

XENIA TOWNSHIP ZONING COMMISSION

WORK SESSION

September 18, 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 September 18, 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 Leona Fletcher in place of Alan Stock, Zoning Inspector.

Virgil Ferguson called the work session to order at 6:30 p.m. Discussion of procedures used in past meetings.

Discussion of text in Section 412 Flood Plain Overlay. They worked on descriptions 201.59, 201.60, 201.61 and 201.62.

The following change from the June 19, 2012 work session did not make it into the attachment for today: The elevation of the floor of the 1st story of the structure shall be at a minimum of eighteen (18) inches above the one-hundred year flood elevation.

King said it should say regulatory flood plain instead of 100-year flood plain. Zweber said there should be some changes in definitions, such as 201.60 should now say regulatory flood plain as defined by FEMA. Illustration will need to be changed also. Zweber said there is an acronym SFHA which means Special Flood Hazard Area. King said this seems to be a map updated periodically by FEMA. King said it was suggested they discuss setbacks also. Zweber remembered they wanted to prohibit building in the floodway but could build in the floodway fringe if they did the compensatory storage but it had to be 18" above grade. Compensatory storage in Section 412 talks about fill within the regulatory flood plain. (The Zoning Commission only wants to allow fill in the floodway fringe.) It looks like it allows future development fill in floodway fringe, but it actually allows the flood elevation to go up about a foot. Compensatory storage would not allow deeper flooding. They were more permissive in allowing construction that would raise the elevation within the setbacks. King said it looks like the way ours is written now you can backfill above flood plain as long as you leave a hole nearby for the water to go. Harbison added insurance rates would have something to do with where to build. Zweber said our text does not say how to get the 18". It might be something to address. Height, ingress & egress above the flood should be addressed so the fire truck can get to the house.

Zweber brought up definitions 201.59-201.62. He asked confirmation that regulatory flood plain and 100-year flood elevation are now the same. As it is, he thinks they should use the term "special flood hazard area" instead of 100-year flood. There was discussion about definition 201.60. The Illustration is still correct—however, the "100-year flood elevation" should be changed to "base flood elevation".

Question to be answered for next meeting: Who determines base flood or regulatory flood and what is name of document Zoning Commission can refer to—is it still called the Flood Insurance Study.

The following changes were suggested:

201.59 Flood, Base:

The temporary inundation of normally dry land areas by a flood covering the special flood hazard area as determined by the Flood Insurance Study: Un-incorporated Areas of Greene County, Ohio.

201.60 Flood Plain, Regulatory:

That land area of Xenia Township which is subject to inundation by the base flood. (See Illustration)

201.61 Flood-way:

That portion of the regulatory flood plain which is required to carry and discharge the flood waters of the base flood without obstruction. (See Illustration)

201.62 Floodway Fringe:

That portion of the regulatory flood plain which serves primarily as a storage area for the flood waters of the base flood. (See Illustration)

Under Section 412.3

2. The elevation of floor of the first story of structures shall be at a minimum of eighteen (18) inches above the regulatory flood plain.

Discussion about fill in the floodway and floodway fringe.

Washington asked whether points f and g under compensatory storage should be removed and listed as their own points—therefore, f is #4 and g is #5. Then #6 is Review and recommendation(s) from Greene Soil and Water Conservation District.

The next meeting will be another work session to finalize all the text. The Zoning Commission will submit this to Greene County Regional Planning for their recommendation. Then they will hold a Public Hearing. The next work session was set for October 23, 2012. A Public Hearing for Flood Plain and Agriculture text was set for November 13, 2012.

Work Session adjourned at 8:00 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk