

XENIA TOWNSHIP ZONING COMMISSION MEETING

February 25, 2020

THESE MINUTES ARE A SUMMARY OF THE EVENTS OF THE MEETING AND ARE NOT A WORD FOR WORD ACCOUNT OF THE DISCUSSIONS WHICH TOOK PLACE.

The Xenia Township Zoning Commission held a meeting on February 25, 2020 at 6:00 p.m. at the Xenia Township Office, 8 Brush Row Road, Xenia, OH 45385; this meeting was advertised on the Xenia Township website within 24 hours of scheduling the meeting.

Jeffrey Zweber called the meeting to order at 6:05 p.m.

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

The minutes from the January 28, 2020 Zoning Commission meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the January 28, 2020 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

Discussion regarding the public hearing for the requested rezoning at 2960 W. Enon Road started.

A recap from the previous meeting left off and where to begin this meeting pursued.

It was agreed that the word "Footprint" should be added to the maximum and minimum of a building per district.

Footprint is defined as all parts of a main building (excluding roof overhang) that rest, directly or indirectly, on the ground, including those portions that are supported posts, piers, or columns.

A clarification discussion of area and use arose. Area is where people reside in in a home, in a school it would be where you are educated in, etc.

The definition of finished area started. Finished area was defined as the area of a structure that is suitable for the principle or conditional use defined by district.

It was discussed that “tiny homes” and “tiny businesses” was not what the township wanted.

A table was made for the maximum and minimum of footprint and finished area per district:

A	1,000 minimum footprint	1,800 minimum finished area
E	1,000 minimum footprint	1,800 minimum finished area
R1	1,000 minimum footprint	1,800 minimum finished area
RM	1,000 minimum footprint	1,800 minimum finished area
IG	1,000 minimum footprint	1,800 minimum finished area
B1	500 minimum footprint	500 minimum finished area
B1	500 minimum footprint	1,000 maximum finished area

Discussions for the upcoming meeting arose.

Mr. Ferguson moved to adjourn; Mr. King seconded the motion. All voted aye. Meeting adjourned at 7:55 p.m.

ATTEST:

Alan D. Stock, Zoning Inspector

