

XENIA TOWNSHIP ZONING COMMISSION MEETING

October 25, 2022

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 October 25, 2022 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 6:08 p.m.

Attendees: Jeffrey Zweber, Virgil Ferguson, Alan King, Chris Stout, and Alan Stock.
No guests.

The minutes from the October 12, 2022 Zoning Commission meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the October 12, 2022 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a brief discussion of topics for the upcoming Joint Board Meeting.

The next discussion was regarding the proposed House Bill 563 that would block cities from regulating Airbnb and other short term rentals.

They next read the definition of Dwelling from the Zoning Resolution.

Dwelling: One or more rooms designed for or used as a unit to provide complete housekeeping facilities for one individual family with sleeping facilities, permanently installed cooking facilities, and lawfully required sanitary facilities. This definition shall include "modular homes" as defined in this Resolution.

The board then began to discuss Airbnb and B&B that are in the Township. They went on to discuss allowing them in other districts within the Township. They also read guidelines for B&B from other Townships and Cities within Greene County.

They next read the definition of Bed and Breakfast from the Zoning Resolution: **Bed and Breakfast:** Accommodations in a private home which offers a room and breakfast for one inclusive price for an overnight stay to travelers. It was agreed to reword it to now read: **Bed and Breakfast:** a single dwelling unit, occupied by the owner or manager, in which one or more sleeping rooms are rented for a period not to exceed 30 days at a time by an individual client.

The next discussion was the reading of the definitions for Dwelling, One Family, Two Family and Multifamily from the Zoning Resolution. **Dwelling:** One or more rooms designed for or used as a unit to provide complete housekeeping facilities for one individual family with sleeping facilities, permanently installed cooking facilities, and lawfully required sanitary facilities. This definition shall include "modular homes" as defined in this Resolution. **Dwelling, One-family:** A building designed exclusively for and occupied exclusively by one (1) family. **Dwelling, Two-family:** A building designed exclusively for occupancy by two (2) families living independently of each other. **Dwelling, Multi-family:** A building or a portion thereof, designed exclusively for occupancy by three (3) or more families living independently of each other. It was agreed to reword each as follows: **Single Dwelling Unit:** One or more rooms designed for or used as a unit to provide complete facilities for one housekeeping unit with sleeping facilities, permanently installed cooking facilities, and lawfully required sanitary facilities. This definition shall include "modular homes" as defined in this Resolution. **Single Family Building:** A building with exactly one single dwelling unit. **Two-Family Building:** A building with exactly two dwelling units. **Multi-Family Building:** A building with three (3) or more dwelling units.

They then agreed to add the definition Housekeeping Unit and Short-Term Dwelling Unit Rental. **Housekeeping Unit:** One or more individuals who share sleeping facilities, permanently installed cooking facilities, and lawfully required sanitary facilities. **Short-Term Dwelling Unit Rental:** A single dwelling unit which

is rented in its entirety for a period not to exceed 30 days at a time by any individual client.

The discussion then went to Conditional Uses for B&B. It was agreed that a Conditional Use should be added to all districts that allow residents. It was further discussed that the Board of Zoning Appeals should add restrictions to the Conditional Use, such as, quiet times, parking, neighbor complaints.

The last topic of discussion was the reading of the definition Boarding House (Rooming House) from the Zoning Resolution. **Boarding House (Rooming House):** A building other than a hotel, where for compensation and by pre-arrangement for definite periods, meals or lodging and meals are provided for three or more persons, but not exceeding ten sleeping rooms. A rooming house or a furnished room house shall be deemed a boarding house for the purposes of this Resolution.

Mr. Ferguson called to adjourn and Mr. King seconded the motion.

Meeting adjourned 8:05 PM

ATTEST:

Alan D. Stock, Zoning Inspector