

EXHIBIT

A

Zoning Certificate

Xenia Township

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



Certificate Number: 2025025

ADDRESS: 1611 US 68

PARCEL NO.: M36000200361003700

ZONING: A

ISSUED TO: DARIN MORRIS
1611 US 68
XENIA OH 45385

PERMIT TYPE: Board of Zoning Appeals

DETAILS: VARIANCE TO INTERIOR SETBACK

PERMIT DATE: 03/26/2025

FEE: 0.00

EXPIRE DATE: 03/26/2026

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.

This Zoning Certificate will be forwarded to Greene County Building Regulations and Greene County Engineers Office, if SM4 is applicable. You will need to contact one or both Departments for further instructions.

APPROVED BY:

DATE:

Zoning Inspector

03/26/2025



**XENIA TOWNSHIP
GREENE COUNTY, OHIO
XENIA TOWNSHIP BOARD OF ZONING APPEALS**

NOTICE OF APPEAL FOR AREA VARIANCE

Only the property owner, or their legal, authorized agent, can make an appeal to the Board of Zoning Appeals, therefore, I hereby appeal to the Board of Zoning Appeals the refusal of a Zoning Certificate (attached hereto) by the Xenia Township Zoning Inspector for the following property:

Name of Property Owner: Darin Morris Phone: 937-681-6936
Address of Property: 1611 US68 S. City: Xenia Zip: 45385
Acreage of Property: .975 Parcel Number: M36-0002-0036-1-0037-00
Owner Address: 1611 US68 S. City: Xenia State: OH Zip: 45385

The specific variance requested for this parcel to avoid unnecessary hardship is:

Variance to allow reduced Footage of setback for
accessory structure that is erected on property.

An area variance is an exception to the regulations of the Xenia Township Zoning Resolution. The applicant shall submit on a separate piece(s) of paper the answers to the following Duncan Standard.

In 1986 the Ohio Supreme Court oversaw the case of Duncan vs Middlefield. This case was due to the plaintiff, Duncan, requesting an **area variance** that was denied by the local Board of Zoning Appeals Board. Due to this case the Ohio Supreme Court has prescribed seven guidelines to follow in making the decision of granting an area variance. These seven guidelines are referred to as the Duncan Criteria and are listed as follows:

1. Whether the property in question will yield a reasonable return or whether there can be beneficial use of the property without the variance
2. Whether the variance is substantial
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance
4. Whether the variance would adversely affect the delivery of government goods
5. Whether the property owner purchased the property with knowledge of the zoning requirements
6. Whether the property owner's predicament can feasibly be obviated through some other method than a variance
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance

The applicant shall submit on a separate piece(s) of paper the answers to the Xenia Township Zoning Resolution Standards.

1. Conditions and Circumstances: What special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.
2. Property Rights: What literal interpretation of the provisions of the Zoning District's would deprive the applicant of property rights commonly enjoyed by other properties in the same district under the terms.
3. No Special Privilege: Why will granting the variance requested not confer on the applicant any special use or privilege denied by this Resolution to other lands, structures, or building in the same district.
4. Harmony with Locality: Why will the variance requested not alter the essential character of the locality

THIS APPLICATION IS ACCOMPANIED BY A FEE IN THE AMOUNT OF THREE HUNDRED DOLLARS (\$300.00) FOR THE PURPOSE OF DEFRAIVING EXPENSES OF PUBLISHING NOTICES IN THE NEWSPAPER AND MAILING COSTS AND RECORDING FEES. ***NO REFUND WILL BE ISSUED FOR ANY REASON***

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.

Darin Morris

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.

Darin Morris

Applicant(s) Signature(s)

Sworn to before me by the said Darin Morris and by him/her subscribed in my presence this 25 day of March, 2025.

My Commission expires August 14, 2029

Melissa

Notary



MELISSA KRAUSE
Notary Public
State of Ohio
My Comm. Expires
August 14, 2029

Revised 2022.04.20

Zoning appeal for variance questions

1. The variance will allow storage building for preservation of owner's classic cars. Their protection could not be achieved without a structure which will not fit on the property anywhere else. Moving the building would cause it to interfere with septic leach field.
2. I don't feel that the variance for setback is a substantial alteration in the zoning rules
3. This building replaces the old wooden shed that was falling down due to age and a shifted foundation. So I believe this will be a significant improvement on property value.
4. I don't believe this will have any affect on delivery of Government goods.
5. I was not aware of the setback of 40' from interior property lines. My research had shown 10' setback for auxilliary buildings because I didn't realize the difference in A1 agriculture rules.
6. The variance would be the only feasible way to allow a storage barn to fit on the property.
7. I believe the property is improved with this variance being issued and no encroachment or detriment on neighboring properties.

Conditions or Circumstance

1. The shape of the lot and the location of the septic is a problem unique to this property.
2. As stated before in trying to honor the setback of 40' wouldn't allow a building anywhere on the property as it is.
3. This simply allows for indoor storage of my possessions while not granting any special uses or extreme circumstances.
4. This would be a structure not unlike many of the surrounding properties already had 'grandfathered in' from previous zoning rules.



Board of Zoning Appeals 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 Appeal	2025.03.26	MK
2	Public Hearing date set for Board of Zoning Appeals to be set not less than twenty nor more than forty days form receipt of amendment.	2025.03.31	ADS
4	Written notice to property owners for Board of Zoning Appeals 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.	2025.04.04	MK
5	Publiation of date on XTWP website	2025.04.03	MK
6	Publication of date by sign posted in aplicants yard	2025.04.04	MK
7	Township Board of Zoning Appeals public hearing	2025.04.15	ADS

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 admendment procedures is provided for general use. Section 519.12 should be reviewed for specific language and current law.

LEGAL NOTICE

The Xenia Township Board Zoning Appeals, Greene County, Ohio gives notice that a Public Hearing will be held on April 15, 2025 at 6:00 p.m. on the application received from Darin Morris, owner of 1611 US 68, Xenia, OH 45385 (Parcel #M36000200361003700), requesting a Variance of Section 504.1 for Accessory Structure in the Required Interior Yard in the Agricultural District. 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 Variance to Accessory Structure in the Required Interior Yard in the Agricultural District.

XENIA TOWNSHIP BOARD ZONING APPEALS

Nathan Anthony, Chair

Alan D. Stock, Clerk

8 Brush Row Road

Xenia, OH 45385

1611 US 68 BZA SIGN UPDATE

2025.04.04





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

Terry Fife
Alan King
M. Cookie Newsom
Jeffrey Zweber

BOARD OF ZONING APPEALS

Nathan Anthony
Virgil Ferguson
Janis James
Darren Jones
Aidan Kolbe

April 4, 2025

NOTICE TO PROPERTY OWNERS OF A PUBLIC HEARING

Notice is hereby given that the Xenia Township Board of Zoning Appeals will hold a Public Hearing for consideration to issue a Variance of Section 504.1 for Accessory Structure in the Required Interior Yard in the Agricultural District,
1611 US 68, Xenia, Ohio 45385, Parcel #M36000200361003700

PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE XENIA TOWNSHIP BOARD OF ZONING APPEALS

DATE: April 15, 2025 TIME: 6:00 p.m.

PLACE: Xenia Township Board of Trustees Office, 8 Brush Row Road, Xenia Ohio 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 consideration for this hearing. You may come in person or authorize anyone else to represent you, or you may express your views in writing, but the letter must be received by the Board, in care of Alan Stock by mail at 8 Brush Row RD, Xenia, Oh 45385 or email astock@xeniatownship.org 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 or online at www.xeniatownship.org or email astock@xeniatownship.org

XENIA TOWNSHIP BOARD OF ZONING APPEALS
Nathan Anthony, Chair
Alan Stock, Clerk
8 Brush Row Road
Xenia, OH 45385

ATTENTION XENIA TOWNSHIP RESIDENTS:

XENIA TOWNSHIP BZA WILL BE HOLDING TWO (2) HEARINGS ON APRIL 15, 2025

The Xenia Township Board Zoning Appeals, Greene County, Ohio gives notice that a Public Hearing will be held on April 15, 2025 at 6:00 p.m. on the application received from Darin Morris, owner of 1611 US 68, Xenia, OH 45385 (Parcel #M36000200361003700), requesting a Variance of Section 504.1 for Accessory Structure in the Required Interior Yard in the Agricultural District. 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 Variance to Accessory Structure in the Required Interior Yard in the Agricultural District.

