

XENIA TOWNSHIP ZONING COMMISSION MEETING

April 10, 2024

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 10, 2024 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, Roy Colbrunn, Alan Stock, Zoning Inspector. No guests.

The minutes from the March 26, 2024 Zoning Commission meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the March 26, 2024 meeting. Ms. Fife seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion on Home Occupations and Accessory Dwelling Units. The Board read through definitions and the Principal and Conditional Uses per district to redefine Home Occupations and Accessory Dwellings.

It was then discussed to use smaller buildings than the main building as Accessory Dwelling Units for caretakers. It was stated that by Fair Housing, you are allowed two (2) people per bedroom and under one (1) year old does not factor in. It was discussed to limit the Dwelling size to 900 square feet and to make it a Conditional Use.

The discussion turned to asking why a separate dwelling is needed in the Residential District, and not adding an addition to the existing dwelling. It was stated that having separate dwellings would eliminate the Residential Single Family District.

The final discussion was allowing Caretaker Units to the B-2, B-3, M-1 and M-2 Districts as a Conditional Use that would require annual inspections to make sure they are being used as Caretaker Units. It was then discussed allowing multiple units or apartments in the M-1 and M-2 Districts.

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

Meeting adjourned 8:00 PM

ATTEST:

Alan D. Stock

Zoning Inspector