

XENIA TOWNSHIP ZONING COMMISSION MEETING

October 11, 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 October 11, 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 6:15 p.m.

Attendees: Jeffrey Zweber, Terry Fife, Roy Colbrunn and Alan Stock.

No Guests

The minutes from the August 22, 2023 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the August 22, 2023 meeting. Ms. Fife seconded the motion. All voted aye, MOTION PASSED.

The minutes from the September 13, 2023 Zoning Commission meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the September 13, 2023 meeting. Ms. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of the upcoming Joint Board Meeting being cancelled.

The next topic of discussion was the Zoning Inspectors concerns of allowing Accessory Structures to be built in the front yard and how porches come into play. The Board read and discussed the revised definition of Yard, Required, Section 509, Projections into the Yard, and the revised Section 504, Accessory Buildings.

It was agreed that projections into the side yard, can be ½ the required side yard setback.

The board then looked at properties in Xenia Township and discussed what the properties would look like with Accessory Structures in the front yards. It was agreed to reword the definition for Section 504, Accessory Buildings to read as:

SECTION 504 ACCESSORY BUILDING:

1. No garage or accessory building shall be erected within a required interior yard or roadside yard in any district.
2. No part of any garage or accessory building footprint shall be in the yard created by a projection of the of the footprint of the principal residential structure to the road in any non-residential district.
3. No part of any garage or accessory building footprint shall be on the roadside of the footprint of the principal structure in any residential district.

Mr. Zweber called to adjourn and Ms. Fife seconded the motion.

Meeting adjourned 8:15 PM

ATTEST:

Alan D. Stock

Zoning Inspector