

XENIA TOWNSHIP ZONING COMMISSION MEETING

July 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 July 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 6:10 p.m.

Attendees: Jeffrey Zweber, Terry Fife, Roy Colbrunn, Alan King, Cookie Newsom and Alan Stock, Zoning Inspector. No guests.

The minutes from the June 25, 2024 Zoning meeting were read for additions or corrections. Ms. Fife moved to approve the minutes from the June 25, 2024 Zoning meeting. Ms. Newsom seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of Mixed-Use District within the Township that would be appropriate for businesses and residences. The Board read through and discussed the B Districts. They then looked at places within the Township that already have mixed uses. They stated that they need to decide if it should be business zoned and allow residences, residential zoned and allow some businesses, a separate Mixed-Use District, an Overlay District, or a Conditional Use within the already established districts.

The Board discussed that adding residential to all of the zones could cause disruptions for the people living in the areas because the use of a business could change after people moved into their homes. They then discussed adding mixed uses to select areas only. The Board then looked at property within the Township

that is zoned B Districts that have residents in them. They discussed that in some areas in the Township, access to utilities could be an issue.

The Board also read and discussed Section 414 PUD – Planned Unit Development and Section 526 Home Occupations.

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

Meeting adjourned 8:10 PM

ATTEST:

Alan D. Stock

Zoning Inspector