

XENIA TOWNSHIP BOARD OF TRUSTEES
PUBLIC HEARING FOR TEXT and MAP AMENDMENT TO THE XENIA
TOWNSHIP ZONING RESOLUTION TO ADD A THOROUGHFARE
DEVELOPMENT OVERLAY DISTRICT, DEFINITIONS, SECTION 404:
SCHEDULE OF YARD AND LOT REQUIREMENTS, SECTION 407.4:
YARD REQUIREMENTS FOR B-2, SECTION 408.5: YARD
REQUIREMENTS FOR B-3, SECTION 409.5 AND 410.5: YARD
REQUIREMENTS FOR INDUSTRIAL DISTRICT, SECTION 501: YARD
REQUIRED FOR CORNER AND THROUGH LOTS, SECTION 502:
CORNER LOT ACCESSORY BUILDING, SECTION 503: LOTS
ADJOINING ALLEYS, SECTION 504: ACCESSORY BUILDINGS,
SECTION 509: PROJECTION INTO REQUIRED YARDS, and SECTION
512: MAJOR STREET SETBACK

May 23, 2024

THESE MINUTES ARE A SUMMARY OF THE EVENTS OF THE HEARING AND ARE NOT A WORD FOR WORD ACCOUNT OF THE DISCUSSIONS WHICH TOOK PLACE.

The Xenia Township Board of Trustees scheduled a public hearing on May 23, 2023 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Attendees: Steve Combs, Trustee, Chair, Scott Miller, Trustee, Jeremy VanDyne, Trustee, Alan Stock, Zoning Inspector, and Jeffery Zweber, Zoning Commission, Chair.

Mr. Combs called the meeting to order at 6:00 P.M.

Mr. Stock advised of the exhibits:

Exhibit 1: Text and Map Amendment

Exhibit 2: Letter of Conveyance, Resolution and Minutes from the Zoning Commission Public Hearing

Exhibit 3: Verification; Sign, Website, Newspaper Notifications

Exhibit 4: Greene County Regional Planning and Coordinating Recommendation

Exhibit 5: Agenda

Exhibit 6: Public Comments

Mr. Stock advised that the requirements for the Ohio Revised Code had been met, so the Trustees can proceed with the Public Hearing.

Mr. Zweber, Zoning Commission, stated that the Zoning Commissions intent was to put in place a plan for Throughfare expansion and development. Mr. Zweber read through the text amendments as follows: redefine Alley, add Building Footprint, add Limited Access Road, delete Cul-de-sac, deleting Frontage, redefine Lot, change Lot, Corner to Lot, Curved Frontage and redefine, redefine Lot Area, delete Lot, Interior, delete Lot, Through (Double Frontage), redefine Lot Coverage, redefine Lot Lines, delete Lot Line, Front, Lot Line, Rear, Lot Width, change Lot of Record to Parcel of Record and redefine, delete Major Thoroughfare, Major Thoroughfare plan, Official Thoroughfare plan, Open Spaces, Open Space (Common), add Right of Way Line, redefine Road Frontage, redefine Setback Line, change Front Setback Line to Road Setback line and redefine, change Side Setback Line to Interior Setback Line and redefine, delete Rear Setback Line, delete Street, rename Thoroughfare, Street or Road to Road and redefine, change Arterial Street to Arterial Road and redefine, change Collector Street to Collector Road and redefine, delete Dead End Street, change Local Street to Local Road and redefine, delete Loop Street and Marginal Access Street, add Thoroughfare Development Plan, add Trail, change Yards to Yard, Required and redefine, change Front Yard to Roadside Yard and redefine, change Rear Yard to Interior Yard and redefine, delete Side Yard, Section 404: delete rear Yard Set Back and Sum of Sides Setback, change Front Yard Setback to Roadside Setback, change Side Yard Setback to Interior Yard Setback, delete 1-4, Section 407.4: change Front Yard to Roadside Yard and redefine, change Side Yard to Interior Yard and redefine, delete a. b. and Rear Yard, Section 408.5 change Front Yard to Roadside Yard and redefine, change Side Yard to Interior Yard and redefine, delete Rear Yard, Section 409.5 change Front Yard to Roadside Yard and redefine, change Side Yard to Interior Yard and redefine, delete Rear Yard, Section 410.5 change Front Yard to Roadside Yard and redefine, change Side Yard to Interior Yard and redefine, delete Rear Yard, delete Sections 501, 502, and 503, redefine Sections 504, and 509, Delete Section 512, add a Map Amendment to add a Thoroughfare Development Overlay District.

