

## **XENIA TOWNSHIP ZONING COMMISSION**

### **MEETING**

November 13, 2012

**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 November 13, 2012 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, Chair, Kent Harbison, Alan King, Willie Washington, and Jeffrey Zweber. Also present was Alan Stock, Zoning Inspector/Clerk.

Virgil Ferguson called the work session to order at 6:06 p.m.

Stock handed out minutes from the past meeting. A Zoning Commission Public Hearing for the Agribusiness text is scheduled for 7:00 p.m. .

Stock provided information stemming from the meeting in October about changing the term *structure* or *building*. The word *structures* was used 142 times and the word *buildings* was used 330 times. Under Section 101, C. (2) Bioldiesel change word to *if* instead of *is*. Under Section 101, C.(3) to make it consistent with ORC change dash to 5713.30 and 5713.37. Washington said on the first page it should read *purposes of the land* (not *o*).

On the diagram of the flood plain the title *Limit as determined by FIS/FIRM* was moved above the picture. Floodway fringe was taken out where there was bracket underneath. Permitted uses was removed. Under Section 412 *Conditions for use* was added. Under definition 201.59 a typographical error was changed from *may* to *map*. Under 412.2 Prohibited Uses the following was added: 1. *The location of structures or fill material in the floodway*. 2. *The location of structures or fill material, which will increase the elevation of the regulatory flood plain*. Under 412.3, 1. The elevation of *the floor* of the first story . . . 3. Compensatory storage required for a structure or fill material within the regulatory flood plain shall result in no net loss of natural flood plain storage. The volume of the loss of floodwater storage due to whichever change to base flood elevation fill. Change this sentence to “*the volume of the loss of floodwater storage due to a structure or fill material within the regulatory flood plain shall be offset . . .*” Point f. was struck out as it was redundant.

#6 (red) #5 (black) was also struck out. On the last page “Note: *Any development activities* in the regulatory flood plain is also required . . .” The hyphen was deleted between Flood-way in 201.61. There was discussion about the terms *buildings* and *structures*. The definitions for *Building* 201.26 and for *Story* 201.152 were discussed. Change a typographical error on 201.141 *sin* should be *sign*.

Section 516 Minimum Floor Elevation is redundant to what 412.3 reads so it will be crossed out. Zweber said it would be ok as long as moving a building applies in 412. A note can be made to show the missing number is intentional. Stock will email a copy of the word document with the words *buildings* and *structures* highlighted to the Commission.

The Commission decided to revise #1 under 412.3 to say *the elevation of the floor of the first story of a fully or partially enclosed building shall be at a minimum of eighteen (18) inches above the regulatory flood plain.*

Discussion about fences in flood plain.

Definition of fill was read over and discussed. They may address the definition later.

The Zoning Commission is not quite ready for a public hearing for Flood Plain text so will hold more discussions on December 11 at 6:00 pm. They will also discuss 500-1000' notification for public hearings. Stock will provide the ORC language for notification.

On January 8, 2013 at 6:00 pm there will be a reorganization of the Zoning Commission, a continuation of the public notification text, and finalizing of the Flood Plain text. At 7:00 pm there will be a Public Hearing for Flood Plain text amendments.

On February 12 at 6:00 pm there will be a meeting to discuss the 500'-1000' notification for public hearings and nuisances.

King made a motion to adjourn. Ferguson seconded. All voted in favor to adjourn.

Meeting adjourned at 8:00 pm.

ATTEST:

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Alan D. Stock, Zoning Clerk