was pushing them to get something done but due to the annexation every meeting is so important. If the Township does not show a want for

growth for businesses, then the businesses may start to seek annexation. There was discussion about the public input sessions the Commission were planning.

Mr. Zweber asked about the maintenance code for the Township and what the Trustees would like to see and do. There was discussion about the Township not having any resolution about the condition of a house. Mrs. Spradlin stated that there was nothing stating that a person could not have an ugly house. There was discussion about the poor condition of some houses in the Township. Mrs. Spradlin stated that she had heard complaints about a certain house in the Township where the home owner likes to collect scrap metals and store them in the front yard. Mrs. Spradlin advised that when the complaints come in, the Township goes and talks to the home owner about cleaning it up. Mr. Combs stated that sometimes it was not easy as one may think to remedy this type of problem. Mrs. Spradlin advised that she remembers being asked what could be done to residents that refuse to follow the Township's zoning resolutions. There was discussion about what could be added to the zoning resolution for non-compliance. Mr. Combs stated that the Township has gotten good at keeping up on the tall grass and weeds. Mr. King asked if they could use that as a guideline to come up with an enforcement code for maintenance. Mr. Combs stated that this would still be an expense for the Township and it may not get cleaned up anyway. There was discussion about abandoned houses in the Township and that the liens on these properties exceed the value of the lot.

Mr. Zweber asked the Trustees permits for a change of use permit for a razed or upgraded business. Mr. Combs stated that this would be for places like the old farm and fleet building. There was discussion about what should be done for businesses like this. Mr. Combs stated that when a business upgrades there could be a change of use permit. Mrs. Spradlin stated that these businesses bypass the Trustees and the Board of Zoning Appeals (BZA) and go to the County to get permission. Mr. Combs stated that the BZA should be aware of any significant change of use for any business within the Township. Mr. Combs stated that this would be difficult but as long as the Township was willing to work with the businesses there should be a way to accomplish this without micromanaging the businesses.

Mr. Combs stated that the other Trustee topics would be better to save for when the Mr. Miller and Mr. Stock could be part of the discussion. Everyone agreed. There was discussion about a seminar by Ken LeBlanc and Regional Planning that there were going to be meetings for Regional Planning to collect public input regarding planning in the county. Mr. Zweber stated that they plan on talking about water, roads and power and similar things they would like to get the public's input for the Land Use Plan. Mrs. Spradlin thought this was a good idea.

Mr. Combs moved to adjourn at 7:15 p.m.

ATTEST:

Jeffery Zweber, Chair