

XENIA TOWNSHIP BOARD OF TRUSTEES
PUBLIC HEARING FOR MAP/TEXT AMENDMENT TO THE XENIA
TOWNSHIP
ZONING RESOLUTION
SECTION 414: SCENIC OVERLAY DISTRICT, SECTION 515:
SCREENING, SECTION 513: PROTECTED LAND USES, SECTION
700.5: FEES, CONDITIONAL USE PERMITS

January 19, 2023

THESE MINUTES ARE A SUMMARY OF THE EVENTS OF THE HEARING AND ARE NOT A WORD FOR WORD ACCOUNT OF THE DISCUSSIONS WHICH TOOK PLACE.

The Xenia Township Board of Trustees scheduled a public hearing on January 13, 2023 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Attendees: Steve Combs, Trustee, Chair, Scott Miller, Trustee, Jeremy VanDyne, Trustee, Jacqueline Robinson, Fiscal Officer, and Alan Stock, Zoning Inspector.

Mr. Combs called the meeting to order at 6:02 P.M.

Mr. Stock advised of the exhibits:

Exhibit 1: Letter of Conveyance, Resolution and Minutes from the Zoning Commission Public Hearing

Exhibit 2: Proposed Text and Map Amendment

Exhibit 3: Greene County Regional Planning and Coordinating Recommendation

Exhibit 4: Check List

Exhibit 5: Agenda

Exhibit 6: Verification; Sign, Website, Newspaper Notifications

Mr. Stock advised that the requirements for the Ohio Revised Code had been met, so the Trustees can proceed with the Public Hearing.

Mr. Zweber, Zoning Commission, stated that there are two (2) topics at hand, map and text amendments. Mr. Zweber explained that the current Zoning Resolution has existing text for screening, but that the Zoning Commission would like to expand on it to better protect our residents and our Scenic Roads and Waterways (the proposed Map Amendment) within the Township from non-protected land uses. He went on to state that to obtain a Conditional Use, you petitioned the Board of Zoning Appeals and then, if approved, you are done with zoning. He stated that the Zoning Commission would like

to add a yearly Operating Permit to Conditional Uses to certify that the Conditional Uses is operating to the requirements set by the Board of Zoning Appeals. Mr. Zweber then listed the proposed Section 513, Protected Land Uses and stated that this section will also apply to protecting adjoining political subdivisions. Mr. Zweber then identified the proposed Protected Roadways and Waterways within Xenia Township. He then stated that Section 700.5, Fees would be amended to add and Annual Operating Permit for Conditional Uses.

Scott Miller, Trustee, asked what would be the process if other roadways or waterways was asked to be added to the Scenic Overlay Map.

Mr. Zweber, Zoning Commission, stated that there would be another Map Amendment. That the Zoning Commission would hold a Public Hearing and then ask the Trustees to hold a Public Hearing to amend the map.

Scott Miller, Trustee, stated that Conservation Groups has acquired land along the Little Miami River. He asked if what the Zoning Commission is proposing is complementary to what they are doing.

Mr. Zweber, Zoning Commission, stated that the Zoning Commission and Conservation Group have the same goals.

Scott Miller, Trustee, asked if the Conservation Groups had given the Zoning Commission any input.

Mr. Stock, Zoning Inspector, stated that they gave input on mainly the screening aspect, but that they looked at all the proposed text and maps.

Scott Miller, Trustee, asked for clarification on the proposed fee structure.

Mr. Zweber, Zoning Commission, stated that the Trustees set fees for Zoning Certificates. He went on to say that the Zoning Commission put language in the Zoning Resolution for the Trustees to set the fees. Mr. Zweber then stated that if the Board of Zoning Appeals approves a Conditional Use, the recipient will come in yearly to obtain a Annual Operating Permit, pay a fee, and the Zoning Inspector will check to make sure that the recipient is following the Board of Zoning Appeals instructions. He went onto say that if the Annual Operating Permit is not obtained, the Conditional Use will be ended.

Mr. Combs, Trustee, Chair, asked if there was Public Comments in Favor.

There was none.

Mr. Combs, Trustee, Chair, asked if there was Public Comments Against.

There was none.

Mr. Combs, Trustee, Chair, closed the Public Comments.

Mr. Combs, Trustee, Chair, asked the Trustee if they had comments.

Mr. VanDyne, Trustee, stated that he did not have any questions or comments.

Mr. Miller, Trustee, stated that he can see the benefit of the text/map amendment and has no problem with it.

Mr. Combs, Trustee, Chair, stated that he also could see the benefit of the proposed text/map amendment.

Motion to approve the Map/Text Amendment to the Xenia Township Zoning Resolution Section 414: Scenic Overlay District, Section 515: Screening, Section 513: Protected Land Uses, Section 700.5: Fees, Conditional Use Permits, Resolution Number 2023-019 was made by Trustee Combs and seconded by Trustee VanDyne.

Mr. Combs, Trustee, Chair, called for a vote.

Trustee Miller AYE

Trustee VanDyne AYE

Trustee Combs AYE

Mr. Combs, Trustee, Chair, closed the Public Hearing at 6:27 PM.

ATTEST:

Alan D. Stock, Zoning Inspector

