

XENIA TOWNSHIP ZONING COMMISSION MEETING

February 8, 2023

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 8, 2023 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, Chris Stout, Alan King, and Alan Stock. No guests.

The minutes from the January 24, 2023 Zoning Commission meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the January 24, 2023 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The minutes from the January 31, 2023 Joint Boards meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the January 31, 2023 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a recap of the Joint Boards meeting that was held on January 31, 2023.

The board then read the definitions of Yards and Setback Line from the Zoning Resolution. They then discussed the setbacks per districts and the changes of the setbacks throughout the years. They then discussed the roads that should have additional setbacks for the potential of future road widenings.

The board then read the definition of Frontage and discussed adding more details for “required front setback line” and “limited access roads”.

They then read the definition of Lot and reworded it to read as: A Parcel of Record occupied, or to be occupied, by a main building or group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such Yards, lot sizes and road frontage as are required under the provisions of this Resolution. Every lot shall abut upon and have permanent access to a dedicated public street or approved private street. Must be signed by the Zoning Inspector to be a buildable Parcel of Record.

They also read the definition of Lot of Record and reworded it to read: Parcel of Record A parcel of land, the dimensions of which are shown on a document or map on file with the County Register of Deeds or in common use by County Officials, and which actually exists as so shown, or any part of such parcel held in a record ownership separate from that of the remainder thereof. Documents or map must be signed by the Zoning Inspector to be a Buildable Lot.

The board then read and discussed the following definitions from the Zoning Resolution: Lot, Lot Area, Lot Corner, Lot Interior, Lot Through (Double Frontage), Lot Coverage, Lot Lines, Lot Line Front, Lot Line Rear, Lot Width, Official Thoroughfare Plan, Open Space, Open Space (Common) Road Frontage, Setback Line, Street, Thoroughfare Street or Road, Yards, and Section 502 Corner Lot Accessory Building.

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

Meeting adjourned 8:25 PM

ATTEST:

Alan D. Stock

Zoning Inspector