

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

August 27, 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 August 27, 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 6:00 p.m.

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

The minutes from the August 14, 2024 Zoning meeting were read for additions or corrections. Mr. King moved to approve the minutes from the August 14, 2024 Zoning meeting. Mr. Zweber seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of the upcoming BZA scheduled for September 4, 2024. Mr. Stock presented the new format for the staff report. He also shared that the property does not have mail service because the mail carrier can not get to the mailbox safely. It was stated that the BZA should address this during the hearing.

Mr. Stock presented that the Land Use Plan Grant will be voted on September 26 and that Greene County Regional Planning is awaiting the prosecutor's approval for language.

The Commission next discussed if there should be a mixed-use zone or overlay. It was stated that making it a separate zone would require a map amendment for each case where as an overlay would give more flexibility and would require only one (1) map amendment. The Commission looked at the township map to see where this overlay would work.

The Commission next read and discussed the definitions of Hotel, Motel, Bed & Breakfast, and Short-Term Rentals. It was discussed that an overlay would allow the combination of long- and short-term rentals on one parcel.

The Commission next discussed locations within the Township that have public water and sewer. They looked at the Township map to see if an overlay would work within these areas.

They next discussed the types of development that would benefit Wilberforce. It was discussed that Agricultural and Residential zones should not be included in the overlay, but would require a rezone.

Mr. Zweber called to adjourn and Ms. Newsom seconded the motion.

Meeting adjourned 8:00 PM

ATTEST:

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Alan D. Stock  
Zoning Inspector