

XENIA TOWNSHIP ZONING COMMISSION MEETING

September 25, 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 25, 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, and Alan Stock, Zoning Inspector. No guests.

The minutes from the August 27, 2024 Zoning meeting were read for additions or corrections. Mr. King moved to approve the minutes from the August 27, 2024 Zoning meeting. Ms. Newsom seconded the motion. All voted aye, MOTION PASSED.

The minutes from the September 11, 2024 Zoning meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the September 11, 2024 Zoning meeting. Ms. Fife seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of the Land Use Plan Grant. The grant will only pay 75% of the final invoice. It was discussed that this extra expenditure will need to be approved by the Trustees.

The Commission next read the definition for Accessory Use or Building and reworded it to read as follows:

Accessory Use or Building: A use or building on the same lot with, and of a nature customarily associated with and subordinate to, those of the main use or building.

They next read and discussed the definitions for Zoning Certificate and Zoning Permit. It was agreed to delete the definition for Zoning Permit as that is not used for Zoning.

The Commission next read and discussed Residential Overlay to Business and Industrial Districts and Well Field Protection Overlay District. The commission changed the following sections in the Residential Overlay to Business and Industrial Districts to read as follows:

Intent and Purpose: The intent of this overlay district is to allow residential uses in addition to the business or industrial uses of the underlying district. The underlying business or industrial use shall be maintained.

Permitted Residential Uses: 1. One or more single family dwellings. 2. Two-family buildings. 3. Multi-family buildings (Apartments, Condominiums, Row Houses, Townhouses, etc.) 4. Dwelling units in the main business or industrial building.

Accessory Uses: Refer to Section 201 – Definitions: Accessory Use or Building.

Annual Inspection: There is a fee associated with the annual inspection. Subject to applicable provisions of law, the Enforcement Officer or authorized designee, shall be permitted to enter private property at any reasonable time, with reasonable cause or annually with prior notification, for an inspection to ensure that activities on the property conform with the provisions of this Section. If the owner or tenant does not consent to the entry of the Enforcement Officer for the above stated purposes, the Enforcement Officer may apply to a court of proper jurisdiction for an appropriate order or other authority to enter said property.

The Commission lastly discussed the regulations for building homes within Xenia Township and looked on the map at areas that a Residential Overlay to Business and Industrial District would fit.

Ms. Fife called to adjourn and Ms. Newsom seconded the motion.

Meeting adjourned 8:00 PM

ATTEST:

Alan D. Stock

Zoning Inspector