

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

May 28, 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 May 28, 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 6:15 p.m.

Attendees: Jeffrey Zweber, Alan King, Roy Colbrunn, Alan Stock, Zoning Inspector.  
No guests.

The minutes from the April 23, 2024 Zoning Public Hearing Map and Text Amendment meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the April 23, 2024 Zoning Public Hearing Map and Text Amendment meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The minutes from the April 30, 2024 Joint Board meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the April 30, 2024 Joint Board meeting. Mr. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

The meeting began with the reading and discussion of the Character Zones for Xenia Twp Comprehensive Plan. The following changes were made:

**Natural and Open Spaces:** the description was changed to read: These locations are areas of undeveloped natural land that may include woodland, wetlands,

lakes and natural features. These areas also include developed outdoor recreational areas such as parks and trails. They may serve recreational or conservation purposes and should be protected from extensive development. These areas have limited connectivity with sparse travel networks.

Great Council State Park, Jacoby Landing, Sara Arnovitz, and Pierce Park were added to the Example Areas.

**Agriculture:** Little Miami Flood Plain was added to the Example Areas.

**Scenic Conversation:** no changes were made to this zone. It was discussed that this zone is different from Natural and Open Spaces because it is developed land that looks undeveloped.

**Low Density Residential:** Rural Xenia Township was added to the Example Areas.

**Medium Density Residential:** Wilberforce was added to the Example Areas.

**High Density Residential:** it was agreed that there is not much of this in Xenia Township.

**Mixed Use Community:** the word Downtown was added to Xenia, Bellbrook and Spring Valley.

**Institutional Campus:** the definition was changed to read; These areas are large campuses controlled by a single owner and feature a mix of building types and uses. Owners may be public or private entities. Buildings may be clustered to create a walkable environment. Vehicular travel may be limited within the site with few through routes present. Parking is typically situated in limited locations on the site.

**Low Density Commercial, Employment, and Public (Commercial, Office, and Industrial)** changed title to Low Density Commercial, Office, and Industrial

Description: These areas feature widely-spaced, smaller buildings for commercial & retail, office, and industrial & manufacturing uses. Parking areas and traffic impacts are small for each lot. These areas should have direct access to major roadways.

Example Areas to Progress Dr, Harner Dr, Hospitality Dr (Excluding Walmart and Lowes); US-68 north of OH-235

Primary Land Uses: Commercial, Office, and Industrial

Secondary Land Uses: Residential, Community, Recreational, and Open Space

**High Density Commercial, Employment, and Public (Commercial, Office, and Industrial)**: changed title to High Density Commercial, Office, and Industrial

**Outdoor Commercial, Employment, and Public (Commercial and Industrial)**:  
Changed title to Outdoor Commercial and Industrial

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

Meeting adjourned 7:40 PM

ATTEST:

---

Alan D. Stock

Zoning Inspector