

XENIA TOWNSHIP ZONING COMMISSION MEETING

November 14, 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 November 14, 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, Terry Fife, Alan King, and Roy Colbrunn.

No Guests.

The minutes from the October 31, 2023 Zoning Commission meeting were read for additions or corrections. Mr. King moved to approve the minutes from the October 31, 2023 meeting. Ms. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of the upcoming 2024 Winter OTA conference and who would like to attend.

The next topic was upcoming meetings. Mr. Zweber made a motion to cancel the December 26, 2023 meeting. Mr. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

The Board then read through and discussed the proposed Zoning Resolution amendments for corrections and additions. The following changes were made:

The definition for Lot, Corner was changed to Lot, Curved Frontage.

Section 504 Accessory Building # 2 and 4 was changed to read as:

#2 No part of any garage or accessory building footprint shall be in the yard created by a projection of the edge of the roadway to the footprint of the principal residential building in any non-residential district. For a corner lot, the projection shall extend to the intersection of the roads that create the corner. (See illustration).

#4 Construction of an accessory building may precede construction of a principal building, but the permit application 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.

Map Amendment: Thoroughfare Development Overlay District the word Bypass was added to: Bickett Road from US 35 Bypass to ¼ mile north of Old 35

The Board then discussed topics for upcoming meeting and the scheduling of a Public Hearing for the Map/Text amendments.

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

Meeting adjourned 8:30 PM

ATTEST:

Alan D. Stock

Zoning Inspector