

XENIA TOWNSHIP ZONING COMMISSION

MEETING

March 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 March 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, Willie Washington, Jeffrey Zweber, and alternate Donna Randall. Also present was Alan Stock, Zoning Inspector/Clerk.

Vice Chairman Jeffrey Zweber called the meeting to order at 6:10 p.m. Kent Harbison made a motion to approve the minutes as submitted from February 25, 2014. Virgil Ferguson seconded. All voted aye. Minutes were approved.

Jeffrey Zweber asked Alan Stock to summarize information that was handed out to the Zoning Commission. Alan Stock stated the kennel research began when a real estate agent called because they have a person wanting to move into the Township who wants to open a rescue kennel. Alan Stock found it was permitted as a conditional use in the Agriculture District but there was some conflict with the definitions. Alan Stock consulted with Stephen Anderson and he said according to the Ohio Revised Code and the Attorney General there have been recent clarifications in the language. Alan Stock suggested they work on the text to make it consistent. Jeffrey Zweber suggested putting this topic next after signs since there is a sense of urgency.

The Zoning Commission decided to place the sentence: "Temporary signs shall be removed within ten (10) days after their temporary purpose is fulfilled. After the ten (10) days signs shall be considered abandoned and subject to removal by the enforcing officer or their designee at the expense of the owners and/or lessees of such signs for the cost of removal" as point #10 under Section 517 Permitted Signs, 517.1 Scope of Regulations. The remainder of 517.2.1 will be deleted. Under 517.2 Exemptions, points 2, 3 and 4 will be deleted as they are covered elsewhere. Under 517.2 Exemptions, points 5, 6 and 7 will remain and be renumbered. In discussion of point #8 Jeffrey Zweber would like to define "Temporary Signs" and put it in the definitions. Alan Stock will check with Stephen Anderson to see if he already has a definition for "Temporary Signs". Point 9 the political signs paragraph can be deleted. There was discussion of signs in the right-of-way. The right-of-way is for public safety. The right-of-way rule of thumb is 20' from center line of road. Alan Stock spoke about people getting a permit (without a fee) for political signs in order to educate them about the size of sign and where signs can be located.

A motion was made by Willie Washington to recess the meeting to begin scheduled Public Hearing for proposed Rural Entertainment and Hospitality text amendments. Seconded by Virgil Ferguson. Meeting recessed at 7:03 p.m.

The meeting reconvened at 7:35 p.m.

In discussing signs in right-of-ways, Stephanie Hayden spoke about many cases dealing with campaign signs where it is a freedom of speech issue. The Commission would need to address it from a public safety issue--wire frames tear up lawn mowers; cause injury to the people mowing; reduce visibility, etc. There was discussion about permits for signs being required. The Zoning Commission decided the text "All signs are prohibited in the right-of-way" will be added at the end of 517.1 Scope of Regulations, point 2. All of 517.2.9.a-d will be crossed out. 517.2.9.e Permits will be highlighted for the next meeting. Section 517.2.10 will remain as it is. Section 517.2.11 will be deleted.

The next meeting will be April 22 and discussion of signs will continue.

Virgil Ferguson made a motion to adjourn the meeting. Kent Harbison seconded. All voted in favor. Meeting adjourned at 8:02 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk