

XENIA TOWNSHIP ZONING COMMISSION MEETING

July 23, 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 23, 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 6:04 p.m.

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

The minutes from the July 10, 2024 Zoning meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the July 10, 2024 Zoning meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The Commission began by looking at upcoming Zoning Commission meeting dates. It was agreed to cancel the November 26, 2024 meeting.

The Commission then discussed the Comprehensive Plan, they are waiting on approval from Regional Planning and the lawyer.

They next read and discussed the definition Accessory Use or Building and the Accessory Uses in the "B" Districts. The Commission wrote a proposed definition for Accessory Dwelling as follows:

Accessory Dwelling: A dwelling use, either within the same building as the main use or within an accessory building on the same lot, and for use by individuals with a business relationship to the main use (e.g., owner, caretaker, manager, employee, etc.)

In B-1 they changed Section 406.3 Accessory Uses as follows:

406.3 Accessory Uses

1. Accessory Use or Building
2. Accessory Dwelling. The floor area of the accessory dwelling shall not exceed fifty percent (50%) the floor area of the main use.

The Commission next read and discussed the definitions for Floor Area, Floor Area Gross, and Floor Area (for the purpose of computing parking).

They next read and discussed Home Occupations and discussed the size that an Accessory Dwelling should be within each district. They then looked at the B's and M's in the Township.

The Commission next changed Sections 407.3, 408.3, 4009.3, 410.3 Accessory Uses to mirror Section 406.3 as follows:

Accessory Uses

1. Accessory Use or Building
2. Accessory Dwelling. The floor area of the accessory dwelling shall not exceed fifty percent (50%) the floor area of the main use.

The Commission next discussed if there should be allowed more than one (1) Accessory Dwelling Unit per property. They read and discussed the definitions for Multi-Family Buildings, Dormitories, Commissioning Houses and Apartments. It was agreed to start the next meeting with this topic.

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

Meeting adjourned 8:00 PM

ATTEST:

Alan D. Stock

Zoning Inspector