

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

December 27, 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 December 27, 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 6:10 p.m.

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

The minutes from the November 22, 2022 Zoning Commission meeting were read for additions or corrections. Mr. King moved to approve the minutes from the November 22, 2022 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The minutes from the December 14, 2022 Zoning Commission Public Hearing for Screening, Fees, Protected Land Uses, Scenic Overlay meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the December 14, 2022 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The minutes from the December 14, 2022 Zoning Commission Public Hearing for Utility Scale Solar meeting were read for additions or corrections. Mr. Ferguson moved to approve the minutes from the December 14, 2022 meeting. Mr. Zweber seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a brief discussion of the Trustee Public Hearing for the proposed Map Amendment to Section 414, Scenic Overlay and Text Amendments to the Xenia Township Zoning Resolution to Section 515, Screening, Section 513,

Protected Land Uses, Section 700.5, Fees, Conditional Use Permits, and Definitions Utility Scale Solar (Under 50 MW).

They next read and discussed the definitions for Bed and Breakfast, Single Dwelling Unit, Single Family Building, Two-Family Building, Multi-Family Building, Short-Term Dwelling Unit Rental, and Housekeeping Unit. The definition of Boarding House (Rooming House) was then read and it was agreed to delete the definition.

It was then discussed and agreed to add Short-Term Dwelling Unit Rental as a Conditional Use to the (A) Agricultural District. It was also agreed that Bed and Breakfast and Short-Term Dwelling Unit Rental should also be added to the (E) Rural Suburban Residential Estate, (R-1) One Family Residential, (RM) Multi-Family Residential, and (R-MH) Mobile Home Park Districts as a Conditional Use within each District.

The next discussion was if campers would qualify as a Short-Term Dwelling Unit Rental. It was agreed that it would not because they are considered recreational vehicles. It was further discussed that to be considered a Short-Term Dwelling Unit Rental, Greene County Health Department would have to OK the dwelling as able to be lived in full-time.

The Board then discussed sending the information to Greene County Regional Planning for their recommendation so a Public Hearing date could be set for Bed and Breakfast Short Term Dwelling Unit Rental.

The last topic for discussion was Zoning Topics for discussion at the next meeting. It was agreed to discuss the Township Thoroughfare Plan and Color Coding the streets within Xenia Township at the next meeting.

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

Meeting adjourned 7:40 PM

ATTEST:

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Alan D. Stock, Zoning Inspector