

XENIA TOWNSHIP ZONING COMMISSION

MEETING

February 25, 2014

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 February 25, 2014 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, and alternate Donna Randall. Also present was Sheryl Blackaby, Secretary, and Guest Rick Miller, Xenia Township resident. (Zoning Inspector, Alan Stock, was on vacation.)

Chairman Alan King called the meeting to order at 6:10 p.m. Jeffrey Zweber made a motion to approve the minutes as submitted from January 11, 2014. Willie Washington seconded. All voted aye.

Alan King was nominated as Chair and Jeffrey Zweber was nominated as Vice Chair for 2014. All voted in favor of the nominations.

Alan King began discussion on the Rural Entertainment and Hospitality text. Jeffrey Zweber pointed out that 400.4.13.a and b about parking and fire were going to be placed in the BZA application. 400.4.13.c about signs is covered in signs. He said if 400.4.13.d about releasing balloons is put only in the BZA application, it would not include everyone else in the Township—it would only cover those coming in for a conditional use or variance. He suggested placing it under Section 507 External Effects. Kent Harbison said you could release a several cent balloon into the air and it could cost a farmer several thousand dollars if the animal dies from eating it. There was some concern that adding text to the Zoning Resolution that restricts the release of balloons could lead to more issues, including legal issues. Alan King asked if there is anything in the Ohio Revised Code which prohibits release of balloons. There was no answer to that at the meeting. The release of balloons will be covered in the BZA application. If desired, the Commission can address it for the Zoning Resolution later. A motion was made by Willie Washington to recommend approval of the Rural Entertainment and Hospitality text as written and this was seconded by Virgil Ferguson. All voted aye. A Public Hearing can be scheduled.

Alan King pointed out an upcoming topic listed on the agenda--outdated kennel restrictions. There will be more information at the next meeting.

The Zoning Commission needs to decide size of signs and sign allowances in the IG district as there is nothing about signs in IG at this time. Jeffrey Zweber previously suggested 4 sq. ft. per linear ft. of frontage for signs. He says they don't need to have the same sizes in all districts. In business districts they would want to allow more signage. The group decided to eliminate the first paragraph under Section 517.4. There was discussion about single or double face of a sign.

The total amount of signage and the size of an individual sign are two different things. In the IG district existing signs would be grandfathered in. Everyone was fine with keeping the maximum height of signs at forty feet. The Commission worked on wording for Section 517.4.

They decided to move "Maximum height above grade at sign shall not exceed forty (40) feet" to Section 517.1 at point 9 so it would pertain to all districts.

The Zoning Commission came up with the following text to place under Section 517.4:

517.4.1 A, E, RM

Total square footage of all signs shall not exceed one (1) square foot per foot of road frontage. No individual sign face shall exceed sixty four (64) square feet.

517.4.2 R-1

Total square footage of all signs shall not exceed one half (1/2) square foot per foot of road frontage. No individual sign face shall exceed thirty two (32) square feet.

517.4.3 IG

Total square footage of all signs shall not exceed two (2) square feet per foot of road frontage. No individual sign face shall exceed one hundred (100) square feet.

517.4.4 B-1, B-2, B-3

Total square footage of all signs shall not exceed two (2) square feet per foot of road frontage. No individual sign face shall exceed one hundred (100) square feet.

517.4.5 M-1, M-2, M-3

Total square footage of all signs shall not exceed two (2) square feet per foot of road frontage. No individual sign face shall exceed one hundred (100) square feet.

The last paragraph of Section 517.4 can stay as it is.

Donna Randall had information on Section 517.1.8 where it states a sign is limited to the premises on which the use is located. She has spoken to a Greene County Commissioner and they said it is illegal to restrict this. Alan King and Jeffrey Zweber said the plan is to eliminate most of 517.1.8 anyway.

At the next meeting, March 25, they will look at Sections 517.2 Exemptions and 517.1.8. They would like to have the Public Hearing for Rural Entertainment and Hospitality text on that date also.

Jeffrey Zweber made a motion to adjourn the meeting. Willie Washington seconded. All voted in favor. Meeting adjourned at 7:59 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk