

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

April 12, 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 April 12, 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, Roy Colbrunn, Terry Fife, Alan King, and Chris Stout.  
No guests.

The minutes from the March 28, 2023 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the March 28, 2023 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion about the rezoning request for 622 SR 380. Mr. Zweber motioned to hold the public hearing on May 16, 2023 at 6:00PM and Ms. Fife seconded the motion. All voted aye, MOTION PASSED.

The Board then discussed Lot Lines, Easements, Setbacks, Corner Lots, Road Frontage Requirements Per District, Read Setback Line, and Road Frontage Definitions. It was agreed to reword Road Frontage to read:

**Road Frontage**: Curvilinear distance along the contiguous edges of the road. Trails and limited access roads shall not be construed to be included within any calculation of road frontage.

The next discussion was regarding the difference between Accessory Structures and Principal Buildings. Section 504, Accessory Building was read along with the definitions for building and structure.

The definition for Setback Line was then read and discussed. It was agreed to reword it to read as:

**Setback Line**: A line parallel to and offset from a lot line or a right-of-way line, representing the minimum distance by which all or any part of a building is to be set back from said lot line or right-of-way line. When a setback line could be determined using either a lot or right-of-way line, the setback line shall be determined to provide the greater set back distance.

It was then agreed to change Front Setback Line to Road Setback Line and to read as:

**Road Setback Line**: A setback line parallel to the right-of-way line for a road which is adjacent to the lot. Trails and limited access roads shall not be construed to be included within any calculation of road setback lines

Side Setback Line was then changed to Interior Line and to read as:

**Interior Setback Line**: A setback line parallel to the lot line or right-of-way line which is not associated with a road adjacent to the lot.

It was agreed to delete Rear Setback Line.

The next topic was Yards, the definition was read and reworded to reads as:

**Yard, Required**: The area of a lot bounded by the lot lines, right-of-way lines, and setback lines. The open spaces on the same lot with a building, unoccupied and unobstructed from the ground upward except as otherwise provided in this Resolution.

Front Yard was changed to Roadside Yard and reworded to read as:

**Roadside Yard**: Space between the right-of-way line and the road setback line. Is an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building. (See illustration).

Rear Yard was changed to Interior Yard and reworded to read as:

**Interior Yard:** Space between the lot line or right-of-way line and the interior setback line. Is an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building. (See illustration)

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

Meeting adjourned 8:20 PM

ATTEST:

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Alan D. Stock

Zoning Inspector