

## **XENIA TOWNSHIP ZONING COMMISSION MEETING**

November 19, 2019

**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 November 19, 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.

Jeffrey Zweber called the meeting to order at 6:10 p.m.

Attendees: Jeffrey Zweber, Alan King, Virgil Ferguson, Roy Colbrunn, Kent Harbison and Alan Stock

Jeffrey Zweber called the meeting to order at 6:10 p.m.

The minutes from the October 15, 2019 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the October 15, 2019 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The minutes from the October 29, 2019 Joint Zoning Commission and Trustee meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the October 29, 2019 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The minutes from the October 1, 2019 Public Hearing Zoning Map Amendment meeting were read for additions or corrections. Mr. Ferguson moved to approve the minutes from the October 1, 2019 meeting. Mr. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

The minutes from the October 29, 2019 Public Hearing Zoning Map Amendment Continuation meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the October 29, 2019 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

Discussion regarding the Table of Street Access arose. It was amended that B1 should read to have Arterial and Collector not just Collector.

Discussions arose as to not wanting people to drive through residential neighborhoods to gain access to a business district. It was stated that it is acceptable to drive through a higher intensity business district to gain access to a lower intensity business district. It was then stated that all lots within a district shall be accessible from the specified street type without passing through a lower intensity district.

The benefit of involving the Road Superintendent in renaming the street types arose. With the Road Superintendents advice and knowledge of roads that would need to be improved upon, the creation of the overlay of street types could proceed.

Discussion regarding who would an appeal of the road types be submitted to. It was agreed upon that the Trustees should handle any appeals regarding this matter. The renaming of the road types is not political but based upon science and community need.

It was then stated that Regional Planning should be asked as to their thoughts on the matter. Also, that a list of District Intensity and a Table of Intensity needs to be made.

Discussion about Spot Zoning started. Spot Zoning was defined as: Creating or modifying districts such that the resulting district sizes are less than the minimum district size specified in Table 404.

Table 404 was then looked at and it was decided that District Size needed to say Minimum District Size. The minimum district size should reflect the minimum lot size.

IG= 1.5 Acres B-1= .5 Acres AG= 5 Acres M-3= 25 Acres

Discussion regarding simplifying wording for clarity and consistency started. It was agreed up on that R-1 and R-M should simply say Residential to make a blanket text for the Residential District.

Discussions regarding B-1 arose. Examples of existing B-1's were given. It was stated that retail space should only include the areas that clientele would have access to. It was then agreed upon that the maximum retail square footage in a B-1 should not exceed 1,000 square feet.

Plans were made as to where the next Zoning commission meeting should start discussions. It was agreed that finding a way to simplify Permitted Principal Use List would be where the next discussion would start.

Mr. Ferguson moved to adjourn; Mr. Colbrunn seconded the motion. Meeting adjourned at 8:00 p.m.

ATTEST:

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Alan D. Stock, Zoning Inspector

