

XENIA TOWNSHIP ZONING COMMISSION MEETING

May 10, 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 25, 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 6:10 p.m.

Attendees: Jeffrey Zweber, Terry Fife, and Chris Stout. No guests.

The minutes from the April 25, 2023 Zoning Commission meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the April 25, 2023 meeting. Mr. Stout seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of the upcoming Rezoning Hearing and topics for the upcoming Joint Board Meeting.

The Board read and discussed Section 504, Accessory Building. It was decided to rewrite it to read as:

SECTION 504 ACCESSORY BUILDING:

No garage or accessory building shall be erected within a required interior yard or an accessory building may precede construction of a main building, but permit must be submitted with a site plan showing location of main building(s), other accessory building(s), driveways, parking, and utilities. Under no circumstance will an accessory building be used for habitation.

The Board then read and discussed Section 509, Projections into Required Yards. It was agreed to rewrite it to read as:

SECTION 509 PROJECTIONS INTO REQUIRED YARDS:

The building footprint shall not be within the required roadside and interior yards. Open structures such as uncovered steps, porches, balconies, decks, and platforms as well as chimneys, flues, sills, pilasters, cornices, eaves, gutters and other similar features may project into a required roadside or interior yard.

The next discussion was the definitions of Structure and Building. It was agreed to add a definition for Building Footprint.

Building Footprint:

Area bound by the columns or walls of the building.

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

Meeting adjourned 7:55 PM

ATTEST:

Alan D. Stock

Zoning Inspector