

XENIA TOWNSHIP JOINT TRUSTEE & ZONING COMMISSION
MEETING

May 30, 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 30, 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: Jeffrey Zweber (ZC), Donna Randall (ZC), Virgil Ferguson (ZC), Ken Penewit (BZA), Susan Spradlin (Trustee), Scott Miller (Trustee) and Alan Stock (Administrator/Zoning Clerk)

Jeffery Zweber called the meeting to order at 6:00 p.m.

Mr. Zweber stated that the Zoning Commission was working on the Land Use Plan. Mr. Stock stated that he would like Mr. Zweber to share where they are and the direction the commission is headed. Mr. Zweber stated that a few months ago Mr. LeBlanc from Greene County Regional Planning spoke to the Zoning Commission about a plan in general. He stated that the Commission went through the plans that had been put together in the past for the township. Mr. Zweber stated that Mr. LeBlanc gave his thoughts of these past plans and what could go into the plan and how the plan would be used. Mr. Zweber stated that the next meeting the guest speaker was a part of the citizens group that put together a counter-proposal and walked the Commission through the proposal. After the guest speakers, the Zoning Commission started working on a Land Use Plan for the Township. He explained where they started and what they are working on now. Mr. Zweber stated that he had a few ideas that he wanted to share with everyone at this meeting. He advised that one of the issues that stuck with him was that there were a lot of maps and citizens data that were in the plan but did not show any analysis of this data. He spoke about the breaking up of agricultural lots into five acre lots and he is not sure if there is anything the Township can do about it or wants to do about it. Mr. Zweber stated that they had thought about a philosophy for the Zoning Commission for the Plan. He stated that he feels this is a slow growing township except for a special planning areas yet to be set. There was discussion about where the special areas would be located and those areas that might grow faster than others.

Mr. Stock stated that the old plan was very aggressive in the urbanization expansion and other than two areas this new plan will not be as aggressive. The Commission is looking closely at the Urban Service Boundary. Mr. Zweber stated that one of the guest speakers strongly suggested to not change the Urban Service Boundary. Mr. Zweber advised that they intend to leave the Urban Service Boundary alone except where the Commission thinks would be a faster growing area. Mr. Stock stated that the Zoning Commission has started with the Citizens Plan as a starting place and they will make changes to it as seen necessary. He advised the Trustees that the Commission is planning to give each section to the Trustees as they complete it. The Commission thinks this will make it easier to make changes throughout the planning process instead of handing them the whole plan at one time. Mr. Miller asked how many sections the Commission would be putting into the Plan. Mr. Zweber stated that the current one has seven sections and briefly described each section.

Mr. Miller discussed the Urban Service Boundary and the issues that can arise from changing it. There was discussion about the new County Water line and why it was being done.

Mr. Combs arrived at the meeting. Mr. Miller suggested if the Commission can have the new plan address Township growth, and within it discuss what they are looking for in the growth and how they want it to happen. He stated that as a trustee he looks for what it looks like today and what would it likely have in the future. Mr. Miller stated that a lot of the services that the Township provides comes down to the Township's finance, and a big part of that comes from property taxes and vehicle related taxes. There was discussion about different funds that help the Township finances. Mr. Zweber stated that the old plan was based on the universities growth at the time but that did not turn out the way they thought, so this was a part of the planning process and will be addressed in the earlier sections. He thinks that one assumption that should go into the plan is whether the surrounding cities were going to fill up and was that pressure of development going to keep coming or is it going to go in another direction. He stated that these are external factors and they will need to think about what the surrounding cities are going to do.

Mr. Miller stated the City is always looking at ways to make money and one way they look at doing this is to expand their boundaries. There was discussion about how the Plan could help Certain areas to make them better for the Township.

Mr. Stock asked if Mr. Combs would like to speak about the medical marijuana issue from the Trustees perspective. Mr. Combs stated that there were two opportunities for the residents to express their feelings on the issue. He stated that even though there was a low turnout, there was not one resident that spoke in favor of it. Mr. Combs stated that this helped the Trustees to make a unanimous decision that the Township did not want to have anything to do with medical marijuana. Mrs. Spradlin stated that they had the moratorium until September, but they came together to make the decision of not allowing it in Xenia Township. There was discussion about the Trustees decision regarding medical marijuana.

