

XENIA TOWNSHIP ZONING COMMISSION

MEETING

January 27, 2015

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 January 27, 2015 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Virgil Ferguson, Kent Harbison, Alan King, Willie Washington, Jeffrey Zweber (joined after meeting began) and Sheryl Blackaby, Secretary.

Chairman Alan King called the meeting to order at 6:19 p.m.

A motion was made by Virgil Ferguson to approve the December 30, 2014 Zoning Commission Meeting, seconded by Kent Harbison. All voted aye. Minutes were approved.

Mr. Washington asked about the second page of minutes, the sentence “For purposes of determining the distances between large signs, parcels and adjacent to, contiguous with, or directly across the street from the parcel in question and owned by the same owner shall be treated as one parcel.” For an example if one owner owned parcels on each side of the road, and they wanted to put up large signs it would be restricted. He asked if someone could challenge this and if the Zoning Commission could defend it. The Commission discussed and said it was consistent with what was done elsewhere in the text. They will still think about it.

Mr. King asked for nominations for Chair for 2015. Mr. King nominated Jeffrey Zweber for Chair, seconded by Mr. Ferguson. Nominations were closed. All voted aye.

Mr. King asked for nominations for Vice Chair for 2015 with the understanding the Vice Chair will become Chair in 2016. Mr. Washington nominated Virgil Ferguson for Vice Chair, seconded by Mr. Harbison. Nominations were closed. All voted aye.

Mr. King passed the gavel to Mr. Zweber, and Mr. Zweber continued with the meeting. The new Zoning Resolution was not ready at this time—it will be distributed at the February meeting.

The Zoning Commission discussed the signs in the districts in 517.4. The Commission requested a change in the last sentence under 517.4.1, 517.4.2 and 517.4.3 to read “A **large sign face** is larger than . . .” They also wanted to **add** the word “**large**” after the word “two” in the third sentence of the A and RM Districts, the R-1 and E Districts, and the IG District. They also decided to **remove** “**larger than thirty two (32) square feet**” from the A and RM Districts and the IG District and “**larger than sixteen (16) square feet**” from the R-1 and E District. There was discussion about the pictures of signs. The Commission noted 517.4.4 B-1, B-2 and B-3 Districts and M-1, M-2 and M-3 Districts only allow a sign face up to 100 square feet. They would like it changed to **one hundred twenty (120) square feet** in these districts.

There was a question about the Central State University sign having two faces since there is a bend in the sign. Mr. King asked when measuring a sign, does the definition of a sign face say what constitutes the sign. In looking at pictures of each sign they talked about the sign for Wilberforce University where they would not include all the architectural part as square footage. The sign for Freedom Baptist Temple is not three faces—it would still be one sign face. The sign for Robin’s Nursery is not two faces—it would still be one sign face. If the bottom part of this sign said Hook Road Body Shop it could be considered as two sign faces as it would have two separate messages. Mr. King said they previously exempted signs from setback limits. A billboard on an agricultural lot would not need a permit if the message is for agricultural purposes.

The group decided to add a sentence at the end of the definition of Sign (Face) saying “**For signs with a supporting structure, the area shall be defined by a rectangular area outlining the text or image.**” Mrs. Blackaby read back the revisions the Commission had decided upon.

Mr. Harbison said there could be confusion in text of 517.4.4 and 517.4.5. There was discussion. Mr. King said they still might want to talk about the absolute number of signs that can go on someone’s lot.

Mr. Zweber brought up reconsideration of no signage in R-1 and E, except Home Occupation. He said because this also includes political signs he does not think they want to say people in R-1 Districts cannot put up signs, especially of temporary nature. He thinks they would be talking about permanent signs. Mr. King said up to several years ago the Trustees would not allow signs in the R-1 District at all--then they started allowing Home Occupation signs. With the proposed text for the R-1 District a thirty two (32) square feet sign in the yard would be allowed. Mr. King said maybe when they do the public hearing they can present what they think is reasonable and allow it to be refuted.

Mr. Zweber began topic of temporary signs. He said he thinks if a sign has a current license plate on it, it is not a sign. Examples are a sign on a trailer or on a van or car. The Commission decided to add a phrase at the end of the definition for Sign: “. . . organization or business, **excluding licensed vehicles.**” If storing a vehicle without a license plate it is not considered a sign. A trailer without a license plate is a sign because it is on the lot. Mr. Zweber is not sure what they are trying to do with temporary signs and if there needs to be a distinction. Mr. King answered it was an attempt to get rid of political signs after an election. They have already banned all signs in the right-of-way.

Mr. Zweber said permits seem to go along with temporary signs. He thinks a permit would be needed for a billboard as it would be treated like a fence or pool. Anything mounted into the ground would need a permit. The Commission would like to talk to Mr. Stock about the Application for Zoning Permit having “Wall Signs” on it. They also need to work on signs for the new Mobile Home District.

The Commission will start with discussion of Permits at the next meeting.

The next meeting will be February 24 at 6:00 p.m.

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JANUARY 27, 2015

Mr. King made a motion to adjourn the meeting. Mr. Ferguson seconded. All voted in aye.
Meeting adjourned at 8:20 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk