

XENIA TOWNSHIP ZONING COMMISSION
MEETING

July 28, 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 July 28, 2015 at 6:00 p.m. at the Xenia Township Trustees' Office, 8 Brush Row Road, Xenia, OH 45385.

Chairman Jeffrey Zweber called the meeting to order at 6:07 p.m.

Roll Call: Kent Harbison, Alan King, Willie Washington, Jeffrey Zweber, Donna Randall, Harold Snyder and Alan Stock.

A motion was made by Ken Harbison to approve the June 23, 2015 Zoning Commission meeting minutes, seconded by Alan King. All voted aye. Minutes were approved. Mr. Zweber said he would like to approve all public hearing minutes for the proposed sign text amendments at the same time.

Mr. Stock said there were several paragraphs in the last text amendments which were red lined to be easily noted. They also removed any sections before or after proposed text amendments to cause less confusion. Mr. Zweber said there are two tables they want to add to the proposed text amendments. He recommended putting them at the end of Section 517.4. The first table was "Allowable Signage by District" and the second table was "Allowable Signage Examples". There was discussion of the tables.

Mr. Stock reminded the Commission that once the Public Hearing is opened, the vote comes from the members who have attended every session of the Hearing. He said at the last meeting Donna Randall was seated because Alan King was absent.

Mr. King asked about the 40' sign height discussion. Mr. Zweber said Regional Planning noted the current working version establishes a uniform sign height limit of 40' throughout the Township which means in residential areas a 40' high sign would be allowed. He said Regional Planning had an objection to signs of that height in general. The other objection they made was setbacks from the side yard, putting a sign that tall on a neighbor's property would be something to consider. He said they established side yard setbacks for all signs on page 2 of the working copy, #9 at top, 10' side yard setback adjacent to residential district. It would be further for illuminated signs 50'. Mr. King asked if the Zoning Commission decided to modify the 40' height. Mr. Zweber said they did not. He said on working copy, page 3 in the Business zone, the maximum height was 40'. The Residential zones and Agriculture zones prohibited signs of all kinds so there was no need to put a height limit on a sign you cannot have. He said they had looked at structural heights that were allowed and that you could put up a 35' building. Mr. Stock said he met with Ken LeBlanc and told him there was no animosity with the Zoning Commission and Regional Planning, the Commission is being consistent with the other numbers they had and the formula they had. If there is another formula or suggestion to fix what is

considered wrong, the Commission would be glad to take a look at it. Mr. King said he thinks 40' is a defensible number. Mr. King pointed out a duplication in Working Copy Page 2, #9 . . . Where illuminated sign face exceeds . . . and Working Copy Page 4, the last sentence of 517.4.5 . . . Where illuminated signs . . . They will strike Working Copy Page 4. On Working Copy Page 5 definitions for Sound and Sound Level will be deleted because they have nothing to do with the proposed sign text amendments. Mr. King asked if the phrase "signs on licensed vehicles" was added to the definitions. Mr. Zweber said it was added in the definition of "Sign" on Working Copy Page 4 and should be in red font. Mr. King questioned if the Skydive sign on the side of a trailer was non-conforming and grandfathered in as long as the trailer is not licensed. Mr. Stock said the Rivers Metal sign is on a licensed trailer. There was discussion about the signs on trailers.

The Zoning Commission decided to omit Working Copy Page 6, Section 527 from the proposed sign text amendments as there were no changes being made.

Mr. King made a motion to recess the meeting until after the Public Hearing, Mr. Harbison seconded. All voted aye. Meeting recessed at 6:55 p.m.

The meeting reconvened at 8:05 p.m.

Mr. Stock conveyed Trustee O'Callaghan's concern in aligning the priorities of the Zoning Commission with the priorities of the Trustees. He said the Trustees would like to meet with the Zoning Commission. Mr. Stock said a Trustee feels like he has too much influence over what topics are discussed and the order in which they are discussed. The Zoning Commission laughed and said the Trustees have not attended their meetings. Mr. Washington said he agreed with what Trustee Scott Miller said at the last Trustees' meeting. Mr. Miller has said the Trustees appoint the Zoning Commission to be a separate board with their own agenda. Mr. Washington said if the Trustees set the agenda, they should do their work. There was discussion. Mr. Zweber said he has not been treating the subject of fly rock with a sense of urgency. He personally feels like they are working on the most urgent topics. He said they definitely want to assure the Trustees that Mr. Stock does not set their agenda. Mr. King said it seemed fly rock should be regulated by the State mining regulations. He said if not regulated by the State it must not be dangerous. Mr. Stock said the question was how close could a person blast and not create fly rock. He said there is a minimum set by ODNR. Mr. Stock said Xenia Township is one of the strictest with mining regulations. The Zoning Commission suggested a meeting with the Trustees whenever it can be scheduled. Mr. Stock will coordinate the date of the meeting.

Mrs. Randall made a motion to adjourn the meeting, seconded by Mr. King. All voted aye. Meeting adjourned at 8:30 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk