

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

July 10, 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 July 10, 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, Cookie Newsom, Alan King and Alan Stock, Zoning Inspector. No Guests

The minutes from the May 10, 2025 Zoning meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the May 10, 2025 Zoning meeting. Ms. Newsom seconded the motion. All voted aye, MOTION PASSED.

The minutes from the June 12, 2025 Zoning meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the June 12, 2025 Zoning meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a recap of the second Public Land Use Meeting and a discussion of what can be done differently at the next meeting. It was suggested to have a timer on topics, let the new speakers go first, only allowing participants to vote one time, and not to allow the participants to be disrespectful. It was the discussed what the main discussion was that the residents do not want change in the Township, that they are satisfied the way it is now.

The Commission next discussed the Existing Land Use slide show. Mr. Zweber added current land use maps to the slide show. It was discussed that the maps should state that the maps are based off of the Greene County Auditors Land Use Codes and not necessarily what the land is being used as.

Mr. Zweber added the following maps: Current Land Uses, April 2020 Zoning Map, Recreational, Social and Open Spaces, Current AG Land Use, Current Residential Land Use, Current Residential Use - Lots > 5 Acres, Current Residential Use - Lots 1-5 Acres, Current Residential Use – Lots < 1 Acre, Current Residential Land Use – Apartments, Tax Exempt Land, Government Services and Administration, Wilberforce area, Fairgrounds area, Current Commercial and Industrial Land Uses, Low Density Commercial, Office and Industrial, High Density Commercial, Office and Industrial, Outdoor Commercial and Industrial, and Fairborn Cement Company Land.

It was discussed to obtain the land splits from the past 20 years and to search the Agricultural lands that do not farm, but have homes on them.

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

Meeting adjourned 8:00 PM

ATTEST:

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Alan D. Stock

Zoning Inspector