

XENIA TOWNSHIP JOINT TRUSTEE AND ZONING BOARD MEETING

January 31, 2023

THESES 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 PURPOSE OF THESE MEETINGS ARE FOR FREE EXCHANGE OF IDEAS AND NOT TO GIVE DIRECTION NOR TO SWAY CURRENT ITEMS FOR CONSIDERATION OR PRIORITY OF ITEMS FOR FUTURE AGENDAS. MEETINGS ARE HELD TO ONE AND ONE HALF (1.5) HOUR IN LENGTH EACH FIFTH (5th) TUESDAY OF THE MONTH.

The Xenia Township Joint Trustee and Zoning Boards held a meeting on August 30, 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.

Steve Combs called the meeting to order at 6:01 PM.

Attendees: Steve Combs, Scott Miller, Jeffrey Zweber, Terry Fife, Janis James, Nathan Anthony, Brian Secor, Aiden Kolbe, and Alan Stock.

The meeting began with a discussion of the overall intent for zoning. It was stated that the Ohio Revised Code has guidelines for the Zoning inspectors and Zoning Nuisances. It was then stated that Xenia Township Zoning Nuisances are mostly complaint based. It was further stated that many of the complaints received are personal and mainly about aesthetics and not safety issues. The process of zoning violations was then discussed.

The next topic was regarding the past comprehensive Land Use Plan and Urban service Boundary. It was then discussed where within Xenia Township the want for central sewer and water would be beneficial to drive development. It was then discussed where within the Township, there is County and City water and sewer available.

The Boards then discussed preserving farm land and ways to preserve farm lands within the Township. It was suggested to change the Zoning Regulations for lot sizes and road frontage to help protect the farm lands. It was then discussed to create another district that would protect

prime Agricultural lands and to possibly allow the landowner to choose if they would like to be in the new district.

The last topic for discussion was an overview of the text and map amendment to the Zoning Resolution. The changes are: Section 414: Scenic Overlay District, Section 515: Screening, Section 513: Protected Land Uses, Section 700.5: Fees, Conditional Use Permits, and Definitions of Utility Scale Solar Energy Under 50 MW.

The meeting adjourned at 7:38 PM

ATTEST:

Alan D. Stock

Zoning Inspector