

XENIA TOWNSHIP ZONING COMMISSION

MEETING

July 23, 2013

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 July 23, 2013 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 and alternate Donna Randall. Also present was Alan Stock, Zoning Inspector/Clerk.

Chairman Alan King called the meeting to order at 6:00 p.m. Harbison made a motion to approve the minutes from June 25, 2013. Ferguson seconded. All voted aye.

King welcomed Donna Randall to the Zoning Commission. He spoke about always letting her vote but her vote may not count unless they do not have a quorum. They always welcome her comments.

Stock gave an overview of the upcoming public hearing for a request for zoning change from M-3 to R-1 from Eric Fleming, 2291 SR 235.

King did some research about signs and the new technology coming along every day. He found most places also specify how long the transition is between images. They recommend no longer than 2 second transition from one message to the next in order not to distract drivers. He would like to add a point under 517.1 Scope of Regulations, #3:

3. Where illuminated or electronic signs are permitted, no illuminated or electronic message or image shall change more often than every 8 seconds with no longer than 2 second transition between messages or images. All signs shall be designed and constructed so as to prevent glare upon the street or adjacent property. Such illuminated or electronic message shall be turned off no later than 11:00 p.m. or at the end of the business day, whichever is later when such sign is within two hundred (200) feet of an R-1, R-2, or R-3 District.

King would also like to revise the definition for electronic signs to say:

201.141a. Sign (Electronic):

Is a sign with fixed or changing display or message which may be changed by electronic means.

Randall asked if the responsibility lies on the driver. King answered the Township established no flashing signs in the past and the Zoning Commission is trying to follow the precedent to reduce distractions.

King asked if any off-premise signing is allowed. Stock answered no according to 517.1, 7c. King asked if it would be anything they would like to consider revising. Stock said if they go that direction it would open up to billboards and advertising. Discussion about farm market signs, etc. It was decided to focus on electronic signs now and deal with off-premise signing later.

King asked if anyone has any problem with saying all of an electronic sign can be electronic and not just a certain percentage of the sign. The group did not have any objection.

When changing a sign it will have to be consistent with what the current zoning is. An applicant would fill out a zoning permit application, pay \$25 for a wall sign or \$50 for a freestanding sign, list the manufacturer, tell how the sign is constructed, and list the types of images on it. The Zoning Inspector would okay the permit and send the person to Greene County Building Regulations for their electrical permit.

King found in his research that a sign would have to be as close to the road as possible to avoid distraction to drivers. Stock said a sign that is a ground sign is considered a structure and must do setbacks. King thought they may want to exclude signs from setback regulations. They consulted Charles Bingamon, BZA member, who was in the audience. Mr. Bingamon said when Greene Inc. reconstructed their sign there were certain restrictions such as it could not interfere with line of sight for ingress/egress and it had to be the same size. Stock said a good "rule of thumb" for right-of-way is 20 feet from centerline. In zoning we are looking at area, use and safety. King said it could easily be added to the exemption portion of the Zoning Resolution. Stock said the definition of structure in 201.155 is anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having permanent location on the ground.

King made a motion to table the discussion until after the public hearing. Commission recessed for public hearing at 7:55 pm.

King reopened the regular Zoning Commission meeting at 8:15 pm. He would like to have the Commission decide about the right-of-way and setback question at the next meeting. Also on the next agenda will be the subject of a change to electronic sign being considered as a new sign.

Washington made a motion to adjourn the meeting. Harbison seconded. All voted in favor. Meeting adjourned at 8:18 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk