

XENIA TOWNSHIP JOINT TRUSTEE AND ZONING BOARD MEETING

JULY 30, 2019

THESES 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 PURPOSE OF THESE MEETINGS ARE FOR FREE EXCHANGE OF IDEAS AND NOT TO GIVE DIRECTION NOR TO SWAY CURRENT ITEMS FOR CONSIDERATION OR PRIORITY OF ITEMS FOR FUTURE AGENDAS. MEETINGS ARE HELD TO ONE (1) HOUR LENGTH EACH FIFTH (5th) TUESDAY OF THE MONTH.

The Xenia Township Joint Trustee and Zoning Boards held a meeting on July 30, 2019 at 6:00 p.m. at the Xenia Township Office, 8 Brush Row Road, Xenia, OH 45385; this meeting was advertised on the Xenia Township website within 24 hours of scheduling the meeting.

Attendees: Virgil Ferguson, Jeffery Zweber, Susan Spradlin, Steve Combs, Scott Miller and Alan Stock

A discussion regarding potential Land Banks began. Tom Koogler and Dick Gould are in favor of Land Banks. Properties were used as examples of how the Land Bank would be beneficial. Discussions of taking this idea to the Commissioners to peruse further was taken into consideration. It was discussed that the idea should be explored to set up a "Town Hall" type meeting to explain the purpose of Land Banks and to answer questions regarding them.

Discussions began about how to enforce Property Maintenance Violations. The idea of having a specific judge and prosecutor that specialized in zoning and nuisance violations was visited. Examples of other Townships and Cities enforcement of violations were explored. It was discussed what types of violations would be more beneficial to enforce.

Discussions moved to the Cemex Land on 235. It was explored as to if they are grandfathered into the old Mining Regulations or if they should be rezoned so they will have to comply with the new Mining Regulations. It was stated that Cemex has had to tear down houses, so they are able to mine more land. They have also annexed some of the property into Fairborn. The pros and cons of annexation was briefly discussed.

The placement of storage lockers at Kil-Kare was visited next. The discussion as to what would benefit them the most took place. Either approve storage lockers in their current zone, Rezone the property and make a conditional use, or would PUD work better.

Ways to increase Xenia Township revenue was explored next. It was stated that developing land would increase the revenue. The expansion of water throughout the Township is also another possibility for interesting future homebuyers to come to Xenia Township. The discussion turned to what location is the most beneficial to develop.

Lastly the discussion on Mixed Land Use ensued. The benefits of zoning a neighborhood lot by lot was explored. Discussions of areas that are Mixed Use were given. It was strongly stated that this will not be Spot Zoning. The benefit of Mixed Use is that it intensifies the land usages. Mixed Uses increase the tax base and the current levies will be more beneficial to our Township.

The discussion topic for the next meeting is to be concentrating on development of land.

ATTEST:

Alan D. Stock
Zoning Inspector