XENIA TOWNSHIP BOARD ZONING APPEALS

Nathan Anthony, Chair

Alan D. Stock, Clerk

8 Brush Row Road

Xenia, OH 45385

1611 US 68 BZA Neighbors

Name	Address	
Darin Morris	1611 US 68	Xenia OH 45385
William Everett	1634 Winchester Rd	Xenia OH 45385
Karen Holleran	1587 US 68	Xenia OH 45385
David Murphy	1595 US 68	Xenia OH 45385
David Harchenko	1528 Winchester Rd	Xenia OH 45385
Lindsey Bullard	1530 US 68	Xenia OH 45385
Gomas Rogers	1590 US 68	Xenia OH 45385
Gregory Hull	1594 US 68	Xenia OH 45385
William Alley	1676 US 68	Xenia OH 45385
Jacob Carter	1670 US 68	Xenia OH 45385
Louis Morris	1650 US 68	Xenia OH 45385
James Graham	1644 US 68	Xenia OH 45385
Deanna Guthrie	1634 US 68	Xenia OH 45385
Robert Watterly	1624 US 68	Xenia OH 45385
Adrian Robinson	1604 US 68	Xenia OH 45385
Robert Atkinson	1651 US 68	Xenia OH 45385
Natalie Verboon	1673 US 68	Xenia OH 45385



April 15, 2025
STAFF REPORT FOR PUBLIC HEARING AREA VARIENCE
SECTION 504.1 Accessory Structure in Interior Yard
1611 US 68 S M36000200361003700

Zoned “AG”, Agricultural District

OVERVIEW of XENIA TOWNSHIP (XTWP) ZONING

Zoning in Xenia Township is based upon its adopted Zoning Resolution (established 1959, updated last 2019) and revolves around two basic concepts, Area and Use. Area looks at road frontage, area usually in units of 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, Public Hearing of a quasi-court called the Board of Zoning Appeals (BZA). Public Hearings for BZA matters are separately decided and do not include input from either the Zoning Commission or the Board of Trustees. 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 updating its 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 that governs the Zoning Resolution. All other parties merely make zoning text and map suggestions and recommendations. The current Trustees have stated publicly they would rather allow landowners to use their property as they see fit if it complies with the Zoning Resolution.

THE DUNCAN CRITERIA

In 1986 the Ohio Supreme Court oversaw the case of Duncan vs Middlefield. This case was due to the plaintiff, Duncan, requesting an area variance that was denied by the local Board of Zoning Appeals Board. Due to this case the Ohio Supreme Court has prescribed seven guidelines to follow in making the decision of granting an area variance. These seven guidelines are referred to as the Duncan Criteria and are listed as follows with the applicant’s response:

<p>1. Whether the property in question will yield a reasonable return or whether there can be beneficial use of the property without the variance</p> <p>The Petitioner has established a reasonable return can be realized without the Variance.</p>	<p>The variance will, allow storage building for preservation of owner's classic cars. Their protection could not be achieved without a structure which will not fit on the property anywhere else. Moving the building would cause it to Interfere with septic leach field.</p>
<p>2. Whether the variance is substantial</p> <p>The Variance would be a substantial change to the Zoning Resolution of 40' setback, side and rear.</p>	<p>I don't feel that the variance for setback is a substantial alteration in the zoning rules</p>
<p>3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance</p> <p>The Petitioner's did not consult with the Township regarding requirements nor did they apply for a zoning permit. They did not consult with the neighbor nor seek permission to use the neighbor's driveway for access to build or use the barn afterward.</p>	<p>This building replaces the old wooden shed that was falling down due to age and a shifted foundation. So I believe this will be a significant improvement on property value.</p>

<p>4. Whether the variance would adversely affect the delivery of government goods</p> <p>The Petitioner's statement is accurate.</p>	<p>I don't believe this will have any effect on delivery of Government goods.</p>
<p>5. Whether the property owner purchased the property with knowledge of the zoning requirements</p> <p>The Petitioner's did not contact the Township for guidelines. 10' setbacks are not consistent in any District for accessory structures. 10' is only a Potential, side-yard setback for a residential home in an "R1" district.</p>	<p>I was not aware of the setback of 40 from interior property lines. My research had shown 10' setback for auxiliary buildings because I didn't realize the difference in AI agriculture rules.</p>
<p>6. Whether the property owner's predicament can feasibly be obviated through some other method than a variance</p> <p>The Petitioner's action of building without a zoning or building permit has nullified other input for options.</p>	<p>The variance would be the only feasible way to allow a storage barn to fit on the property</p>
<p>7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance</p> <p>The Petitioner's answer shows lack of understanding of encroachment to a neighbor's property for either the structure's location and the grading of the ramp on a neighbor's property, further undermining neighborly cooperation by assuming permanent use of driveway and placement of aggregate without first asking.</p>	<p>I believe the property is improved with this variance being issued and no encroachment or detriment on neighboring properties.</p>

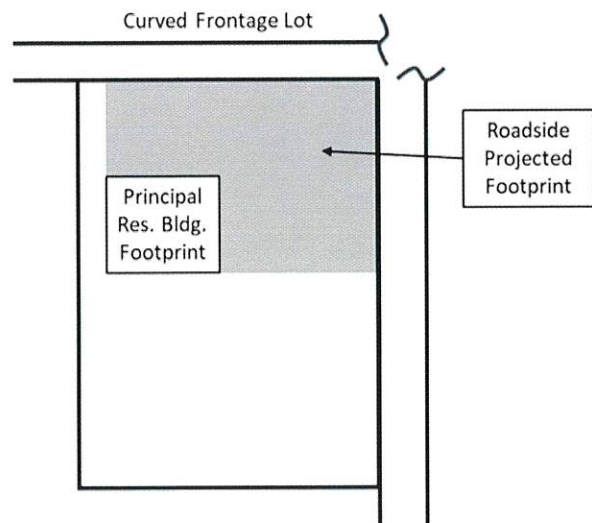
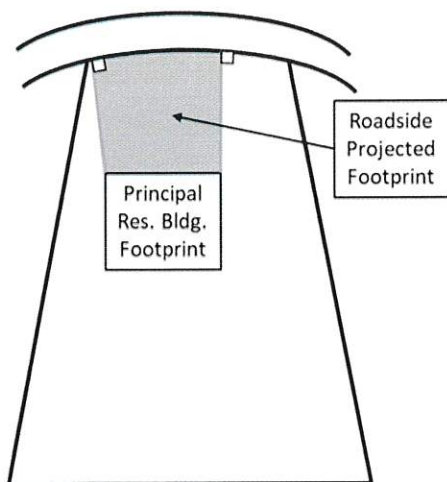
No variance in the strict application of this Resolution (600.8.5) shall be granted by the Board of Appeals unless and until the applicant submits, and the Board concurs, with the following:

<p>Conditions and Circumstances: What special conditions and circumstances exist which are particular to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.</p> <p>The septic system location has not been provided.</p>	<p>The shape of the lot and the location of the septic is a problem unique to this property.</p>
<p>Property Rights: what literal interpretation of the provisions of the Zoning District's would deprive the applicant of property rights commonly enjoyed by other properties in the same district under the term.</p> <p>Building an accessory structure is not a right of ownership.</p>	<p>As stated before in trying to honor the setback of 40' wouldn't allow a building anywhere on the property as it is.</p>
<p>No Special Privilege: Why will granting the variance requested not confer on the applicant any special use of privilege denied by this Resolution to other lands, structures, or building in the same district.</p> <p>Building without permits, encroaching on property line, adding fill on neighbor's property, and increasing setback by 30 feet is special privilege.</p>	<p>This simply allows for indoor storage of my possessions while not granting any special uses or extreme circumstances.</p>

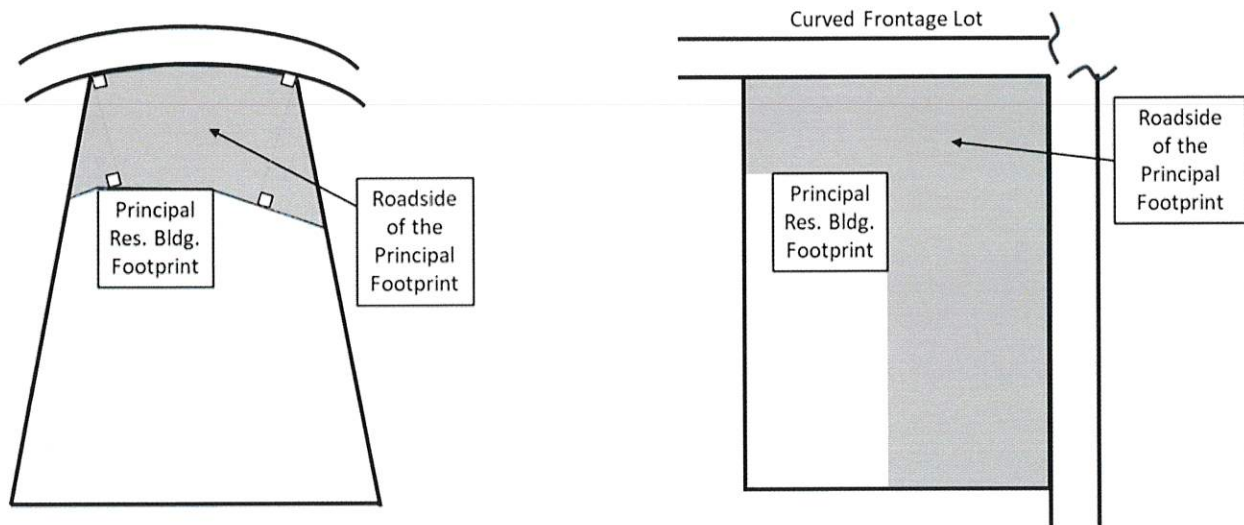
<p>Harmony with Locality: Why will the variance requested not alter the essential character of the locality.</p> <p>Any improvements or structures must be approved by current zoning standards, not past practices.</p>	<p>This would be a structure not unlike many of the surrounding properties already had 'grandfathered in' from previous zoning rules.</p>
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SECTION 504 ACCESSORY BUILDING

1. No part of any garage or accessory building footprint shall be within a required interior yard or roadside yard in any district.
2. No part of any garage or accessory building footprint shall be in the yard created by a projection of the edge of the roadway to the footprint of the principal residential building in any non-residential district. For a corner lot, the projection shall extend to the intersection of the roads that create the corner. (See illustration)



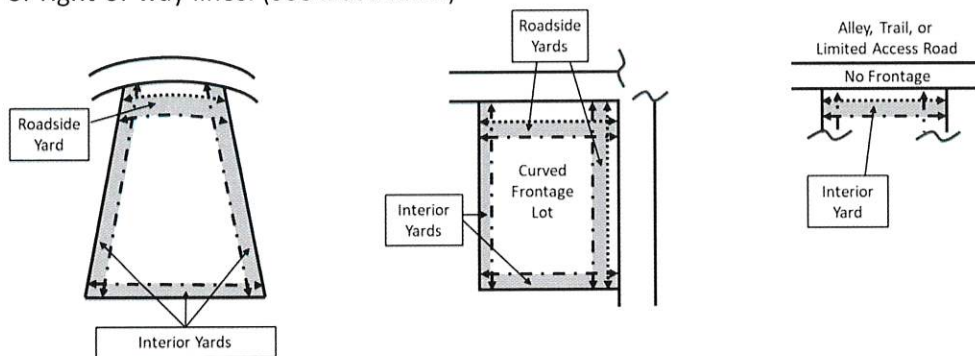
3. No part of any garage or accessory building footprint shall be on the roadside of the footprint of the principal building in any residential district. (See illustration)



Yard, Required:

The area of a lot bounded by the lot lines, right-of-way lines, and setback lines.

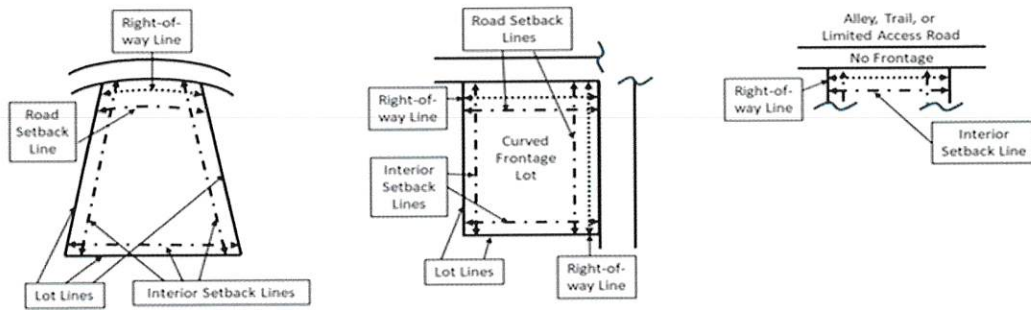
1. Roadside yard: Space between the right-of-way line, the road setback line and the adjacent lot or right-of-way lines. (See illustration).
2. **Interior yard:** Space between the lot line or right-of-way line, the interior setback line and the adjacent lot or right-of-way lines. (See illustration)



Setback Line:

A line parallel to and offset from a lot line or a right-of-way line representing the minimum distance by which all or any part of a building is to be set back from said lot line or right-of-way line. When a setback line could be determined using either a lot or right-of-way line, the setback line shall be determined to provide the greater set back distance.

1. Road Setback Line: A setback line parallel to the right-of-way line for a road which is adjacent to the lot. Trails, alleys, and limited access roads shall not be included within any calculation of road setback lines. (See illustration)
2. **Interior Setback Line:** A setback line parallel to the lot line or right-of-way line which is not associated with a road adjacent to the lot. (See illustration)



SECTION 404 - SCHEDULE OF YARD AND LOT REQUIREMENTS ZONING DISTRICTS AND DWELLINGS

DISTRICT	MIN. ROADSIDE YARD SET-BACK	MIN. INTERIOR YARD SET-BACK
A	70	40

STAFF REPORT

The Petitioner owns 0.975 acres in the “Ag” Agricultural District with a single residential structure.

The home was sold to the Petitioners in August of 2024

The Township became aware of an accessory structure being built due to a complaint. The 1,500 square foot structure was approximately 90% completed.

The Petitioner did not apply for a zoning permit for the 1,500 square foot structure.

Upon discovery of the 1,500 square foot structure there was found to be another, new 120 square foot accessory structure that also did not have a zoning permit. An application was sent to the Petitioner and it has returned incomplete.

The Petitioner did not apply for a building permit with Green County Building Regulations. Green County went out to the property to “red tag” the building and found the Petitioner also had not pulled a permit fore the re-siding and roofing of the residence. To date no Green County building permit has been applied for.

The Township sent a letter of noncompliance to the homeowner with an application for a BZA Public Hearing since the 1,500 square foot building did not meet the necessary setback requirements. The structure is roughly 10 feet from the lot line which is approximately 9’ from the neighbor’s driveway.

During this time the Township was made aware that the Petitioner had not asked the neighbor to use their driveway for construction traffic.

Upon receiving the application for the BZA, the Petitioner was asked to provide a letter from the neighbor for permission to use their driveway for access to the structure. That permission letter has not been received.

Since the structure has been completed, an aggregate access ramp to the floor elevation has been created, 9 feet of which had been constructed on the neighbor's property.

Respectfully,

Alan D. Stock
Zoning Inspector



Feature Information

Property Info

Building Info

Deed Info

PARCEL ID: [M36-0002-0036-1-0037-00](#)
OWNER(S): MORRIS DARIN N & CYNTHIA L
PROPERTY ADDR: 1611 US 68 S
XENIA OH 45385
MAILING ADDR: 1611 US 68 S
XENIA OH 45385
LEGAL DESC: 1391 0.975AC INCLUDES 0.201AC IN
R/W US 68 S
CLASS: RESIDENTIAL
LAND USE: 511
ACRES: 0.9750
APPRAISED LAND: \$36,750.00
APPRAISED BLDG: \$79,790.00
APPRAISED TOTAL: \$116,540.00
ASSESSED TOTAL: \$40,790.00
TOTAL TAXES: \$1,982.74
TAXES OWED: \$991.37
DELINQUENT TAXES: \$0.00
SALE DATE: 8/7/2024
SALE PRICE: \$165,000.00

1611 US 68 Barn Pictures



Lot Area
1611 US 68

Lot Dimensions 42,471.00

15%= 2,945.00

Impervious Material

House 1408

Acc Bldg 237

Acc Bldg New 1500

Acc Bldg New 120

3,265.00

Current Percentage 8%

Requested new structure

0

Potential new total
percentage of previous 0%

2025.02.18



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 Becgle

ROAD/PUBLIC

WORKS SUPT.

