

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

October 22, 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 October 22, 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 6:15 p.m.

Attendees: Jeffrey Zweber, Roy Colbrunn, and Terry Fife. No guests.

The minutes from the October 10, 2024 Zoning meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the October 10, 2024 Zoning meeting. Ms. Fife seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a brief discussion of the upcoming OTA conference.

The Commission next discussed the proposed Section for Business Overlay to Residential District. They discussed a definition for Retail Business to read as:

Retail Business: A business that provides products or services to consumers for personal use or consumption. The products or services are not for re-sale. The products or services must be provided to the consumer on the premises.

They next discussed the Intent and Purpose for the Business Overlay to Residential Districts to read as follows:

**Intent and Purpose:** The intent of this overlay district is to allow retail business uses in addition to the residential uses of the underlying district. The underlying residential use shall be maintained. The percentage of the gross floor area for business uses shall not exceed 33% of the gross floor area for all uses.

The Commission next read and discussed the definitions for Floor Area, Floor Area, Gross and Floor Area (for purpose of computing parking). They added a definition for Floor Area, Business and Industrial and changed the definitions for Floor Area and Floor Area, Gross to read as follows:

**Floor Area, Business and Industrial:** For the purpose of computing the floor area in a business or industrial building, the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior walls. The floor area measurement is exclusive of areas of unfinished & unused basements, unfinished attics, breezeways, and enclosed and un-enclosed porches. This also applies to accessory buildings with business or industrial uses.

**Floor Area, Residential:** For the purpose of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior walls. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages, breezeways and enclosed and un-enclosed porches, except basement areas designed and used for dwelling purposes. This also applies to accessory dwelling buildings.

**Floor Area, Gross:** The sum of the gross horizontal areas of all the several floors of a building or buildings, including residential, business, and industrial uses.

They next discussed the Permitted Uses, Accessory Uses, Conditional Uses, Yard Requirements, and Building Height Requirements for the Business Overlay to Residential Districts and wrote it as follows:

**Permitted Business Uses:** Retail uses that are entirely conducted within the building. Outdoor business activities are prohibited, such as, storage of goods & supplies, drive-throughs, outdoor dining.

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

**Conditional Uses:** Conditional Uses are defined in the underlying Residential District.

**Yard Requirements:** Yard Requirements are defined in the underlying Residential District.

**Building Height Regulations:** Building Height Requirements are defined in the underlying Residential District.

The Commission next read and discussed Section 514: Off-Street Parking Regulations. They added Business Parking to Business Overlay to Residential Districts to read as follows:

**Business Parking:** For parking requirements for business uses see Article V, Section 514.2. Business parking requirements are in addition to the parking requirements for the underlying Residential Uses.

**Off-Street Loading:** Spaces shall be provided as required in Section 513 of this Resolution.

The commission next read and discussed Section 517 Permitted Signs and changed Signs in the Business Overlay to Residential Districts to read as follows:

**Signs:** Sign regulations are defined for the underlying Residential District.

They next read and discussed section 515 Screening and changed Screening to read as:

**Screening:** See Section 515 of this Resolution for screening regulations for business uses adjoining or facing protected land uses on other lots.

They then changed Maximum Percentage of Lot Coverage and added Annual Inspections in Business Overlay to Residential Districts to read as:

**Maximum Percentage of Lot Coverage:** Lot Coverage regulations are defined for the underlying Residential District.

**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.

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

Meeting adjourned 8:02 PM

ATTEST:

---

Alan D. Stock

Zoning Inspector