

## RECORD OF PROCEEDINGS

**MINUTES OF THE XENIA TOWNSHIP TRUSTEES:  
HELD ON: NOVEMBER 7, 2013**

**PUBLIC HEARING  
6:30 p.m.**

NOTE: These minutes are a summary of the meeting and are not a word for word account of the discussion. The proceedings were electronically recorded on tape, but limited by the quality of the recording equipment. The meeting place was the Xenia Township Office, 8 Brush Row Road, Xenia, Ohio.

Chair Amy Lewis called the Public Hearing to order at 6:32 p.m.

**PRESENT:** Amy Lewis, Trustee; Scott Miller, Trustee; Barbara Miller, Fiscal Officer; and Alan Stock, Township Administrator.

**GUESTS:** John Kopilchack

### **PUBLIC HEARING**

Amy Lewis read the letter of conveyance from the Xenia Township Zoning Commission recommending approval of a zoning change from R-1 Single-Family Residential District to B-1 Convenience Business District located at 121 Fairground Rd., Xenia, OH 45385. Notice of the Public Hearing was published on October 29, 2013 in the Xenia Daily Gazette.

Amy Lewis asked for comments in favor of the zoning district change. John Kopilchack, Synergy Building Systems, spoke as the agent of Greene Inc. He distributed maps to the Trustees and spoke about the property. He gave a history of his company building an expansion to the existing building in 2009. They were unaware at that time that the property had two different zoning districts. The zoning permit was issued at that time under IG District. When coming to Alan Stock for the new building permit, he denied the request and discovered part of the property is zoned R-1 and another part is B-1. They are now here to rezone the whole parcel to B-1 and stated the uses on this parcel are compliant with the B-1 District. Alan Stock gave a summary of six parcels that were combined into one parcel and zoning on this combination was missed.

Scott Miller asked where the proposed addition will be. Mr. Kopilchack showed him the area.

Amy Lewis asked for comments against the zoning district change. There were no comments.

Scott Miller asked since there are a few residential homes to the north and east has Greene Inc. considered any buffer or type of structure that would blend well with the residential area. Mr. Kopilchack answered there has been no talk about this yet but when the time comes to build he is sure they will take that into account and work with Xenia Township.

Amy Lewis asked if there were any questions from the public. There were no questions.

Amy Lewis made a motion to approve the Zoning Commission's recommendation of a zoning change from R-1 Single-Family Residential District to B-1 Convenience Business District located at 121 Fairground Rd., Xenia, OH 45385, with the Parcel No. M36000100210001600. Miller seconded. All voted aye.

**RESOLUTION #2013-247**

Miller made a motion to adjourn. Lewis seconded and the public hearing adjourned at 6:43 p.m.

**XENIA TOWNSHIP BOARD OF TRUSTEES**

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Amy H. Lewis, Chair

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Scott W. Miller

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Absent

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Jim Reed

ATTEST:

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Barbara J. Miller, Fiscal Officer