

XENIA TOWNSHIP ZONING COMMISSION MEETING

February 3, 2025

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 February 3, 2025 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, Alan King, Terry Fife, Cookie Newsom, and Alan Stock, Zoning Inspector. GUESTS: DeAndra Navratil from Greene County Regional Planning.

The minutes from the January 9, 2025 Zoning meeting were read for additions or corrections. Mr. King moved to approve the minutes from the January 9, 2025 Zoning meeting. Ms. Newsom seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion from Greene County Regional Planning on the six (6) steps of the Schedule for the Xenia Township Comprehensive Plan.

The steps are:

1. Mobilization
2. Existing Conditions Assessments
3. Input Gathering
4. Sharing the Vision
5. Prepare the Vision
6. Wrap Up

It was stated that the Comprehensive Plan could be adjusted based on what the citizens want, but they would not completely change the goals of the plan. The question was asked how data would be collected. It was stated that Regional

Planning would have a survey on the website and that they could also attach a note to utility bills. It was stated that if there is not enough data collected from a demographic group, Regional Planning will target that group by mail, if needed. The Commission next discussed venues to hold Public Open Houses.

The Next topic was the reading and discussion of the working copy of the Xenia Township Comprehensive Plan.

Mr. Zweber read through the Goals for the Comprehensive Plan:

1. Retain township boundaries by enhancing livability and amenities
2. Ensure continued Agricultural activity
3. Manage development
4. Enhance Recreational / Open Space / Scenic Uses / Historic Areas
5. Enhance Transportation Network and Infrastructure in the township

Character Zones:

1. Natural and Open Space
2. Scenic Conservation
3. Agriculture
4. Low Density Residential
5. Medium Density Residential
6. High Density Residential
7. Mixed Use Community
8. Institutional Campus
9. Low Density Commercial, Office, and Industrial
10. High Density Commercial, Office, and Industrial
11. Outdoor Commercial and Industrial

It was agreed to add Wilberforce University to the Institutional Campus Zone.

The next discussion was on the possibility of separating the township into planning areas and Key Stakeholders:

1. Hawkins Rd (Dayton-Xenia to Fairground)
2. R-1 areas adjacent to Xenia City
3. Near North Twp (Fairground Rd, Oldtown, Brush Row)

4. US-235 and Enon Rd / Fairborn Cement Company Mine
5. Far North Twp (Clifton Rd and US-68 north of Clifton)
6. Clark Run Neighborhood
7. Wilberforce
8. US-35 Corridor, incl Hook, Bickett, and Jasper
9. US-68 South Corridor
10. OH-380 and Union Rd

Key Stakeholders:

1. Custom Home Builders / Larger Scale Developers
2. Farm Bureau / Farm Forum
3. Environmental Organizations
4. Universities
5. Chamber of Commerce / Department of Development

The Commission then discussed reaching out to surrounding townships where their plans for growth are so that we can be good neighbors and not put industrial next to residential.

The next topic of discussion was on topics for the next meeting.

1. Potential people to be Key Stakeholders
2. Group Homes
3. Expand Solar to include other energy forms
4. Broadening resource extraction and drilling

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

Meeting adjourned 8:00 PM

ATTEST:

Alan D. Stock

Zoning Inspector