

XENIA TOWNSHIP ZONING COMMISSION
MEETING

May 26, 2015

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 May 26, 2015 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, Donna Randall Harold Snyder and Alan Stock.

Chairman Jeffrey Zweber called the meeting to order at 6:12 p.m.

A motion was made by Alan King to approve the April 28, 2015 Zoning Commission meeting minutes, seconded by Willie Washington. All voted aye. Minutes were approved.

Jeffrey Zweber brought up page 5, Section 517.4.7 Conditional Use Signs for discussion. Mr. King said at the last meeting the Zoning Commission was not sure why this was highlighted. Mr. Stock said there were certain things the Zoning Commission wanted placed in the application instead of dictating it in the text. He said a conditional use is different than a principal primary use, so when there is a conditional use for a particular sign it is very difficult for the Zoning Commission to know what the use is. He said a conditional use for a school would be different than a golf course or hospital. He said for conditional use signs, the Zoning Commission wanted people to ask for it from the BZA. Mr. King said they could write a piece of statute for this in the sign text for guidance to the BZA or place something on the application form. Mr. King asked if they removed 517.4.7 would it be up to the BZA. Mr. Stock said you could look at it and say it is not mentioned so any sign could go there or you could say it is not mentioned so no sign could go there. He said for the most part, if it is not mentioned in the zoning text we don't have anything against it. Mr. Zweber said if someone comes in for a conditional use and wants more signage than what the general rule covers, he expects the BZA would use their discretion. He said billboards could be a conditional use. Mr. Stock said the Zoning Commission cannot limit the BZA. Mr. Stock said by nature, the BZA grants exceptions. He said the Zoning Commission needs to give direction to the BZA about what the intent is. Mr. Zweber said they need to leave it alone. Mr. King said in the text they are pretty clear about a wide variety of signs up to a reasonable size and if someone wants to change, it would be on a case by case basis. The Zoning Commission agreed to delete 517.4.7.

Mr. King said at the last meeting the group discussed the paragraph at the top of page 5 of the working copy where it read "Where illuminated signs exceed fifty (50) square feet in area . . ." He said the way it is written now, it is only part of the M-1, M-2, and M-3 districts. They talked about whether they want that to apply to all districts. Mr. Zweber said he could see it

pertaining to all districts. Mr. King said by mentioning illuminated signs it means un-illuminated signs can be as close to the property line as you want. There was discussion about moving the text to working copy page 2, number 9 so it applies everywhere. Mr. Stock said he had spoken to a gentleman last week who wanted a conditional use for a billboard as stated in Section 410.4.3 under M-2 only. Mr. Stock wondered if the Commission wants to strike it from the conditional uses list as it seems to be inconsistent with the proposed sign text. Mr. Zweber said the term was not defined. Mr. Stock said page 3 of the Zoning Resolution states "Terms not herein defined shall have the meaning customarily assigned to them." Mr. Zweber said the intent was to cover billboards by the signage limits. He said large signs of 120 square feet would be allowed as a principal use, not as a conditional use. Mr. Stock said the gentleman also had a suggestion for the Zoning Commission. According to the new text, when you have a sign a person can have one side with signage and the back side with nothing (ugly back) and asked if that was the intent.

The Commission decided to delete 517.4.7 Conditional Use Signs, move the sentence about illuminated signs to point #9 on working page 2 and delete the word billboard under 410.4 on page 46 of the Zoning Resolution.

Mr. Stock commended Virgil Ferguson on the fine job in chairing the meeting in Mr. Zweber's absence.

Mr. Stock said part of the process for text amendments is to send them to Greene County Regional Planning for input. Regional Planning has been in a transitional state and was meeting today with the proposed sign amendments listed as an item for discussion. Therefore, Mr. Stock suggested the Zoning Commission may want to continue the Public Hearing to consider input from Regional Planning.

Mr. Stock asked if the group still had the paperwork on alternative sources of energy and cell towers as they will be upcoming topics.

Alan King made a motion to adjourn the meeting, Virgil Ferguson seconded. All voted aye. Meeting adjourned at 6:57 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk