

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

July 28, 2020

**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, 2020 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 6:15 p.m.

Attendees: Jeffrey Zweber, Alan King, Virgil Ferguson, Roy Colbrunn and Alan Stock. No guests were present.

The minutes from the February 25, 2020 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the February 25, 2020 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The minutes from the March 11, 2020 Zoning Commission Public Hearing meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the March 11, 2020 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

Discussion regarding upcoming meeting dates a motion was made by Mr. Zweber and seconded by Mr. Ferguson to reschedule the November and December Zoning Commission Meetings and to change the December 29<sup>th</sup> combined Trustee/BZA/Zoning Commission to January 5, 2021.

A clarification discussion arose regarding the footprint of properties finished area requirements by district.

The reading of the Zoning Resolution Section 401 (E) Rural Suburban Residential Estate District Intent and Purpose: This district provides low density residential development and shall be no less than 30 contiguous acres with a minimum lot size of three acres. Adjacent lots with a minimum size of three acres and 150' of shared lot line or road frontage may be added to an existing Estate District by Zoning Map Amendment.

Section 404 Schedule of Yard and Lot Requirements was looked at next. It was decided that Minimum Lot Area should instead read Minimum Lot Size.

The definitions of Streets and Street Types and Footprint was read next and clarified as follows:

Street Access: All lots within the district shall be accessible from the specific street type, without passing through a lower intensity district.

Footprint: means the area of a main building (excluding roof overhangs) that rests, directly or indirectly, on the ground including those portions of the building supported by posts, piers or columns.

Section 404 was revisited and determined that Building Heights should be added to the table and the table should be renamed Yard, Lot and Building Requirements. It was also stated that each Districts description should state refer to Section 404 for Yard Requirements and Building Heights Regulations under the detailed descriptions.

The reading of the Zoning Resolution Section 402 (R-1) One Family Residential District was read with no changes other than moving Yard Requirements and Building Heights to Table 404.

The reading of the Zoning Resolution Section 403 (RM) Multi-Family Residential District Intent and Purpose: This District provides for both two family and multiple family residential development and shall be no less than 10 contiguous acres with a minimum lot size of one half (1/2) acres. Adjacent lots with a minimum size of one half (1/2) acres and 150 feet of a shared lot of line or road frontage may be added to an existing R-1 or RM by a Zoning Map Amendment.

This District should only be at locations which possess access to Arterial and Collector Streets without passing through areas of lower intensity.

Discussion regarding the RM District and placements of RM Districts throughout Xenia Township ensued. It was also discussed what Districts RM should be adjacent to.

Discussion of Spot Zoning and examples of Spot Zoning were discussed next.

It was decided that (E) Rural Suburban Residential Estate District should be changed to (E) Rural Suburban Estate District.

The topics for the next meeting were discussed and it was decided that the Road Department should be invited to discuss Road Classifications and Definitions.

Mr. Ferguson moved to adjourn; Mr. Zweber seconded the motion. All voted aye. Meeting adjourned at 8:00 p.m.

ATTEST:

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Alan D. Stock, Zoning Inspector

