

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

September 22, 2020

**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 September 22, 2020 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 6:15 p.m.

Attendees: Jeffrey Zweber, Virgil Ferguson, Roy Colbrunn and Alan Stock. No guests.

The minutes from the August 25, 2020 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the August 25, 2020 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

A discussion regarding the upcoming Combined Trustee and Zoning Boards meeting arose.

A recap of the last meeting ensued.

The definition of Spot Zoning was read, Creating or modifying district size such that the resulting sizes are less than the minimum district size specified in Table 404.

A discussion regarding areas that are already considered to be Spot Zones arose. The statement was made that more intense districts should not be next to less intense districts without adequate acreage. It was further stated that the new district should meet the minimum standard district size.

The districts were listed by intensity from lowest to highest as follows:

E (Estate)

R-1 (One Family Residential)

R-M (Multi-Family Residential) & B-1 (Convenience Shopping) together

IG (Institutional and Government) & B-2 (Neighborhood Business) together

B-3 (Highway Business) & M-1 (Light Industrial) together

M-2 (Heavy Industrial)

M-3 (Mineral Extraction and Storage)

The street types were then listed from lowest to highest as follows:

L (Local)

C (Collector)

A (Arterial)

It was then stated that when considering Spot Zoning, that the street access and the minimum district size should play a factor in the decision.

Examples of areas that could withstand higher volumes of traffic were given.

The definition of Spot Zoning was modified to read:

Creating or modifying district size such that the resulting size of the higher intensity district are less than the minimum District size specified on Table 404.

Examples of different ways to do Spot Zoning was given.

The meeting topic turned to what the differences and similarities are between Private and Public Roads. The question arose as to who would be responsible for maintaining Private Roads, The homeowners or Xenia Township Road Department. It was stated that Private Roads are not dedicated for public use, whereas Public Roads are dedicated for public use. It was also stated that Private Roads are not placed on the map, whereas Public Roads are placed on the map. The similarities are

that they both are required to meet Greene County Regulations, and both need to be paved. Examples of Private Roads in Xenia Township was given.

A discussion ensued regarding a property within Xenia Township that is considering a lot split and the addition of a Private Road.

The question was asked as to who would approve a Private Road. The Greene County Engineer was the assumption to this question.

The statement was made that it is acceptable to create roads to create road frontage.

The question arose as to what the Gravel Road specifications are. It was stated that all roads must be able to allow access to Fire Equipment.

Mr. Ferguson moved to adjourn; Mr. Colbrunn seconded the motion. All voted aye. Meeting adjourned at 8:20 p.m.

ATTEST:

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Alan D. Stock, Zoning Inspector