

XENIA TOWNSHIP ZONING COMMISSION MEETING

September 11, 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 September 11, 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, Alan King, Cookie Newsom, Roy Colbrunn and Alan Stock, Zoning Inspector. No guests.

Mr. Zweber made a motion to change the second Wednesday meetings to the second Thursday of each month. Ms. Newsom seconded the motion. All voted aye, MOTION PASSED.

Mr. Zweber made a motion to change the September 24, 2024 meeting to September 25, 2024. Mr. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

Mr. Stock presented that the Land Use Grant, CIG, was not enough to cover the expenses for Greene County Regional Planning to work on the Land Use Plan. It was discussed to find other avenues to cover the additional costs.

The Commission next recapped the last meeting and discussed the differences between Home Occupation and Mixed Uses. They then read the permitted and conditional uses for B-2, R-1 and RM.

The Commission next read Well Field Protection Overlay District for examples of restrictions to place in the Mixed-Use Overlay District. It was agreed that it could

get out of hand easily and there will need to be ways to prevent that other than Greene County's restrictions.

The Commission wrote out definitions for Residential Overlay to Business and Industrial Districts and Business Overlay to Residential Districts to read as follows:

Residential Overlay to Business and Industrial Districts

Intent and Purpose: The intent of this overlay district is to allow additional residential use to the business or industrial uses of the underlying district.

Permitted Principal Uses: Multiple dwellings - Apartments, Condominiums, Row Houses, Townhouses, etc.

Accessory Uses: Refer to Article II, Section 201 Accessory Use or Building: Is a use or building on the same lot with, and of a nature customarily incidental and subordinate to, those of the main use or building.

Conditional Uses: The following uses are allowed in any R-M Multi-Family Residential District provided a conditional use permit is granted by the Board of Appeals as provided in Article VI, Section 608 of this Resolution.

Business Overlay to Residential Districts

Intent and Purpose: The intent of this overlay district is to allow additional business uses to the residential uses of the underlying district.

Permitted Principal Uses: Any generally recognized retail business, service establishment, or uses as permitted in B-1 Convenience Shopping District

Accessory Uses: Refer to Article II, Section 201 Accessory Use or Building: Is a use or building on the same lot with, and of a nature customarily incident and subordinate to, those of the main use or building.

The Commission next discussed that the businesses in the Mixed-Use District must meet the uses that they are zoned for and that the business will need to be built first.

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

Meeting adjourned 8:20 PM

ATTEST:

Alan D. Stock

Zoning Inspector