

## XENIA TOWNSHIP ZONING COMMISSION

July 10, 2012

**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 Work Session on July 10, 2012 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, Chair, Kent Harbison, Alan King, Willie Washington, and Jeffrey Zweber.

Also present was Stephen Anderson, Executive Director, Greene County Regional Planning & Coordinating Commission.

Virgil Ferguson called the work session to order at 6:08 p.m. Alan Stock stated the original reason they wanted Stephen Anderson to come was to share with the Zoning Commission and a few of the Trustees about some of the questions they might have about the future Land Use Plan. The Trustees kindly declined as they will hold their own public hearing and did not want to have any influence on what the Zoning Commission determined. Went ahead to keep this meeting so Stephen Anderson could answer any of the Zoning Commission's questions and catch Jeffrey Zweber up to speed as he is new. The Zoning Commission will hold a Public Hearing for the Land Use Plan on August 14, 2012.

Alan King asked what a land use plan is and what is it for? Anderson answered a land use plan is a planning tool to try to set policy for the jurisdiction of Xenia Township. The policies are guidelines not laws for property owners, businesses, decision makers within the Township, whether the Zoning Commission or Township Trustees, and it tries to provide orderly, open public approach to what the future of your community could look like. It is based on some pretty specific goals. It starts out examining what you have-- inventories of your resources and the location of your existing land uses (what zoning is telling you). Then you try to look into the future and how to obtain the goals in the future classifications. The main thing it does is it tries to create predictability. The Land Use Planning Committee started work in 2007, advertised for public input participation, had a variety of people participate in different sections of the plan, had public informational meetings in locations easily accessible to all people. The presentation and format were designed for open communication. Anderson stated this was a very brief summary.

King asked where idea came from to do a land use plan and where funds came from to do it. Anderson answered the Board of Trustees decided they needed a plan because of all the changes that were occurring in the Township—a lot of infrastructure changes which could possibly mean development. It was publically funded through Township funds. A lot of people from different departments donated time to keep the cost as reasonable as possible. The only costs incurred were lunches for the noon meetings and hiring the consultant to write the plan. Kleingers was the only consultant that was paid.

Stock will check to make sure the most current Land Use Plan is on the website. Stock asked how the 42/35 bypass in the ODOT 25-year plan fits into the future land use. Anderson said it was a discussion in 2007 when there was a possibility of funds for the bypass. The environmental and engineering studies have already been done. It was compared to a shovel-ready project. The Township portion would be 20% and Federal would be 80%. Anderson said you can find out more about ODOT's long range plans by going to the website of MVRPC. Zweber asked what the next steps are for the Land Use Plan. Anderson answered the ORC does not clearly spell out the process for adopting a land use plan. He hopes to take it through almost a rezoning process where the ZC takes a look at it and passes it on to the Trustees. Once the Trustees adopt it he hopes the Township will send it on to Greene County Regional Planning to look at it and incorporate it into their document. This would be a much more detailed Xenia Township section than the 2 pages in the County's plan at this time. The County's plan was adopted by the planning commission including 1 representative from every township, village, and city in the County and the 3 County Commissioners, and the County Commissioners adopted it. Their plan is for the unincorporated areas in the County plus the villages that don't have land use plans—all the cities do have a plan. If a township has a Land Use Plan it is referenced in the County's plan. Stock said the Zoning Commission will hold a public hearing for the Land Use Plan on August 14. Then in September the Zoning Commission can meet to make any changes and take a vote on passing a resolution to send the Land Use Plan on to the Trustees. The Trustees then hold public meetings and pass it or send it back for changes. Also at the meeting in September it would be good to work on the flood plain overlay text amendments. Some have already been talked about. He received some extra information from Al Kuzma (Flood Plain Administrator, Greene County) to pass on to the Zoning Commission. Stock asked about 3 major concerns regarding the Plan. 1) Anderson said in the Eastern Planning Area some of the Wilberforce residents did not like how we were tying the university to the community in the designation "University Mixed Use". The verbiage was changed to accommodate this. 2) The second area of concern was U.S. 68 and Hook Rd. The residents were adamant about keeping the residential character in their area, not commercial. 3) There was a long drawn out discussion within the committee itself in the discussion of agriculture—classification in zoning text is different than classification in Land Use Plan. It was hard to show separation in the two. Washington added surprisingly there was no controversy in the Northern Area about mining areas. There was discussion of fracking, aquifer, protection of waterways and wellfields. Anderson said this is a draft document. He suggested the Zoning Commission look at the plan closely. He found several discrepancies which he was asked to point out. On page 3, the future land use map, area north of Kil-Kare is shown in purple. On Special Planning Area 3 map area in purple is in Special Planning Area 3. Zweber pointed out text that says sewage treatment plant and shooting range are located within the planning area and they are outside. Anderson said one of the other things is in the implementation process you might want to reference ORC 519.12 instead of saying staff and Trustees when changing the zoning resolution. This occurs several times. He advised everyone to read thoroughly. When the Committee looked at the document, it really did not do much discussion or diagrams about smart growth so the last sections of the document especially need checked. Zweber asked about the use of the maps. Anderson described ways the maps were used in determining uses of the land. Ferguson suggested reading over the Plan again before the public hearing. King asked Anderson to attend Public Hearing on August 14. Stock stated he will have a resolution ready for the Zoning Commission to sign at the next meeting. Also he stressed the need to work on the flood plain overlay text as the

Trustees passed a resolution at the last meeting regarding that. In the August meeting the Zoning Commission will have the resolution to change the agriculture verbiage and the changes to sections 201.59, 201.60, 201.61 and 201.62 flood plain texts to make them consistent.

A meeting was set for September 11, 2012 at 6:00 p.m. Anderson said the Regional Planning group is willing to help any time it is needed.

Alan King made a motion to adjourn. Kent Harbison seconded. All voted in favor.

Work Session adjourned at 7:12 p.m.

ATTEST:

---

Alan D. Stock, Zoning Clerk