

## **XENIA TOWNSHIP ZONING COMMISSION MEETING**

JULY 23, 2019

**THESES 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 23, 2019 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.

Virgil Ferguson called the meeting to order at 6:30 p.m.

Attendees: Virgil Ferguson, Roy Colbrunn, Alan King, Kent Harbison and Alan Stock

A reminder of the upcoming joint Xenia Township Zoning Commission and Xenia Township Trustee meeting being held July 30, 2019 was given.

The minutes from the June meeting were read for additions or corrections. The corrections were made, and the minutes were revised. Mr. Colbrunn moved to approve the minutes with noted changes from the June 25, 2019 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

A discussion regarding where the last meeting left off and where to begin at in this meeting perused.

Discussion regarding lot sizes for District M-1 and M-2. It was agreed upon that the lot size for District M-1 shall be 20 acres district with a minimum of one acre lots. Road frontage for District M-1 shall be 200 feet. District M-2 shall be 50-acre districts with a minimum of five acre lots. Road frontage for District M-2 shall be 300 feet.

Discussions regarding setbacks in District M-1 began. It was agreed upon that the front setback for district M-1 shall be 25 feet. The side setback shall be 15 feet unless the lot is next to a residential lot, then the setback shall be 100 feet. The rear setback shall be 15 feet unless it is next to an alley, then the setback shall be 30 feet.

Discussions regarding road frontage in District B-3 began. Examples were given of other lots in District B-3. It was agreed upon to have the road frontage for District B-3 at 250 feet. It was also agreed upon to make District B-3 lot size 20-acre district with a minimum of four acre lots. The maximum number of lots on a District B-3 shall be five.

Discussions regarding allowing several businesses to operate on one lot ensued. Examples were given regarding properties that have multiple businesses operating on one lot. Discussions began about making a new District that would allow this to happen.

Plans were made regarding where the Zoning Commission would start talks at the next meeting. It was agreed upon to start the next meeting with discussions of District M-1 and M-2 lot coverage restrictions. The Zoning Commission would also like to look at Greene County Engineers verbiage on roads and Thorofare's so our languages mirror each other's.

Discussion regarding the topics for the upcoming joint Zoning Commission and Trustee meeting being held on July 30, 2019.

Mr. King moved to adjourn; Mr. Colbrunn seconded the motion. All voted aye. Meeting adjourned at 7:40 p.m.

ATTEST:

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Alan D. Stock, Zoning Inspector

