

## XENIA TOWNSHIP ZONING COMMISSION

### MEETING

November 26, 2013

**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 26, 2013 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, Jeffrey Zweber, and alternate Donna Randall. Also present was Alan Stock, Zoning Inspector/Clerk.

Chairman Alan King called the meeting to order at 6:09 p.m. Kent Harbison made a motion to approve the minutes from October 22, 2013. Virgil Ferguson seconded. All voted aye.

Alan Stock presented the new signs that were purchased for placing on properties under review for conditional uses, variances and rezoning.

Alan King asked about the status of the rezone for Greene Inc. that was approved by the Trustees. Alan Stock said there is a 30-day waiting period before the rezone becomes effective. Alan Stock is waiting on two (2) things from Greene Inc. before issuing the zoning permit: 1) they need to stake the property for Greene County Soil & Water to do their study for the retention pond; and 2) they need to provide the fire suppression details to the Fire Chief.

Alan Stock provided the Commission with information for upcoming topics of discussion.

There was discussion about the new signs that have been put up by Rivers Metal Recycling. Alan Stock plans to talk to the owners about them. Alan King said the zoning resolution for Xenia Township states there are not to be signs for businesses on property other than that of the business.

The Zoning Commission would like to tackle all of the sign language text, not just part of it in the future. The Commission began discussion of political signs. Section 517.2.9.a will be changed to say "No more than six (6) square feet in area **per side**." Section 517.5 Enforcement should cover all signs. It was decided Section 517.2.1, Section 517.2.4, Section 517.2.8 and Section 517.2.9 are temporary signs that should include the phrase "**shall be removed within ten (10) days and subject to removal**". The following change will be made in Section 517.1.8 "No sign shall be erected or maintained **in any district, Section 517.4 notwithstanding**, unless the sign complies with all of the following conditions." The Commission wants to remove 517.1.8.e since it is covered in another area. Section 517.1.8.a "**Permitted Use**" will not be capitalized. The Commission will take a look at the size of sign (1 x 1) in the Home Occupation District. They want to look at 517.1.8.c & 517.1.8.d in the future for allowing signs on locations other than premises of use. They will start on Section 517.1.8 at the next meeting. During the next month the Commission will look at Section 517.1.8 to see how

they would like to modify it. The December meeting will be moved to the third Tuesday due to Christmas. The next meeting will be December 17 and the topic will be Agricultural Tourism.

Alan Stock suggested a breakfast meeting on January 11 at 8:00 to 11:00 a.m. to discuss sign language text again. All were in favor of this.

Virgil Ferguson made a motion to adjourn the meeting. Jeffrey Zweber seconded. All voted in favor.

Meeting adjourned at 7:37 p.m.

ATTEST:

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Alan D. Stock, Zoning Clerk