

XENIA TOWNSHIP BOARD OF TRUSTEES
PUBLIC HEARING FOR TEXT AMENDMENT TO THE XENIA
TOWNSHIP ZONING RESOLUTION DEFINITIONS FOR BED AND
BREAKFAST, SHORT TERM DWELLING, SECTION 400.4;
CONDITIONAL USES IN AG DISTRICT, SECTION 401.4; CONDITIONAL
USES IN E DISTRICT, SECTION 402.4; CONDITIONAL USES IN R-1
DISTRICT, SECTION 403.4; CONDITIONAL USES IN RM DISTRICT,
AND SECTION 415.4; CONDITIONAL USES IN R-MH DISTRICT.

April 6, 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 April 6, 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, 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: Letter of Conveyance, Resolution and Minutes from the Zoning Commission Public Hearing

Exhibit 2: B&B/Short Term Rental Text

Exhibit 3: Greene County Regional Planning and Coordinating Recommendation

Exhibit 4: Check List

Exhibit 5: Agenda

Exhibit 6: Verification; Sign, Website, Newspaper Notifications

Exhibit 7: 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 B&Bs are only Conditional Uses in the Agricultural District, and the Zoning Commission would like to expand that to all on the Residential Districts within the Township and to define Short Term Rentals. Mr. Zweber went on to state that the difference between B&B and Short-Term Rental is that with a

B&B, there is an owner/manager on site. He stated that both would be 30 days or less, and that anything over 30 days becomes a lease situation. Mr. Zweber stated that the Zoning Commission also defined Single Dwelling Unit, Single Family Building, Two-Family Building, Multi-Family Building, and Housekeeping Unit. Mr. Zweber then acknowledged the Public Comment asking to allow B&Bs in the Business Districts that already have established homes. Mr. Zweber stated that the Zoning Commission would look at allowing mixed uses at a later date.

Mr. VanDyne, Trustee, asked if the comment was asking to allow a B&B in an existing home in a Business District. He went on to ask if this would be considered “Grandfathered in” and how “Grandfathering” works.

Mr. Zweber, Zoning Commission, stated that a property is considered “Grandfathered” as long as the use is continuous without a break in use for more than two (2) years. Mr. Zweber stated that this issue would be revisited at a later date and explained the process of obtaining a Conditional Use.

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

There were none.

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

There were none.

Will Ursahll, 2624 Ketki Court, Xenia, Ohio, stated that the Zoning Commission did a great job with the descriptions.

Mr. Combs, Trustee, Chair, closed the Public Comments.

Mr. VanDyne, Trustee, stated that the Zoning Commission did a good job on the amendments.

Mr. Combs, Trustee, Chair, stated that the Zoning Commission did a great job on the amendments.

Motion to approve the Text Amendment to the Xenia Township Zoning Resolution Definitions For Bed And Breakfast, Short Term Dwelling, Section 400.4; Conditional Uses In Ag District, Section 401.4; Conditional Uses In E District, Section 402.4; Conditional Uses In R-1 District, Section 403.4; Conditional Uses In Rm District, And Section 415.4; Conditional Uses In R-MH District was made by Trustee Combs and seconded by Trustee VanDyne.

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

Trustee VanDyne AYE

Trustee Combs AYE

Mr. Combs, Trustee, Chair, closed the Public Hearing at 6:14 PM.

ATTEST:

Alan D. Stock, Zoning Inspector