Jim Pile

February 19, 2025

Darin & Cynthia Morris
1611 US 68
Xenia, Ohio 45385

Re: Parcel# M36-0002-0036-1-0037-00

Dear Mr. & Mrs. Morris,

While doing inspections in your neighborhood, I noticed that two (2) Accessory Structures have been erected on your property. I am not able to locate where you have applied for a Zoning Certificate for either Accessory Structure. Would you please check your records for a Zoning Certificate?

If you do not have a Zoning Certificate, please fill out the enclosed application and return it, the fee will be \$75.00 and \$112.50 with a total of \$187.50 for both permits with the penalty for absence of permit included.

It also appears that the larger structure does not meet the setback of 40 feet from the interior property line. You will need to either move the barn to meet the 40-foot setback or apply for a BZA. The cost of the BZA is \$450.00 with penalty for absence of permit included.

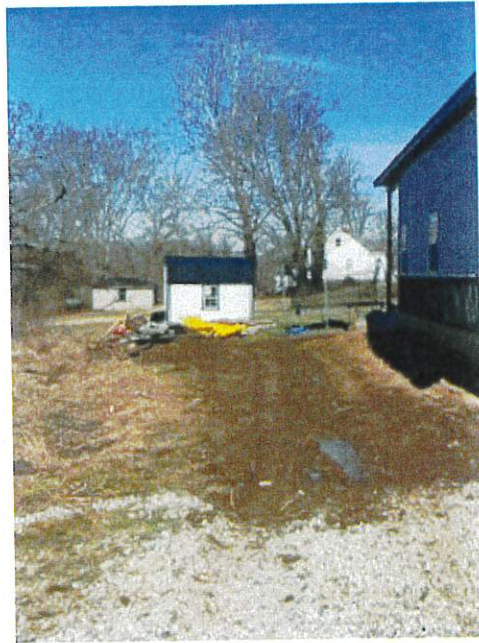
Because of the size of the larger barn, you are required to also obtain a building permit from Greene County Building Regulations.

I also noticed that you have tied into the neighbor's driveway to gain access to this barn. I am not able to find a reference to an easement or shared driveway on your property. Please check your deed for an easement or mention of shared driveway.

Please do not hesitate to contact the office with any questions.

Sincerely,

Alan D. Stock
Zoning Inspector





XENIA TOWNSHIP BOARD OF ZONING APPEALS
PUBLIC HEARING AREA VARIANCE
SECTION 504.1 Accessory Structure in Interior Yard
1611 US 68 S M36000200361003700
Zoned "AG", Agricultural District



April 15, 2025
6:00 P.M.

Call To Order with opening remarks, Chair Anthony

- 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 merits of the Township Zoning Resolution and discussion of merit regarding a deviating from that Resolution or granting a conditional use provided for in that Resolution based upon conditions.
- Pledge of allegiance. Raise hand for Swearing-in for all wishing to give public testimony
- Roll Call of Board Members Present
 - Nathan Anthony
 - Virgil Ferguson
 - Janis James
 - Darren Jones
 - Aidan Kolbe
- Acknowledgment
 - Alan Stock, Zoning Inspector
 - Brian Gravunder, Greene County Assistant Prosecutor
- Question to Board Members of preparedness or potential conflict
- Confirmation of Process and Notification, Zoning Inspector Stock
 - Reading request into minutes
 - Process Verification with Exhibit identification
- Presentation of Petitioner, 15 minutes
- Clarifying questions from the Board
- Opening Public Discussion _____
 - Those desiring clarification questions or provide a general statement
 - Those in Opposition of the Variance
 - Those in Favor of the Variance
 - Any final clarification questions from Board members
- Public Discussion Closed _____
- Board Members Open Discussion or Executive Session for Discussion
- Motion with potential conditions addressed by _____ Seconded by _____
- Board Vote with explanations
 - Nathan Anthony Y|N
 - Virgil Ferguson Y|N
 - Janis James Y|N
 - Darren Jones Y|N
 - Aidan Kolbe Y|N

Meeting Adjourned: _____ pm

Meeting Continued until: _____, 2025, _____ p.m. at 8 Brush Row Rd