Mr. Stock advised that he had three things brought to his attention this past week. One was Central State University will be building a new dormitory on their property, it will be near the stadium. They are planning to build a four story, 171,000 square feet and they expect this will hold approximately 312 beds. He advised that they would like to break ground in October of this year. He stated that he is working with two groups as they plan for this building. There was discussion about the process for the University with Zoning and State regulations. Mr. Stock stated that the building will exceed the building height for our zoning, but he is looking into it because the plans show the roof has appurtenances. Second, he had a major land/mud slide on US 42 just South of Stevenson Road. Mr. Stock described the road conditions. He advised that the road and the ditch line is the responsibility of ODOT. He explained that ODOT cleaned that ditch line last year, so now it is the property owner's responsibility to keep the silt on their property. He described the work and the different agencies that have come together with the property owner to help alleviate the problem. Mr. Stock stated that more studies are being done to find a solution to the problem. Mr. Stock stated that the third thing was about Kil-Kare, and the owner came in this afternoon to file for a rezone. He explained that they had tried this last year but were turned down, so were ineligible to ask again for one year. There was discussion about this property and the rezone request.

Mrs. Spradlin stated that she saw on the news that Wilberforce is planning to sell part of their land. Mr. Ferguson stated that he had heard the university was planning to buy part of it. Mrs. Spradlin

stated that she was concerned because the City is trying to find a route into the Township, so with annexation and that being for sale she was concerned. She was not sure if the City could purchase it or if there was anything the Township could do. Mr. Stock stated that he checked and where the property is located near the bike path is zoned agricultural and the rest have buildings on it and that is zoned Institutional/Governmental. Mr. Stock advised that he had spoken with the University president who stated that he did not understand why annexation to the City would be a bad thing. Mr. Stock stated that he explained the process to him and the president stated that the process was not explained to him in that way when he sat down with the City. Mr. Stock stated that he asked if this were to come to a discussion again if he could be in on that meeting to represent the Township.

Mrs. Spradlin asked Mr. Zweber where he thought the Township was going, and he stated that he feels that the Township should stay on the path it is on. He stated that he sees expansion to continue to march down the 35 bypass and for it to be residential and whatever goes with it. He imagines there could also be light industrial along with this. Mr. Zweber advised that he thinks the University in Wilberforce, he does not know about Central State, but does not expect it to grow very fast. He advised that he likes where the Commission is on the philosophy of the plan, and this is to keep the Township as a slow growing one except for a few special planning areas. He stated that there will be significant discussion about these special areas, and the fights that will come with them. Mr. Zweber state that he sees more growth potential and how it could be marketed for what they decide to do with the special areas. Mr. Ferguson stated that he sees it as slow to come, because right now it is mainly agricultural and housing. He stated that they will have to look down the road twenty years and try to see what the Township will look like. Mr. Spradlin stated that when the old plan was done there were not any farmers who contributed to the plan. She hopes this time it will be different, and she hopes that they can get more input from residents that are from different parts of the Township. Mr. Harbison stated that he thinks that the Township has to have a certain amount of growth but it just needs to be controlled. Mrs. Randall stated that she is curious if they are providing more services now than they have in the past and how this will affect the Township. Mr. Miller stated that he sees that Beavercreek keeps moving this way, and he remembers growing up in the area and it was all farm fields. Mr. Combs stated that in his opinion Townships like Xenia, Spring Valley, and some of the more rural townships, it is going to be an uphill battle unless they want to be like Beavercreek and Sugarcreek Township. Mrs. Spradlin stated that those two have water. Mr. Combs agreed and stated that is one of the things that needs to be considered. Mr. Zweber stated that this has to do with the Urban Service Boundary and whether they want it to change. There was discussion about how Xenia Township can stay rural with all the expansion happening around it. There was discussion about growth happening and then how some buildings go empty. Mrs. Randall stated that she has watched cycles over the years, and thinks that we are headed into another type of cycle that will be far different than what is here now or what we may expect.

Mr. Zweber moved to adjourn, Mrs. Spradlin seconded the motion. All voted aye. Meeting adjourned at 7:30 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk