

XENIA TOWNSHIP ZONING COMMISSION

MEETING

April 22, 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 April 22, 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, 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 6:08 p.m.

Jeffrey Zweber made a motion to approve the minutes as submitted from the Zoning Commission Meeting on March 25, 2014. Virgil Ferguson seconded. All voted aye. Minutes were approved.

A motion was made by Jeffrey Zweber to approve the minutes from the Zoning Commission Public Hearing on March 25, 2014. Virgil Ferguson seconded. All voted aye. Minutes were approved.

Alan King began discussion about the definition for temporary signs. The Commission would like it to read: "Signs for any campaign, drive or event of an educational, charitable, philanthropic, civic, religious or like organization." They want to remove the sentence: "Such signs are to be removed within ten (10) days after conclusion of the campaign, drive or event." There was a question about a sign put out by a roofer after he puts on a new roof--it is a temporary sign but not a campaign, drive or event sign. Jeffrey Zweber said that kind of sign seems to fall under 517.1.8 where it looks like it is prohibited. He also thinks we could end up with billboards in the Township by using 517.1.8. The Commission would like to loosen the restrictions that are in the current sign text. In Section 517.1.8 they would like to remove points a and b. They want to allow advertising agricultural products off premises. They also want to allow temporary event signs and temporary signs for construction on the premises.

Billboards were discussed at length. Jeffrey Zweber said the largest sign he could have on his property is 64 sq. ft. and up to 39' in the air. Alan Stock said he has had three insurance agencies ask to put up temporary signs on every property along US 42. Presently we have signs for paving, bulldozing and Right to Life. Missionary Baptist Church and the owner of the old Black's Furniture building are waiting to put up electronic signs. Jeffrey Zweber said if the Zoning Commission wants a regulation on billboards, they might have to reconsider the size of signs allowed. The draft of Section 517.4 allows 100 square feet per face in the IG, B-1, B-2, M-1, and M-2 Districts. He thinks a 100 sq. ft. sign is a billboard. Alan King questioned if the number of signs on one property could be limited. There are signs around the Township that do not comply, some are in the right-of-way, and some have content problems. Alan King said the Commission may want to be less restrictive, however the Trustees may not feel the same way.

Alan Stock said the Fairground is zoned IG so no matter what the Commission does with sign text, the Fairground sign is okay.

In looking over the text of Section 517.1.8 it was found that part of it was omitted, so it will be re-inserted before the next meeting. The text in question should read “No sign shall be erected or maintained in Residential, Business, Flood Plain and Agricultural Districts unless the sign complies with all of the following conditions . . .” Jeffrey Zweber asked what do they really want to prohibit. Alan King answered he doesn’t want to see a piece of farmland with 50 signs on it. Virgil Ferguson suggested changing the road frontage in the text to say every 10 or 20 feet of road frontage to limit the number of signs. In the Residential and Estate Districts the sign can be a maximum of 8’ x 8’, in the Agricultural District the sign can be 1 square foot for every foot of road frontage. Donna Randall spoke about an autistic school that was allowed as a conditional use in the Agricultural District and asked if there were conditions on it. Alan Stock explained the property owner had to go to the Board of Zoning Appeals and they put more conditions on the use, and in this case, allowed a sign for occupational use on their property only. Alan King said the number and size of signs is limited, and if they dispense with 517.1.8, that eliminates content restrictions. He asked if these signs would be permanent or temporary. The answer was yes.

In summary, the Zoning Commission felt agricultural signs are acceptable, temporary recognition signs are acceptable and achievement signs are acceptable, a plethora of signs is not acceptable and they want a better definition of a billboard. Before the next meeting Alan Stock will measure the road frontage of some of the parcels in the Agricultural District to show a practical application of number of signs on parcels.

At the next meeting Section 517.4 will be highlighted for further discussion. The Zoning Commission will consider the number of signs to allow per parcel, permits for signs, clarify the definition of temporary signs, and determine whether to allow non-premise signs in all districts.

The next meeting will be May 27 and discussion of signs will continue.

Virgil Ferguson made a motion to adjourn the meeting. Jeffrey Zweber seconded. All voted in favor. Meeting adjourned at 7:36 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk