

# Zoning Certificate

## Xenia Township

8 Brush Row Rd  
Xenia, OH 45385  
937.372.0859 PH  
937.372.3343 Fax



Certificate Number: 2023137

ADDRESS: 1260 SHORTER

PARCEL NO.: M36000200270006800 ZONING: R-1

ISSUED TO: PROJECT ONE GLOBAL LLC (TOMMY JOHNSON)  
1260 SHORTER AVE  
WILBERFORCE OH 45384

PERMIT TYPE: Rezoning Application

DETAILS REZONE FROM R TO B-2

PERMIT DATE: 12/04/2023

FEE: 400.00

EXPIRE DATE: 12/03/2024

It is hereby certified that the above use as shown on the plats and plans submitted with the application conforms with all applicable provisions of the Xenia Township Zoning Resolution. The issuance of this Permit does not allow the violation of Xenia Township Zoning Resolutions or other governing Regulation.

The applicant is responsible for obtaining a building permit (if required) prior to commencing work on the proposed improvement. A final zoning inspection must be scheduled by the applicant.

APPROVED BY:

DATE:

December 04,  
2023

Zoning Inspector





**XENIA TOWNSHIP  
GREENE COUNTY, OHIO  
XENIA TOWNSHIP ZONING COMMISSION  
APPLICATION FOR A PROPOSED ZONING CHANGE**

Date 12/4/23

**PROPERTY AND CONTACT INFORMATION**

Name of Property Owner: Project One Globe Phone: 713-539-1646

Address of Property: 1260 Shorter City: Wilberforce Zip: 45384

Acreage of Property: \_\_\_\_\_ Parcel Number: \_\_\_\_\_

Owner Address: P.O. Box 291 City: Wilberforce State: OH Zip: 45384

Reason for requesting zoning change:

Property was rezoned Residential because  
it sat for more than 2 years. We would  
like it rezoned Commercial

I, (We), the undersigned owner(s) or lessee(s), hereby request this property now zoned in the Residential District be rezoned to the Neighborhood Business B-2

District in accordance with the Xenia Township Zoning Resolution.

THIS APPLICATION IS ACCOMPANIED BY A FEE IN THE AMOUNT OF FOUR HUNDRED DOLLARS (\$400.00) FOR THE PURPOSE OF DEFRAIVING EXPENSES OF PUBLISHING NOTICES IN THE NEWSPAPER AND MAILING COSTS AND RECORDING FEES.

I hereby grant permission to the Xenia Township Zoning Commission, the Xenia Township Board of Trustees, Greene County Regional Planning Commission staff, Appropriate Greene County Department staff, and any other persons necessary to gather pertinent information regarding subject property to enter upon the premises. I understand a sign will be placed on my property for the purpose of identifying the property. I understand the decision of the Board of Zoning Appeals is final, and if the decision is unsatisfactory, I may appeal the decision with the Court of Common Pleas. No refunds will be given for applications for a zoning amendment, rezoning, conditional use, or variance. An application for reconsideration shall not be accepted for consideration more than once during any consecutive twelve month period.

Applicant(s) [Owner or Lessee] Signature(s)

STATE OF OHIO, GREENE COUNTY, §:

The undersigned, being first duly sworn, says that he/she is the owner  
(owner or lessee)

named in the foregoing application and states that all the facts stated in said application are true as he believes.

[Signature]

Applicant(s) Signature(s)

Sworn to before me by the said Thomas Johnson and by him subscribed in  
my presence this 4th day of December, 2023.

My Commission expires Aug 14, 2024.

[Signature]

Notary



Melissa Krause

**\*NO REFUND WILL BE ISSUED FOR ANY REASON\***

NOTARY PUBLIC

STATE OF OHIO

My Commission Expires

August 14, 2024

Revised 2022.12.06



### Township Zoning Amendment Procedure Checklist

Changes in the zoning text and changes in the zoning map (district change), follow the same procedure. The following checklist has been adopted from R.C. 519.12.

Item	Action	Date	Checked by
1	Initiation/Receipt of Zoning Amendment	2023.12.04	MMK
2	Copy of proposed amendment transmitted to the Regional Planning and Coordinating Commission of Greene County (RPCC) within five days after receipt.	2023.12.07	ADS
3	Public Hearing date set for Zoning Commission to be set not less than twenty nor more than forty days form receipt of amendment.	2023.12.07	MMK
4	Newspaper notice for Zoning Commission of Public Hearing must be published at least ten days prior to the hearing in a newspaper of general circulation in the township.	2023.12.22	MMK
5	Written notice to property owners for Zoning Commission Hearing within, contiguous to, and directly across the street from the land to be rezoned must be sent at least ten days before the public hearing if ten or fewer parcel of are proposed to be rezoned.	2023.12.22	MMK
6	Publication of date on XTWP website	2023.12.26	MMK
7	Publication of date by sign posted in applicants yard	2023.12.26	MMK
8	RPCC Review	2023.12.17	NA
9	RPCC transmits recommendation to the Township Zoning Commission	2023.12.21	NA
10	Township Zoning Commission public hearing	2024.01.10	ADS
11	Township Zoning Commission decision must be made within thirty days of public hearing		
12	Township Zoning Commission transmits recommendation to the Township Trustees		
13	Set date for Township Trustee public hearing within thirty days of receipt of the zoning commission's recommendation.		
14	Newspaper notice for Township Trustee public hearing must be published at least ten days prior to the hearing in a newspaper of general circulation in the township/residential Letter/sign on property.		
15	Written notice to property owners for Zoning Commission Hearing within, contiguous to, and directly across the street from the land to be rezoned must be sent at least ten days before the public hearing if ten or fewer parcel of are proposed to be rezoned.		
16	Publication of date by sign posted in applicants yard		
17	Publication of date on XTWP website		
18	Township Trustee public hearing		
19	Township Trustees decision must be within twenty days of the public hearing.		

20	Any amendments adopted by the Trustees become effective in thirty days from the date of their decision unless a petition for referendum is filed within the thirty day period.		
21	Township Trustees file all adopted zoning amendments with the Greene County Recorder and RPCC within five working days of the effective date.		

*Note:* R.C. 5511.01 requires notification to the Ohio Department of Transportation before any amendment is approved which affects land near proposed new highways to planned improvements. This outline and checklist of amendment procedures is provided for general use. Section 519.12 should be reviewed for specific language and current law.



The Xenia Township Zoning Commission, Greene County, Ohio gives notice that a Public Hearing will be held on January 10, 2024 at 6:00 p.m. on the application received from Project One Globe LLC, owner of 1260 Shorter Ave, Xenia, OH 45385 Parcel # M36000200270006800, requesting a map amendment change from Residential (R) to Neighborhood Business District (B-2). The hearing will be held at the Xenia Township Trustees' Office, 8 Brush Row Road, Xenia, OH 45385.

Interested persons may appear at this scheduled Hearing to express their opinion with respect to this requested map amendment change.

Click [HERE](#) for more information.

XENIA TOWNSHIP ZONING COMMISSION

Jeffrey Zweber, Chair

Alan D. Stock, Township Administrator

8 Brush Row Road

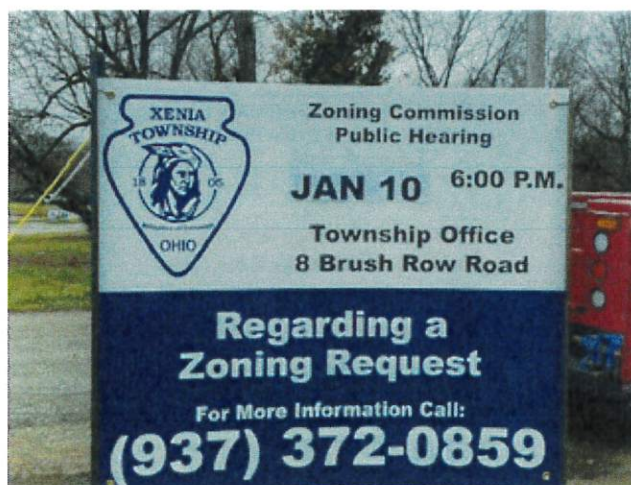
Xenia, OH 45385



11:23 AM  
12/26/2023

1260 SHORTER SIGN

2023.12.26



### LEGAL NOTICE

The Xenia Township Zoning Commission, Greene County, Ohio gives notice that a Public Hearing will be held on **January 10, 2024 at 6:00 p.m.** on the application received from Project One Globe LLC, owner of 1260 Shorter Ave, Xenia, OH 45385 Parcel # M36000200270006800, requesting a map amendment change from Residential (R) to Neighborhood Business District (B-2). The hearing will be held at the Xenia Township Trustees' Office, 8 Brush Row Road, Xenia, OH 45385.

Interested persons may appear at this scheduled Hearing to express their opinion with respect to this requested map amendment change.

#### XENIA TOWNSHIP ZONING COMMISSION

Jeffrey Zweber, Chair  
Alan D. Stock, Township Administrator  
8 Brush Row Road  
Xenia, OH 45385

PUB: December 22, 2023  
90185075





# Xenia Township

ALAN STOCK  
Zoning Inspector  
8 Brush Row Road  
Xenia, OH 45385  
(937)372-0859  
FAX (937)372-3343  
www.xeniatownship.org

## ZONING COMMISSION

Roy Colbrunn  
Terry Fife  
Alan King  
Jeffrey Zweber, Chair

## BOARD OF ZONING APPEALS

Nathan Anthony, Chair  
Janis James  
Darren Jones  
Aidan Kolbe  
Brian Secor

December 22, 2023

## **NOTICE TO PROPERTY OWNERS OF A PUBLIC HEARING**

Notice is hereby given that an application was received by the Xenia Township Board of Zoning from Project One Globe LLC, owner of 1260 Shorter Ave, Xenia, OH 45385 Parcel #M36000200270006800, requesting a map amendment change from Residential (R) to Neighborhood Business District (B-2).

### **PUBLIC HEARING WILL BE HELD ON THIS LETTER OF REQUEST BY THE XENIA TOWNSHIP BOARD OF ZONING APPEALS**

DATE: January 10, 2023 TIME: 6:00 p.m.  
PLACE: Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH 45385

This notice is for the purpose of giving you and every other neighbor an opportunity to appear or to express your opinion at the Hearing in support or in opposition to this request. You may come in person to express your views, or may express your views in writing, but the letter must be received by the Zoning Inspector on behalf of the Zoning Commission before the date of Hearing.

The Hearing on this matter is not limited to those receiving copies of this notice. If you know of any neighbor or affected property owner who for any reason has failed to receive a copy of this notice, it would be appreciated if you would inform them of this Hearing. Additional information concerning this request may be obtained during normal office hours at the Xenia Township Trustees Office.

XENIA TOWNSHIP BOARD OF ZONING APPEALS  
Jeffery Zweber, Chairman  
Alan Stock, Zoning Inspector  
8 Brush Row Road  
Xenia, OH 45385

# 1260 Shorter Mailing List

Project One Globe LLC	1260 Shorter Ave	PO BOX 291	Wilberforce, OH 45384
Brandon Greene	1275 Brush Row	1275 Brush Row	Wilberforce, OH 45384
Joshua Jackson	1304 Wilberforce-Clifton	4106 Palmwood Dr Apt 6	Los Angeles, CA 90008
James Nash	1292 Wilberforce-Clifton	2081 Fairfield Pk	Springfield, OH 45502
Marvin Echegoven	1276 Wilberforce-Clifton	1276 Wilberforce-Clifton	Wilberforce, OH 45384
William Gardner	Wilberforce-Clifton	125 Lyman Hall Rd	Savannah, GA 31410
Jesse Key	1269 Wilberforce-Clifton	3015 Victor Ave	Lansing MI 48201
Payne Theological	1256 Wilberforce- Clifton	PO BOX 474	Wilberforce, OH 45384
Wilberforce University	1279 Wilberforce-Clifton	PO BOX 1001	Wilberforce, OH 45384
Lawrence Abrams	Wilberforce-Clifton	99 Corrine Dr	Madison, AL 35758
Heather Collini	1259 Wilberforce-Clifton	1259 Wilberforce-Clifton	Wilberforce, OH 45384
Central State University	1400 Brush Row	1400 Brush Row	Wilberforce, OH 45384
K Squared Holdings	Brush Row	PO BOX 1865	Kailua, HI 96734
Dorothy Gardner	Shorter Ave	125 Lyman Hall Rd	Savannah, GA 31410
Fredrick Patterson	Shorter Ave	5203 S Verdun Ave	Los Angeles, CA 90043
Tanya Thompson	1188 Shorter Ave	1188 Shorter Ave	Wilberforce, OH 45384
Atreva Vaughn	1194 Shorter Ave	1194 Shorter Ave	Wilberforce, OH 45384



# Xenia Township

Board of Trustees – Greene County

8 Brush Row Road – Xenia, OH 45385

(937)372-0859 FAX (937)372-3343

www.xeniatownship.org

TRUSTEES  
L. Stephen Combs  
Scott W. Miller  
Jeremy VanDyne

FISCAL OFFICER  
Jacqueline Robinson

TOWNSHIP  
ADMINISTRATOR/  
ZONING INSPECTOR  
Alan D. Stock

FIRE CHIEF  
Greg Beegle

ROAD/PUBLIC  
WORKS SUPT.  
Jim Pile



Tuesday, December 20, 2023

**Staff Report for 1260 Shorter Rd, M36000200270006800, From Residential, “R-1” to B-2, Neighborhood Business District.**

## **OVERVIEW of XENIA TOWNSHIP (XTWP) ZONING**

Zoning in Xenia Township is based upon its adopted Zoning Resolution (2022) and revolves around two basic concepts, Area and Use. Area looks at road frontage, area usually in acres, and setback from property lines. Use is determined by the District Intent and Purpose and split into two major areas, Permitted Principal Uses, and then Conditional Uses. Permitted Principal Uses require no further special Zoning permission while any Conditional Uses require a special hearing of a quasi-court of the Board of Zoning Appeals (BZA). The Township works in cooperation with Greene County Building Regulations, Greene County Health District, and Greene County Soil and Water Conservation District. XTWP does not have a Property Maintenance Code and is working on a Future Land Use Document. Xenia Township Trustees and Xenia Township Trustees alone have 100% of the rights and responsibilities to create, maintain, and establish all Zoning Maps and text for the governing Zoning Resolution. All other parties merely make zoning text and map suggestions and recommendations. The current Trustees have stated publicly they would rather allow land owners to use their property as they see fit if it complies with the Zoning Resolution.

## **SECTION 407 - B-2 - NEIGHBORHOOD BUSINESS DISTRICT**

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

### **407.1 Intent and Purpose**

The purpose of this district is to provide for a variety of retail stores and related activities and for office buildings and service establishments which serve the convenience and service needs of the consumer population. Land to be placed in this district is intended to have level topography for safe ingress, egress and parking, public utilities, central water supply, offsite waste water disposal and major transportation facilities readily available.

### **407.2 Permitted Principal Uses**

1. Any generally recognized retail business, service establishment, or uses as permitted in B-1 Convenience Shopping District, or as follows:
  - a. Apparel shops, including specialty shops of all sorts, shoe stores, and similar uses;
  - b. Auto service station, for only the sale of gas, lubricants, coolants, and accessories, and the performance of incidental service such as tire

- installation and automobile washing, cleaning and polishing, but not major overhaul, body work, or painting;
- c. Auto wash (self-service);
- d. Shops selling new or rebuilt automobile parts and accessories exclusively;
- e. Banks, loan offices, stock exchange offices and other financial institutions;
- f. Commercial recreation facilities such as bowling alleys and movie theaters;
- g. Department stores;
- h. Eating and drinking: restaurants, dairy bars or other places serving food and/or beverage;
- i. Floral shop, fruit, nursery stock and produce sales;
- j. Food stores including supermarkets and all types of specialty food stores such as bakeries, candy stores, and similar uses;
- k. Furniture and appliances, including rugs, floor coverings, draperies, sewing machine shops, used furniture, office equipment, supplies, and similar uses;
- l. Gift shops, camera shops, record shops, book and stationery stores, jewelry stores, and similar uses;
- m. Hardware and related stores as paint, wallpaper, and similar uses;
- n. Mortuaries;
- o. Music, musical instrument stores (retail);
- p. Newspaper, magazine and book stores (retail);
- q. Nursery school; day care.
- r. Office of architects, engineers and artists.
- s. Office of surgeons, physicians, dentists and other similar professional persons concerned with the health and medical treatment of persons;
- t. Offices in which the personnel will be employed for work in executive, administrative, legal, writing, clerical, stenographic, accounting insurance or similar enterprises;
- u. Photographic studios;
- v. Professional and other offices drawing a large number of clients and/or customers such as, but not restricted to:
  - (1) Chamber of Commerce, automobile clubs
  - (2) Doctors, dentists, lawyers, architects
  - (3) Insurance, realtors, unions
  - (4) Post Office
  - (5) Utility Office
- w. Publishing and printing;
- x. Repair shops such as shoe and watch repair;
- y. Service shops such as barber, beauty, laundry, cleaned and similar uses including laundry pick-up service and coin operated washing and dry-cleaning facilities;
- z. Travel agencies;
- aa. Variety stores;
- 2. Public and semi-public buildings such as but not restricted to:
  - a. Churches
  - b. Fraternal organizations
  - c. Library

- d. Municipal offices
- e. Parking garage.
- f. Community Center

### **STATED INTENT OF THE PETITIONER**

The buildings on this newly created parcel historically have been used for the campus of Wilberforce University, Wilberforce and Central State students, and for the benefit of the community.

Historically, Ma Beatty had a restaurant, there was a daycare, and the "Barn" was the basketball arena for Wilberforce University.

Project One Globe L.L.C. is asking for a rezone to B-2 as it would reflect not only the historical uses of the property, but also serve current needs of the neighborhood.

Their top five (5) uses for this property is

- Daycare
- Restaurant
- Vertical Farming
- Food Processing
- Entertainment Center for Student Gaming and other types of like entertainment

### **STAFF FINDINGS**

The single, new parcel was recently derived from three (3) separate parcels that did not conform to use or area. The new parcel conforms in area and ensured the one building over two lot lines was eliminated.

While the three (3) previous lots are labeled R-1, interestingly enough, in our internal research, we found one of the previous lots (#7), included in this re-survey, in 1969, was rezoned to B-1. It seems that for whatever reason, this particular lot's zoning was never conveyed or recognized.

The previous uses are no longer grandfathered as their nonconforming uses stopped well over the two-year limit.

The Petitioner has already begun exterior renovations to make two of the buildings look professional and a positive reflection of the community.

There are three structures. The former gymnasium structure of approximately 15,399 square feet, the former day-care of approximately 1,639 square feet, and the former restaurant of approximately 345 square feet.

The area of this parcel conforms to the minimum requirements of the B-2 District in the yard specification of the Zoning Resolution Section 407.4.

The intended use of the existing structures is compatible with the B-2 District and NOT compatible with the Residential, R-1 District.



The B-2 District allows for multiple buildings with multiple uses. Each building will need its own change of use and occupancy permits.

Because of the unusual use of these properties over the past decades, the new intended usage(s) would have no changing effect on the neighborhood and would be consistent with today's Zoning Resolution standards of use.

Respectfully,

Zoning Staff



# Public Access System (PAS)

## Geographic Information Management System

GIS Data Hub

Contact Us

Help

About

ArcGIS Login

### Feature Information

Property Info

Building Info

Deed Info

Permit Info

PARCEL ID:

M36000200270006800

OWNER(S):

PROJECT ONE GLOBE LLC

PROPERTY ADDR:

SHORTER AVE

MAILING ADDR:

PO BOX 291  
WILBERFORCE OH 45384

LEGAL DESC:

929  
2.8165AC INCLUDES 0.0709AC IN RW  
BRUSH ROW RD @  
SHORTER AVE

CLASS:

EXEMPT

LAND USE:

670

ACRES:

2.8165

**2023 TENTATIVE  
VALUES:**

APPRAISED LAND: \$53,230.00

APPRAISED BLDG: \$95,890.00

APPRAISED TOTAL: \$149,120.00

ASSESSED TOTAL: \$52,190.00

TOTAL TAXES: \$185.88

TAXES OWED: \$0.00

DELINQUENT TAXES: \$0.00

SALE DATE: N/A

SALE PRICE: \$0

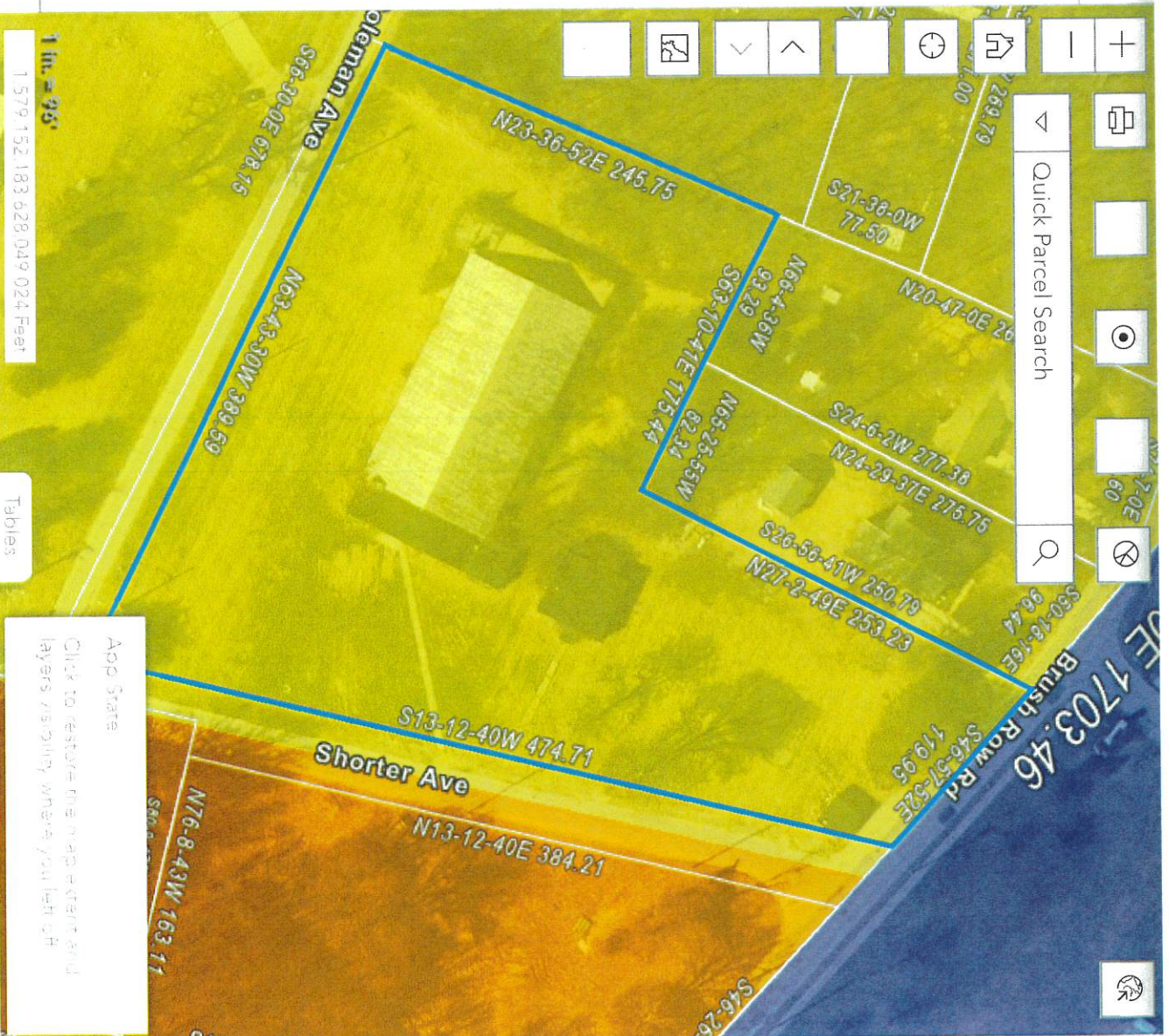
DEED REFERENCE: 2023015301

PLAT NAME: N/A

PLAT CAB/PG: N/A

PLAT BOOK/PG: N/A

SURVEY RECORD: N/A



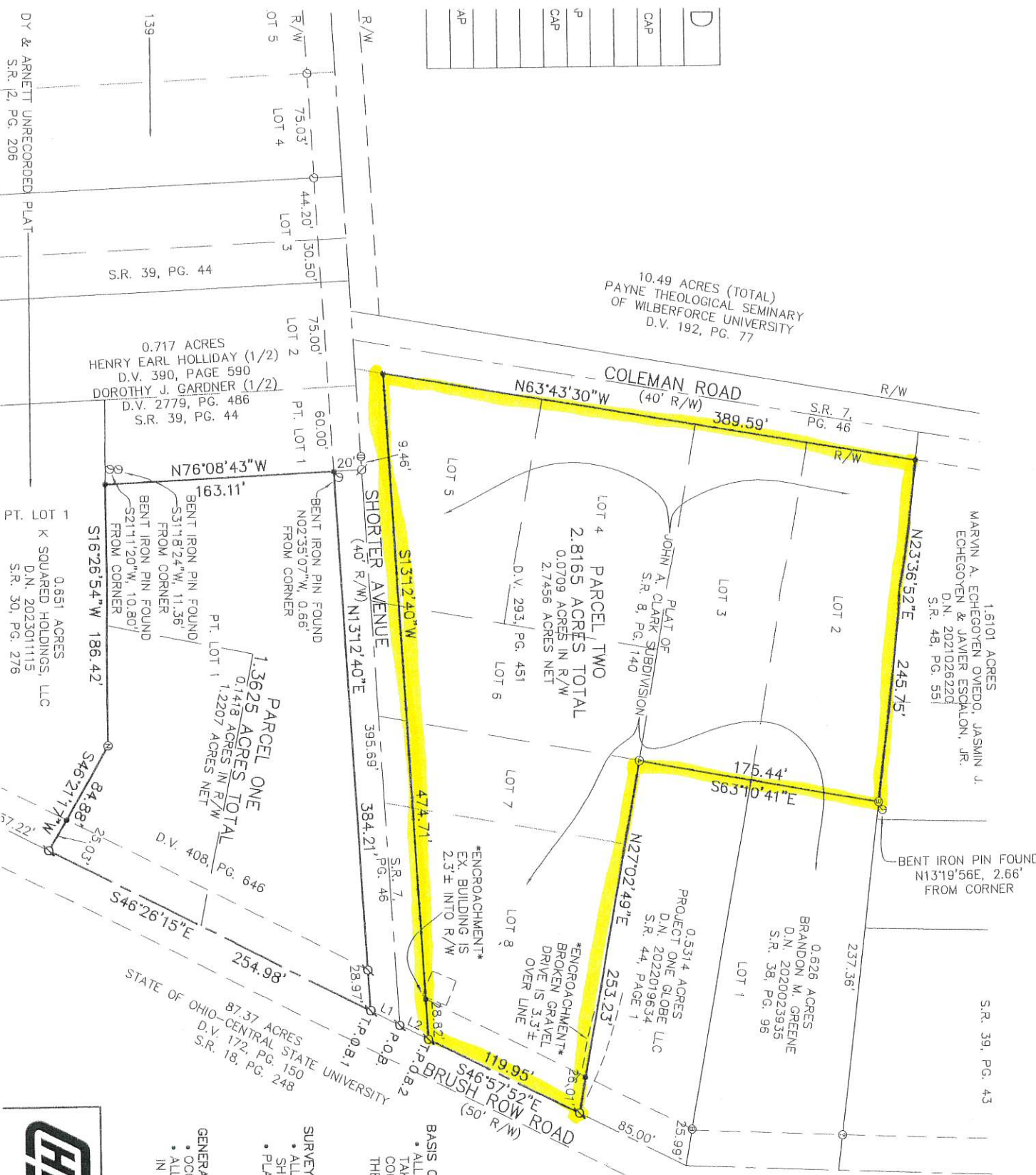
App Store

Click to restore the map extent and layers visibility when you log off

Tables



D	
CAP	
P	
CAP	
AP	



LINE TABLE		
LINE	BEARING	LENGTH
L1	S46°26'15"E	23.1
L2	N46°57'52"W	23.0

BASIS OF BEARINGS:  
\* ALL BEARINGS ARE BASED UPON GPS OBSERVATIONS TAKEN ON AUGUST 17, 2023, OHIO STATE PLANNED COORDINATES, SOUTH ZONE, US FOOT, NAD83, THE CENTERLINE OF SHORTER ROAD BEING 5137

#### SURVEY REFERENCES:

- ALL DEEDS, PLATS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.
- PLAT OF ARNETT ROAD - S.R. 7, PG. 46

GENERAL NOTES:

- OCCUPATION IS AS SHOWN ON THE SURVEY
- ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.



**Haley-Dusa**  
Engineering & Surveying Gr  
270 Regency Ridge Drive, Suite 203  
Dayton, Ohio 45459  
Phone: (937) 439-4300 Fax: (937)

XENIA TOWNSHIP ZONING COMMISSION

January 21, 1969

The regular meeting of the Xenia Township Zoning Commission was held in Court Room No. 2, Court House, Xenia, Tuesday, January 21, 1969 at 8:00 P.M.

Members present were Mr. Marshall, Mr. Bull, Mr. Huff, Mr. Valentine and Mr. McClelland.

Also present were Mr. Spahr and Mr. Aultman.

First on the agenda was the Henry Ross property in Wilberforce asking for rezoning from Agriculture to "B-1" Business District, of approximately 6.00 Acres covering 2.00 Acres at the end of Shorter Ave. and Lot #7 of the Lauman & Rust Addition. Mr. Ross has applied for rezoning in order to be allowed to build a Dormitory with eating facilities for students at the Central State University. Originally the application asked for a Commercial Zoning under the old resolutions. At the October 22 Hearing the Board requested the applicant to request a rezoning for B-1 Business District to conform with the new resolutions which went into effect December 1, 1968. This was done by letter from Mr. Ross, dated November 30, 1968.

After much discussion by the Board, Mr. Valentine made a motion to approve the rezoning, seconded by Mr. Huff. All voting - Aye.

Next was the request of Harold Singer, submitted by Mr. Sharp, to amend the present Zoning Map so his property of 7.70 acres located on the South side of Upper Bellbrook Pike would be shown as "B-2" Business District and not Agriculture. This property had been rezoned to Commercial in 1963. When the new map was drawn it was left as Agriculture.

Mr. Huff made the motion to approve this amended resolution, seconded by Mr. Bull. All voting - Aye.





XENIA TOWNSHIP ZONING COMMISSION  
PUBLIC HEARING ZONING MAP AMENDMENT  
1620 Shorter Road, M36000200270006800  
from Residential 1, "R-1" to B-2, Neighborhood Business District



January 10, 2024  
6:00 P.M.

- Pledge
- Roll Call
  - Roy Colbrunn, Vice Chair
  - Terry Fife
  - Alan King
  - Jeffery Zweber, Chair
  - Alan Stock, Zoning Inspector
- Meeting Decorum
  - All presentations and comments are to be made to the Chair. Name and Address given for the record  
Comments made should reflect the purpose of the Public Hearing, not the character of any individuals or institutions.
  - Decisions will be made based on the District Purpose(s) of the Township Zoning Resolution and discussion of merit regarding a change in the neighborhood character.
- Confirmation of Process and Notification, Zoning Inspector Stock
  - Reading request into minutes
  - Process Verification with Exhibit identification
- Zoning Map Amendment to be Considered
  - Presentation of Petitioner, 15 minutes
  - Clarifying questions from the Commission
  - Opening Public Discussion at \_\_\_\_\_
    - Those desiring clarification questions or provide a general statement
    - Those in Opposition of Rezoning
    - Those in Favor of Rezoning
    - Any final clarification from Commission Members
  - Public Discussion Closed \_\_\_\_\_
- Commission Members Open Discussion
- Commission Vote with Explanation
  - Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_
  - Roy Colbrunn, Vice Chair Y|N
  - Terry Fife Y|N
  - Alan King Y|N
  - Jeffery Zweber, Chair Y|N

Meeting Continued until: \_\_\_\_\_, 2024, \_\_\_\_\_ p.m.

Meeting Adjourned:



**XENIA TOWNSHIP**  
**ZONING COMMISSION**  
**PUBLIC HEARING**

**January 10, 2024**  
**REZONE 1260 SHORTER AVE R TO B-2**  
**SIGN IN SHEET**

**PLEASE PRINT**

**(PLEASE SILENCE ALL ELECTRONIC COMMUNICATION  
DEVICES DURING THE MEETING.)**

NAME	ADDRESS	E-mail/Phone # (optional*)
Sherry Partee	929 Coleman	
Alan Partee	" "	
Lurtis Wingard	1785 Wilberforce Clifton	
Steve & Norma Hawshaw	1980 Weyford Dr	
James Nash	2081 Fairfield Pike, Springfield	
Neelia Jackson	1186 Wilberforce-Clifton Rd.	
Leslie Jackson	1186 Wilberforce-Clifton Rd	wkellay33@yahoo.com
Will & Wendy Jones	1285 McGinnis Dr	
Tom Johnson	1208 Hughey	
Johnny Johnson	1211 Turner Pl.	

\*Your e-mail address or phone number allows us to notify you of a reschedule of meetings.



# **1260 Shorter Ave Rezone**

## **Public Input**

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2023.12.29 See attached email

Missy Krause  
Administration Assistant  
Xenia Township  
937-372-0859

**From:** cookie3016@aol.com <cookie3016@aol.com>

**Sent:** Thursday, December 28, 2023 6:39 PM

**To:** Sherry Partee <spartee929@gmail.com>; Wanda Kelley <wkelley53@yahoo.com>

**Cc:** nwashtington@woh.rr.com; gclark8515@aol.com; janisjames@msn.com; greenzachary2002@gmail.com; cthomp1047@aol.com; cmc1388@aol.com; wilson4661@att.net; wilson5178@aol.com; andy.gradolph@gmail.com; sarai2174@gmail.com; kking@wilberforce.edu; kltlkt17@gmail.com; coachsalt51@aol.com; wingardce@hotmail.com; ocallaghan@irishhillfarm.net; dc8733@aol.com; wwashington42@hotmail.com; viviansn@aol.com; lesadevond@gmail.com; lonmax7@aol.com; jpadgettoh@aol.com; atwaterxenia@aol.com; cemforce@me.com; cvaughanjr@woh.rr.com; jakkirobinson@yahoo.com; htamecwilberforce@gmail.com; andredevond@hotmail.com; viviansdot@aol.com; kimberlystrothers@att.net; Douglass707@yahoo.com; jeanreids@outlook.com; waynenews@aol.com; wjam329305@yahoo.com; lisapilgrim2004@yahoo.com; crowebergman@gmail.com; jmj522@netzero.net; raquelrivera886.rr@gmail.com; bahibrahim@gmail.com; gwingard@aol.com; art208@aol.com; blindmom34@yahoo.com; lastanderbunch@gmail.com; panng126@aol.com; dennypierce.hillc@gmail.com; repsorlando@aol.com; michaelsiwo@gmail.com; zfluker@centralstate.edu; jthomas@centralstate.edu; ashley@ashleylynnphoto.com; buieo@bellsouth.net; Kfthompson1256@aol.com; Cindiyirenegreene@gmail.com; R\_dickerson@att.net; karen.miree@yahoo.com; Alan Stock <astock@xeniatownship.org>; neeliajackson@gmail.com; jmsw1952@aol.com; Melissa Krause <mkrause@xeniatownship.org>; pastorkary2001@aol.com; ajayi-majebi@centralstate.edu; kayleeconnor1@gmail.com; cameron@daytonarmory.com; elishacollins2002@gmail.com; dvbankston@yahoo.com; jdavenportsr@woh.rr.com; angelastegall22@gmail.com; dkjmderrick@yahoo.com; buzz2110@aol.com; dznup8klub@gmail.com; info@xeniaschools.org; mustincl@yahoo.com; ahmarr-coombs@yahoo.com; gardner7465@gmail.com; leighrichardson088@currently.com; gypalmer@gmail.com; Zehneremma98@gmail.com; Drjbeezer@gmail.com; Ajs123361@gmail.com; homemaker@xarsc-seniorcenter.org; ImTheGuyToCall@gmail.com; holytrinityame1863@gmail.com; ccllns793@gmail.com; lawar444@gmail.com; theyayawilliams@gmail.com; wjones4993@aol.com; dprodney1@gmail.com; dlet123home@gmail.com; pastorrenita@gmail.com; calihood4@gmail.com

**Subject:** Re: Rezoning request for corner of Shorter and Brushrow

I imagine whoever bought the former Ma Beatty's sandwich shop is asking to open a sandwich shop there. I do not know who the ew owner is but someone has been doing work on the building.

Sent from the all new AOL app for iOS

On Thursday, December 28, 2023, 4:52 PM, Sherry Partee <spartee929@gmail.com> wrote:

Does anyone know what the rezoning request is about? What are they wanting to do there and who wants to do it? Last question, is anyone else going to the Zoning Commission Public Hearing on 10 Jan at 6:00 at the Township Office?

Thanks for any info anybody has,  
Sherry Partee



## Melissa Krause

---

**From:** Melissa Krause  
**Sent:** Friday, December 29, 2023 8:44 AM  
**To:** 'cookie3016@aol.com'; Sherry Partee; Wanda Kelley  
**Cc:** nwashington@woh.rr.com; gclark8515@aol.com; janisjames@msn.com; greenzachary2002@gmail.com; cthomp1047@aol.com; cmc1388@aol.com; wilson4661@att.net; wilson5178@aol.com; andy.gradolph@gmail.com; sarai2174@gmail.com; kking@wilberforce.edu; kltlkt17@gmail.com; coachsalt51@aol.com; wingardce@hotmail.com; ocallaghan@irishhillfarm.net; dc8733@aol.com; wwashington42@hotmail.com; viviansn@aol.com; lesadevond@gmail.com; lonmax7@aol.com; jpadgettoh@aol.com; atwaterxenia@aol.com; cemforce@me.com; cvaughanjr@woh.rr.com; jakkirobinson@yahoo.com; htamecwilberforce@gmail.com; andredevond@hotmail.com; viviansdot@aol.com; kimberlystrothers@att.net; Douglass707@yahoo.com; jeanreidds@outlook.com; waynenews@aol.com; wjam329305@yahoo.com; lisapilgrim2004@yahoo.com; crowebergman@gmail.com; jmj522@netzero.net; raquelrivera886.rr@gmail.com; bahibrahim@gmail.com; gwingard@aol.com; art208@aol.com; blindmom34@yahoo.com; lastanderbunch@gmail.com; panng126@aol.com; dennypierce.hillc@gmail.com; repisorlando@aol.com; michaelsiwo@gmail.com; zfluker@centralstate.edu; jthomas@centralstate.edu; ashley@ashleylynnphoto.com; buieo@bellsouth.net; Kfthompson1256@aol.com; Cindyirenegreene@gmail.com; R\_dickerson@att.net; karen.miree@yahoo.com; Alan Stock; neeliajackson@gmail.com; jmsw1952@aol.com; pastorkary2001@aol.com; ajayi-majebi@centralstate.edu; kayleeconnor1@gmail.com; cameron@daytonarmory.com; elishacollins2002@gmail.com; dvbankston@yahoo.com; jdavenportsr@woh.rr.com; angelastegall22@gmail.com; dkjmderrick@yahoo.com; buzz2110@aol.com; dznpu8klub@gmail.com; info@xeniaschools.org; mustincl@yahoo.com; ahmarr\_coombs@yahoo.com; gardner7465@gmail.com; leighrichardson088@currently.com; gypalmer@gmail.com; Zehneremma98@gmail.com; Drjbeezer@gmail.com; Ajs123361@gmail.com; homemaker@xarsc-seniorcenter.org; ImTheGuyToCall@gmail.com; holytrinityame1863@gmail.com; ccllns793@gmail.com; lawar444@gmail.com; theyayawilliams@gmail.com; wjones4993@aol.com; dprodney1@gmail.com; dlet123home@gmail.com; pastorrenita@gmail.com; calihood4@gmail.com  
**Subject:** RE: Rezoning request for corner of Shorter and Brushrow  
**Attachments:** 1260 Shorter rezone info.pdf

Good morning all.

Project One Globe LLC, owner of 1260 Shorter Ave, is requesting a zone change from (R) Residential to (B-2) Neighborhood Business District.

Their top five (5) uses for this property is:

- Daycare
- Restaurant
- Vertical Farming
- Food Processing
- Entertainment Center for Student Gaming and other types of like entertainment

Please see attached PDF, or visit our website for more information.

Thank You,

Interesting. I am not sure about food processing or a place for students to game. Those might be a bit noisy and the restaurant might be a good thing for some, but again, noise and cars, and I do not know what vertical farming is, reminds me of Jack and the Beanstalk. I think the voices that need to be heard are from the people it will impact the most. It is pretty far away from my house. Happy New Year to all!

**Dr. M. Cookie Newsom**

*Be ashamed to die until you have won some victory for mankind. ---  
Horace Mann*





RESOLUTION

XENIA TOWNSHIP

:

Project One Globe LLC

:

1260 Shorter Ave

ZONING COMMISSION

Wilberforce, OH 45384

.....

**WHEREAS**, an application was received from the above-named applicant on December 4, 2023 requesting change of zoning of a parcel of land from R-Residential to B-2 Highway Neighborhood District located at 1260 Shorter Ave containing 2.8165 acres more or less, Parcel ID #M36000200270006800, Xenia Township, Greene County, OH, and

**WHEREAS**, on December 7, 2023 all information received from the applicant was forwarded to the Greene County Regional Planning & Coordinating Commission for their review, and

**WHEREAS**, the request will be received on or before December 17, 2023 from the Greene County Regional Planning & Coordination Commission, and

**WHEREAS**, December 22, 2023 notices were mailed to the surrounding property owners within the required five hundred (500) feet radius of the subject parcels and on December 22, 2023 notice was published in the Xenia Daily Gazette of the time, date and place of the scheduled Public Hearing regarding the requested zoning, and

**WHEREAS**, Public Hearings were held on January 10, 2023 at 6:00 P.M. at 8 Brush Row Road, Xenia, Ohio 45385, and

**WHEREAS**, all persons were given an opportunity to be heard for and against the requested rezoning from R-Residential to B-2 Neighborhood Business District, and

**WHEREAS**, after all evidence was presented and questions and comments from the Zoning Commission and audience members were responded to by the applicant, and after careful consideration and deliberation the Xenia Township Zoning Commission finds that:

1. The property is zoned R-Residential District in accordance with the Official Xenia Township Zoning Map.
2. Greene County Regional Planning & Coordinating Commission voted to recommend approval of the rezone from R-Residential to B-2 Neighborhood Business District.
3. The requested rezone location is in the proximity of Central State and Wilberforce University

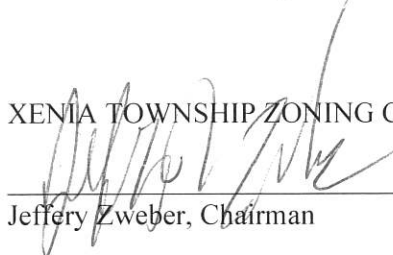
**NOW, THEREFORE BE IT RESOLVED THAT THE XENIA TOWNSHIP ZONING COMMISSION** with the motion made by Jeffrey Zweber and seconded by Alan King, does hereby recommend approval of the requested rezoning of 2.8165 acres located at 1260 Shorter Ave from R-Residential, to B-2 Neighborhood Business District with no conditions:

All information on file shall be forwarded to the Xenia Township Board of Trustees for their final decision.

VOTE AS FOLLOWS:

ADOPTED:

XENIA TOWNSHIP ZONING COMMISSION

  
Jeffery Zweber, Chairman

\_\_\_\_\_  
AYE

Terry G. Fife  
Terry Fife NAY

Roy Colbrunn Vice-Chair AYE

Alan King  
Alan King AYE

Alan D. Stock  
Alan D. Stock, Zoning Inspector/Clerk



# Xenia Township

ALAN STOCK  
Zoning Inspector  
8 Brush Row Road  
Xenia, OH 45385  
(937)372-0859  
FAX (937)372-3343  
[www.xeniatownship.org](http://www.xeniatownship.org)

## ZONING COMMISSION

Roy Colbrunn  
Terry Fife  
Alan King  
Jeffrey Zweber

## BOARD OF ZONING APPEALS

Nathan Anthony  
Janis James  
Darren Jones  
Aidan Kolbe

January 11, 2024

Xenia Township Board of Trustees  
8 Brush Row Road  
Xenia, OH 45385

Dear Trustees:

Please accept this letter of conveyance from the Xenia Township Zoning Commission recommending your approval of a Map Amendment change from R (Residential) to B-2 (Neighborhood Business District) at 1260 Shorter Ave, Parcel No.M36000200270006800. This parcel is owned by Project One Globe LLC.

Attached is the Resolution passed by the Xenia Township Zoning Commission at their Public Hearing held January 10, 2024.

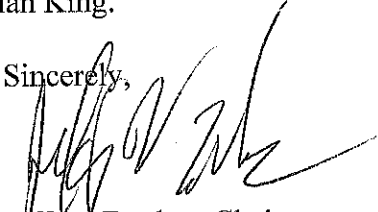
Roy Colbrunn	- AYE
Terry Fife	- NAY
Alan King	- AYE
Jeffrey Zweber	- AYE

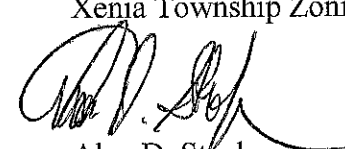
The Commission asks for you to set a Public Hearing date within 30 days.

Thank you for your consideration of this matter.

Motion made by Jeffrey Zweber and seconded by Alan King.

Sincerely,

  
Jeffery Zweber, Chair  
Xenia Township Zoning Commission

  
Alan D. Stock  
Zoning Inspector

**XENIA TOWNSHIP ZONING COMMISSION  
PUBLIC HEARING  
ZONING MAP AMENDMENT 1260 SHORTER AVE  
M36000200270006800  
RESIDENTIAL (R) TO NEIGHBORHOOD BUSINESS (B-2)**

January 10, 2024

The Xenia Township Zoning Commission held a public hearing on January 10, 2024 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH 45385.

Chairman Jeffery Zweber called the meeting to order at 6:00 p.m.

All participated in the Pledge of Allegiance.

Roll Call: Roy Colbrunn, Terry Fife, Alan King, Jeffrey Zweber, Alan Stock, Zoning Inspector.

**Jeffrey Zweber, Zoning Commission, Chair**, explained the rules and procedures for the Public Hearing and asked Alan Stock, Zoning Inspector to go over the Ohio Revised Code (ORC) requirements for this hearing and whether these have been met.

**Alan Stock, Zoning Inspector**, went over the Exhibits for this hearing and discussed each of them, and after checking all exhibits he stated that he agreed that all of the ORC procedures have been met and have been verified and placed so that the Zoning Commission can hear this application in its entirety this evening.

Exhibit A: Application

Exhibit B: Proof of Public notices (Newspaper Notice, Sign, Letters to Neighbors, Website, Procedure Check List)

Exhibit C: Staff Report

Exhibit D: Greene County Regional Planning and Coordinating Commission Recommendation

Exhibit E: Agenda

Exhibit F: Public Comments

**Jeffrey Zweber, Zoning Commission, Chair**, asked the petitioner to step to the podium and make their presentation.

**Thomas Johnson, 1268 Hughey, Wilberforce, Ohio, 45384, owner of 1260 Shorter Ave**, stated that \$75,000.00 has already been spent in cleaning up the property. He then stated that they have a MOU with Central State. Mr. Johnson stated that they want

to bring back the daycare and restaurant and to also incorporate vertical farming and entertainment area in the gym. He then stated that they want to bring back things to Wilberforce that were once there.

**Roy Colbrunn, Zoning Commission**, stated that he is concerned with the state of the gym and asked if they would be able to repair it or if it would need to be torn down and built new.

**Johnny Johnson, 1211 Turner Place, Wilberforce, Ohio, 45384**, stated that the building is structurally sound, with only a ground leak under the stage and that the plumbing is good. He went on to say that there are more problems with the little building because of vandalism.

**Thomas Johnson, 1268 Hughey, Wilberforce, Ohio, 45384, owner of 1260 Shorter Ave.**, stated that the fire department had been there because all the utilities had been left on and the gas meter had been hit during clean up. He went on to state that the gas is turned off, but the electric is still on.

**Terry Fife, Zoning Commission**, asked if Mr. Johnson worked for Project One Globe LLC.

**Thomas Johnson, 1268 Hughey, Wilberforce, Ohio, 45384, owner of 1260 Shorter Ave.**, stated that during COVID, he worked with Doctors 365 and when he came home, he found business struggling and wanted to help them. He stated that Project One Globe LLC was formed to help businesses to achieve success through mergers and acquisitions.

**Jeffrey Zweber, Zoning Commission, Chair**, stated that the parcel in question is surrounded by Residential, and asked Mr. Johnson if he was aware of the screening requirements to protect Residential from Businesses, to be a good neighbor.

**Thomas Johnson, 1268 Hughey, Wilberforce, Ohio, 45384, owner of 1260 Shorter Ave.**, stated that he is being a good neighbor by cleaning up the property. He then stated that he knows the neighbors, and that he lives just down the road from the property. Mr. Johnson then stated that he knows a lot of people won't want change because change is scary. He then stated that he wants to grow the community.



**Alan King, Zoning Commission**, asked if Mr. Johnson was aware of Section 515, Screening, in the Zoning Resolution.

**Thomas Johnson, 1268 Hughey, Wilberforce, Ohio, 45384, owner of 1260 Shorter Ave.**, stated that the only residence next to the parcel, is owned by himself.

**Alan Stock, Zoning Inspector**, clarified that all of the properties surrounding this property are zoned Residential. He went on to state that occupancy will need to be obtained for each building and that will include inspections from the fire department, building regulations, screening and parking for each building.

**Thomas Johnson, 1268 Hughey, Wilberforce, Ohio, 45384, owner of 1260 Shorter Ave.**, stated that they have a team of people to do the work. He went on to state that he is in the process of building dorms at Wilberforce University, and has no problem complying with regulations.

**Alan King, Zoning Commission**, asked where food processing and vertical farming fits into a B-2.

**Alan Stock, Zoning Inspector**, stated that vertical farming was similar to Section 407.2 H,I,J. Mr. Stock further stated that according to ORC, you cannot restrict Agricultural practices regardless of zoning district.

**Terry Fife, Zoning Commission**, asked if the vertical farming would be strictly educational or educational and retail.

**Thomas Johnson, 1268 Hughey, Wilberforce, Ohio, 45384, owner of 1260 Shorter Ave.**, stated that it would be for educational purposes. He further stated that they presented this idea to Central State and they decided to be partners for the vertical farming.

**Jeffrey Zweber, Zoning Commission, Chair**, opened Public Comments at 6:45 PM.

Wilber Jameson, 1285 McGinnis Dr, Wilberforce, Ohio, 45384, asked what was being done with the existing building, what was being torn down or built on the property. He went on to ask how traffic would be accommodated. Mr. Jameson then stated that he is worried that this is the first of several transactions to transform Wilberforce into Intercity USA.

Jeffrey Zweber, Zoning Commission, Chair, stated that the vision and plans that are presented today, are only somewhat relevant to the matter at hand. He went on to state that the matter at hand, is limited to the rezoning of the parcel. Mr. Zweber stated that there are a lot of allowable uses in a B-2, and what was presented tonight, does not bind them, if granted. He further explained that there is a list of zoning and building procedures required for anything that is planned for the buildings.

Wilber Jameson, 1285 McGinnis Dr, Wilberforce, Ohio, 45384, stated that the Zoning Board will make a decision that will impact the community without knowing the real intentions for the property. Mr. Jameson then stated that the Zoning Board has interest in the transaction.

Jeffrey Zweber, Zoning Commission, Chair, stated that the job of the Zoning Board is the interest of Xenia Township. He went on to state that it is completely inappropriate for Board to make a decision based on personal interest.

Wilber Jameson, 1285 McGinnis Dr, Wilberforce, Ohio, 45384, stated that the Board will be making a decision without knowing what they are really making a decision about other than trying to bail out someone that purchased a property that was not zoned for what they want to do. He stated that he saw this with the dorms on Shorter Ave and it is a start of many transactions to come that will impact the neighborhood.

Curtis Wingard, 1785 Wilberforce-Clifton Rd, Xenia, Ohio 45385, asked if the rezoning will impact the road way by needing to be widened, have need for flashing lights, speed limits, etc.

Jeffrey Zweber, Zoning Commission, Chair, stated that traffic improvements is the last leg of the decision, because you don't know what will be coming.

Curtis Wingard, 1785 Wilberforce-Clifton Rd, Xenia, Ohio 45385, stated that residents will absorb the cost of the road improvements.

Alan Partee, 929 Coleman Ave, Wilberforce, Ohio 45384, state that they should be looking towards the future, not the past. He went on to state that he would like to see houses there, not a business and there are other places for businesses.

Jim Nash, 2081 Fairfield Pk, Springfield, Ohio 45502, stated that he owns property on Shorter Ave, and asked if there would be a fence to keep people off private property.

Jeffrey Zweber, Zoning Commission, Chair, stated that there would be screening requirement to separate residences and businesses.

Jim Nash, 2081 Fairfield Pk, Springfield, Ohio 45502, asked Mr. Johnson where he lived.

Thomas Johnson, 1268 Hughey, Wilberforce, Ohio, 45384, owner of 1260 Shorter Ave, obliged.

Jim Nash, 2081 Fairfield Pk, Springfield, Ohio 45502, asked if all the other properties in the neighborhood would stay the same zoning.

Jeffrey Zweber, Zoning Commission, Chair, stated that 1260 Shorter is the only property to be rezoned.

Wanda Kelly, 1285 McGinnis Dr, Wilberforce, Ohio, 45384, stated that people are already moving out of the community because of traffic and how the community is changing. She went onto state that there are people parking on the street even with a no parking sign, and there is trash on the road from the students. She went on to state that Central State students should be entertained on the campus.

Johnny Johnson, 1211 Turner Place, Wilberforce, Ohio, 45384, stated that he has lived in Wilberforce for 14 years and has worked for Central State and Wilberforce

University for 25 years. He went on to state that they live in a community with two colleges, so there will always be traffic and trash. He then stated that they did a good thing by cleaning up the property. Mr. Johnson then stated that the buildings sat empty for 30 years and as soon as change was asked for, it became a problem.

**Yvone Craft-Harshaw, 1280 Wenofred Dr, Wilberforce, Ohio 45384**, stated that the saying is "Change is Growth" but putting concrete on land is not necessarily progress or growth. She stated that she appreciated the clean up of the property, but it will now be cluttered with traffic and no room for parking. She went on to say that traffic, parking, and crowds of people does not seem like a good thing and is not growth or progress. She then suggested to build homes or make it a parking lot, but not an entertainment center.

**Neela Jackson, 1186 Wilberforce-Clifton Rd, Wilberforce, Ohio 45384**, stated that she grew up in Wilberforce when they did not have Speedway or Subway, but they did have Ma' Baties and a daycare. She further stated that a daycare would be beneficial to the community. Ms. Jackson then stated that the property owner is asking to rezone from Residential to B-2, which is Business, not Commercial. She then stated that she did not hear plans to tear down any buildings or pour concrete. She then stated that there would be security and fencing. She then said that the property has been sitting empty for 30 years and that the plan is to repurpose the existing buildings and that going from no use to a somewhat similar use is not a bad change. She then stated that she could not see putting five houses on the property and that parking could be addressed and could be available to park elsewhere. She then stated that she is in favor of the proposed rezone.

**Yvone Craft-Harshaw, 1280 Wenofred Dr, Wilberforce, Ohio 45384**, stated that she did not say anything about demolishing the existing building and that she does appreciate that the property has been cleaned up. She then stated that they will have to pour concrete to accommodate parking because there will not be enough parking for people going to the entertainment center, to eat, or people working and or taking their kids to the daycare.

**Thomas Johnson, 1268 Hughey, Wilberforce, Ohio, 45384, owner of 1260 Shorter Ave.**, stated that there is a lot of emotions in the room and wanted to thank everyone for coming. He went on to say that the Zoning Regulations will dictate how many parking spaces are required. He then stated that most of the college students do not have cars and need places that they can walk to. Mr. Johnson then stated that he knew what he

was buying and that this is not about making money, it is about bringing back things to the community that was already there once.

**Johnny Johnson, 1211 Turner Place, Wilberforce, Ohio, 45384**, stated that there is pavement on the property, it is just overgrown with grass.

**Jeffrey Zweber, Zoning Commission, Chair**, closed Public Comments at 7:25 PM.

**Jeffrey Zweber, Zoning Commission, Chair**, asked for Zoning Commission deliberation.

**Roy Colbrunn, Zoning Commission**, stated that he sees good points on both sides and that he is concerned how this would affect the residents. He went on to say that Payne is not zoned properly, but is Grandfathered, and this property owner wants to properly zone the property for its intended uses. He then stated that a rezone will stay with the property and if sold, the new owners could do anything listed on the B-2 Uses. Mr. Colbrunn then stated that the gym's structure scared him as a firefighter, but they will be required to bring all the buildings up to code before occupancy is permitted. He then stated that he is not sure that traffic will increase any more than it already has with the new dorms. He then stated that he sees the improvements and hears the concerns of the residents that have to deal with the changes.

**Alan King, Zoning Commission**, stated that the Board tries to accommodate owners of properties to use their land as they see fit with minimal annoyance to the neighbors, legal and lawful. He went on to say that he would rather see buildings used rather than falling down, and that it would be nice to have newly updated facilities that the community needs and a place to a sit-down meal. Mr. King then stated that screening and parking would be required for the property. He then stated that this property has already been a business. Mr. King said that the cons would be more traffic, noise and trash and once turned B-2, could be many different things. He then stated that this property is not a positive for this area as it sits now, so he is more pro for this rezone.

**Terry Fife, Zoning Commission**, stated that she is concerned that rezoning this property could be like Xenia City after the tornado on 1974. She then stated that h=she is trying to keep her personal feelings in check. She went on to say that Wilberforce is unique and once rezoning is granted, anything can be done on the property that is allowable by the Zoning Resolution. Ms. Fife then stated that she has confidence in the

Zoning Regulations, but needs to understand what areas may change and how it will affect Xenia Township.

**Jeffrey Zweber, Zoning Commission, Chair**, stated that the current zoning is for single family homes and could be divided into five single family parcels. He went on to say that the history of the parcel has never been single family homes, and has always been a restaurant, daycare and a gym. He went on to say that going to single family homes, would be a change in use for the property. Mr. Zweber stated that the property has been abandoned and fell into disrepair. He then stated that the property could be rezoned to match across the street to be Multi Family and then would have apartments on the property. Mr. Zweber went on to say that they do not like to do spot zoning, and that RM or IG would not be spot zoning, but the issues with traffic and parking would still be there. He then stated that there is B-2's in the neighborhood, so it is not a new use, just expanding a use that is just a few feet away, and the parcel has already been B-2 once. Mr. Zweber stated that it all comes down to any development or no development of the parcel. He then asked if not this parcel, where would it be better to expand the intensity of the neighborhood, that this parcel is the most promising candidate for increasing the intensity of use. He went on to say that this is a good thing to allow more intense land use in the neighborhood. Mr. Zweber stated that he is going to vote for the rezone because this is a good place for development and it was already this use before. He went on to say that he does not feel like this is a change in use, only making the map consistent with growth and development in the neighborhood.

**Roy Colbrunn, Zoning Commission**, stated that this would be an improvement to the community.

**Alan King, Zoning Commission**, stated that there are many parcels in the neighborhood that should be zoned differently for their uses.

Motion to approve the rezone of 1260 Shorter Ave from Residential (R) to Neighborhood Business (B-2) was made by Jeffrey Zweber and seconded by Alan King.

**Jeffrey Zweber, Zoning Commission**, called for a vote.

Roy Colbrunn - AYE

Terry Fife - NAY



Alan King - AYE

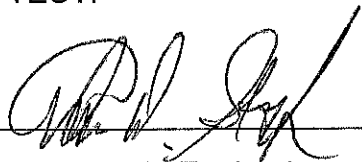
Jeffrey Zweber - AYE

**MOTION PASSED**

**Jeffrey Zweber, Zoning Commission,** called for a motion to adjourn.

Jeffery Zweber moved to adjourn the public hearing; Roy Colbrunn seconded the motion. All voted AYE. Hearing adjourned 7:55 PM

ATTEST:

  
\_\_\_\_\_  
Alan D. Stock, Zoning Inspector



### Township Zoning Amendment Procedure Checklist

Changes in the zoning text and changes in the zoning map (district change), follow the same procedure. The following checklist has been adopted from R.C. 519.12.

Item	Action	Date	Checked by
1	Initiation/Receipt of Zoning Amendment	2023.12.04	MMK
2	Copy of proposed amendment transmitted to the Regional Planning and Coordinating Commission of Greene County (RPCC) within five days after receipt.	2023.12.07	ADS
3	Public Hearing date set for Zoning Commission to be set not less than twenty nor more than forty days form receipt of amendment.	2023.12.07	MMK
4	Newspaper notice for Zoning Commission of Public Hearing must be published at least ten days prior to the hearing in a newspaper of general circulation in the township.	2023.12.22	MMK
5	Written notice to property owners for Zoning Commission Hearing within, contiguous to, and directly across the street from the land to be rezoned must be sent at least ten days before the public hearing if ten or fewer parcel of are proposed to be rezoned.	2023.12.22	MMK
6	Publication of date on XTWP website	2023.12.26	MMK
7	Publication of date by sign posted in applicants yard	2023.12.26	MMK
8	RPCC Review	2023.12.17	NA
9	RPCC transmits recommendation to the Township Zoning Commission	2023.12.21	NA
10	Township Zoning Commission public hearing	2024.01.10	ADS
11	Township Zoning Commission decision must be made within thirty days of public hearing	2024.01.10	ADS
12	Township Zoning Commission transmits recommendation to the Township Trustees	2024.01.18	ADS
13	Set date for Township Trustee public hearing within thirty days of receipt of the zoning commission's recommendation.	2024.01.18	ADS
14	Newspaper notice for Township Trustee public hearing must be published at least ten days prior to the hearing in a newspaper of general circulation in the township/residential Letter/sign on property.	2024.01.22/ 23	MMK
15	Written notice to property owners for Zoning Commission Hearing within, contiguous to, and directly across the street from the land to be rezoned must be sent at least ten days before the public hearing if ten or fewer parcel of are proposed to be rezoned.	2024.01.19	MMK
16	Publication of date by sign posted in applicants yard	2024.01.22	MMK
17	Publication of date on XTWP website	2024.01.19	MMK
18	Township Trustee public hearing	2024.02.01	ADS
19	Township Trustees decision must be within twenty days of the public hearing.		

### **LEGAL NOTICE**

The Xenia Township Trustees, Greene County, Ohio gives notice that a Public Hearing will be held on **February 1, 2024 at 6:00 p.m.** on the application received from Project One Globe LLC, owner of 1260 Shorter Ave, Xenia, OH 45385 Parcel # M36000200270006800, requesting a map amendment change from Residential (R) to Neighborhood Business District (B-2). The hearing will be held at the Xenia Township Trustees' Office, 8 Brush Row Road, Xenia, OH 45385.

Interested persons may appear at this scheduled Hearing to express their opinion with respect to this requested map amendment change.

### **XENIA TOWNSHIP ZONING COMMISSION**

L. Stephen Combs, Chair  
Alan D. Stock, Township Administrator  
8 Brush Row Road  
Xenia, OH 45385

PUB: January 22, 23, 2024  
90186447

# 1260 SHORTER AVE TRUSTEE SIGN

2024.01.22





# Xenia Township

ALAN STOCK  
Zoning Inspector  
8 Brush Row Road  
Xenia, OH 45385  
(937)372-0859  
FAX (937)372-3343  
[www.xeniatownship.org](http://www.xeniatownship.org)

TRUSTEES  
L. Stephen Combs, Chair  
Scott W. Miller  
Jeremy VanDyne

ZONING COMMISSION  
Roy Colbrunn  
Terry Fife  
Alan King  
Jeffrey Zweber, Chair

January 19, 2024

## NOTICE TO PROPERTY OWNERS OF A PUBLIC HEARING

Notice is hereby given that an application was received by the Xenia Township Board of Zoning from Project One Globe LLC, owner of 1260 Shorter Ave, Xenia, OH 45385 Parcel #M36000200270006800, requesting a map amendment change from Residential (R) to Neighborhood Business District (B-2).

### PUBLIC HEARING WILL BE HELD ON THIS LETTER OF REQUEST BY THE XENIA TOWNSHIP TRUSTEES

DATE: February 1, 2024 TIME: 6:00 p.m.  
PLACE: Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH 45385

This notice is for the purpose of giving you and every other neighbor an opportunity to appear or to express your opinion at the Hearing in support or in opposition to this request. You may come in person to express your views, or may express your views in writing, but the letter must be received by the Zoning Inspector on behalf of the Zoning Commission before the date of Hearing.

The Hearing on this matter is not limited to those receiving copies of this notice. If you know of any neighbor or affected property owner who for any reason has failed to receive a copy of this notice, it would be appreciated if you would inform them of this Hearing. Additional information concerning this request may be obtained during normal office hours at the Xenia Township Trustees Office.

XENIA TOWNSHIP TRUSTEES  
L. Stephen Combs, Chair  
Alan Stock, Zoning Inspector  
8 Brush Row Road  
Xenia, OH 45385



The Xenia Township Trustees, Greene County, Ohio gives notice that a Public Hearing will be held on February 1, 2024 at 6:00 p.m. on the application received from Project One Globe LLC, owner of 1260 Shorter Ave, Wilberforce, OH 45384 Parcel # M36000200270006800, requesting a map amendment change from Residential (R) to Neighborhood Business District (B-2). The hearing will be held at the Xenia Township Trustees' Office, 8 Brush Row Road, Xenia, OH 45385.

Interested persons may appear at this scheduled Hearing to express their opinion with respect to this requested map amendment change.

XENIA TOWNSHIP TRUSTEE

Stephen Combs, Chair

Alan D. Stock, Township Administrator

8 Brush Row Road



12:14 PM  
1/19/2024



## Regional Planning and Coordinating Commission of Greene County

651 Dayton-Xenia Road • Xenia, Ohio 45385-2699  
Phone 937-562-7480 • Fax 937-562-7485



DeAndra Navratil, AICP, Executive Director  
E-mail: [deandra.navratil@greencountyohio.gov](mailto:deandra.navratil@greencountyohio.gov)

12/21/2023

### Member Jurisdictions

### Greene County

#### Cities

Bellbrook  
Fairborn

#### Villages

Clifton  
Jamestown  
Spring Valley  
Yellow Springs

#### Townships

Bath  
Beavercreek  
Caesarscreek  
Cedarville  
Jefferson  
Miami  
New Jasper  
Ross  
Silvercreek  
Spring Valley  
Sugarcreek  
Xenia

Alan Stock  
Xenia Township  
8 Brush Row Road  
Xenia, Ohio 45385

Dear Applicant,

The Regional Planning and Coordinating Commission of Greene County convened on December 17<sup>th</sup>, 2023 to review and vote on Resolution #23-12-19-4E, the zoning map amendment for 1260 Shorter Avenue, Wilberforce, Ohio 45384.

The Executive Committee voted to recommend approval of the proposed zoning map amendment.

For any questions regarding this decision, please contact staff at the Department of Regional Planning and Coordinating Commission.

Thank you,

Taylor Baer  
Planner  
937-562-7487



**XENIA TOWNSHIP TRUSTEE  
PUBLIC HEARING ZONING MAP AMENDMENT  
1620 Shorter Road, M36000200270006800  
from Residential 1, "R-1" to B-2, Neighborhood Business District**



**February 1, 2024**

**6:00 P.M.**

- Pledge
- Roll Call
  - Steve Combs, Chair
  - Scott Miller, Vice Chair
  - Jeremy VanDyne, Trustee
  - Alan Stock, Zoning Inspector
- Meeting Decorum
  - All presentations and comments are to be made to the Chair. Those wishing to speak should complete the orange, half sheet of paper and provide it to our Zoning Inspector. Please repeat your name and Address for the record. Comments made should reflect the purpose of the Public Hearing, not the character of any individuals or institutions.
  - Decisions will be made based on the District Purpose(s) of the Township Zoning Resolution and discussion of merit regarding a change in the neighborhood character.
- Confirmation of Process and Notification, Zoning Inspector Stock
  - Reading request into minutes
  - Process Verification with Exhibit identification
- Zoning Map Amendment to be Considered
  - Presentation of Petitioner, 15 minutes
  - Clarifying questions from the Trustees
  - Opening Public Discussion at \_\_\_\_\_
    - Those desiring clarification questions or provide a general statement
    - Those in Opposition of Rezoning
    - Those in Favor of Rezoning
    - Any final clarification from Trustees
  - Public Discussion Closed \_\_\_\_\_
- Trustees Open Discussion
- Trustee Vote with Explanation
  - Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_

Steve Combs, Chair	Y   N
Scott Miller, Vice Chair	Y   N
Jeremy VanDyne	Y   N

**Meeting Continued until: \_\_\_\_\_, 2024, \_\_\_\_\_ p.m.**

**Meeting Adjourned:**