Mr. Miller, Trustee, asked for clarification of Right of Way, Property Lines and Setback Lines. Mr. Zweber obliged.

Mr. VanDyne, Trustee, asked if the percentage of Lot Coverage had changed.

Mr. Zweber, Zoning Commission, stated that in essence they did, and that the current text only applies to structures. He went on to say that the proposed text will raise the percentage, but will include all impervious materials.

Mr. Stock, Zoning Inspector, stated that currently, if someone is over the 15%, they have to go to the BZA for approval. He went on to state that with the new wording, if someone is over the percentage, they can have a storm water study completed and that the Zoning Inspector could approve without going to the BZA.

Mr. Zweber, Zoning Commission, stated that they did not want people flooding their neighbors' properties.

Mr. Miller, Trustee, asked how the Zoning Commission defined what should be excluded from the proposed Thoroughfare Development Overlay District setback.

Mr. Zweber, Zoning Commission, explained that in the Right of Way nothing could be erected at all, that fences could be placed on property lines, and that structures could be placed behind the Setback Lines. He went on to state that within the Thoroughfare Development Overlay District, there would be an extra 12 feet added to the Setback Line.

Mr. Miller, Trustee, asked what would happen if ODOT wanted to widen a road that would be more than 12 feet.

Mr. Zweber, Zoning Commission, explained that ODOT's standards would be used in that case.

Mr. Miller, Trustee, asked to go through the roads in the Thoroughfare Development Overlay District, Mr. Zweber obliged. Mr. Miller stated that he wanted to extend US 68 South all the way to the Xenia Township line and to add US 42 east from the Xenia City limits to Nash Road.

Mr. Combs, Trustee, Chair, opened Public Comments at 7:15 P.M.

Mr. Combs, Trustee, Chair, asked for comments for clarifying questions or general statements.

Mr. King, Zoning Commission, stated that their intent was to simplify the resolution and to make all the changes as clear as possible. Mr. King went on to say that the

Scenic Overlay was a success for screening, and that the Thoroughfare Development Overlay District is for the protentional areas of development of roadways.

Mr. Combs, Trustee, Chair, asked if there was Public Comments Against.

There was none.

Mr. Combs, Trustee, Chair, asked if there was Public Comments For.

There was none.

Mr. Combs, Trustee, Chair, closed the Public Comments at 7:21 P.M.

Mr. Combs, Trustee, Chair, asked for Trustee Open Discussion.

Mr. Combs, Trustee, Chair, stated that the Zoning Commission had done a great job.

Motion to approve the Text and Map Amendment to the Xenia Township Zoning Resolution to Add a Thoroughfare Development Overlay District, Definitions, Section 404: Schedule Of Yard And Lot Requirements, Section 407.4: Yard Requirements For B-2, Section 408.5: Yard Requirements For B-3, Section 409.5 And 410.5: Yard Requirements For Industrial District, Section 501: Yard Required For Corner And Through Lots, Section 502: Corner Lot Accessory Building, Section 503: Lots Adjoining Alleys, Section 504: Accessory Buildings, Section 509: Projection Into Required Yards, And Section 512: Major Street Setback with the two (2) revisions to the Thoroughfare Development Overlay District was made by Trustee Combs and seconded by Trustee VanDyne.

Mr. Combs, Trustee, Chair, called for a vote.

Trustee Miller AYE

Trustee VanDyne AYE

Trustee Combs AYE

Mr. Combs, Trustee, Chair, closed the Public Hearing at 7:23 PM.

ATTEST:

Alan D. Stock, Zoning Inspector