

**XENIA TOWNSHIP ZONING COMMISSION  
PUBLIC HEARING**

**Map Amendment to add a Thoroughfare Development Overlay District Section to the Zoning Resolution. Text Amendments to the Xenia Township Zoning Resolution: 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**

**April 23, 2024**

**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 public hearing on April 23, 2024 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH 45385.

Chairman Jeffrey Zweber called the meeting to order at 6:00 p.m.

All participated in the Pledge of Allegiance.

Roll Call, Roy Colbrunn, Alan King, Terry Fife, Jeffrey Zweber, and Alan Stock, Zoning Inspector.

**Jeffrey Zweber, Zoning Commission**, explained the rules and procedures for the Public Hearing and asked Alan Stock to go over the Ohio Revised Code (ORC) requirements for this hearing and whether these have been met.

**Alan Stock, Zoning Inspector**, went over the Exhibits for this hearing and discussed each of them, and after checking all exhibits he stated that he agreed that all of the ORC procedures have been met and have been verified and placed so that the Commission can hear this application in its entirety this evening.

Exhibit A: Text and Map Amendments

Exhibit B: Greene County Regional Planning and Coordinating Commission  
Recommendation

Exhibit C: Proof of Public notices (Newspaper Notice, Website, Procedure Check List)

Exhibit D: Agenda

Exhibit E: Public Comments

**Jeffrey Zweber, Zoning Commission**, explained and read the proposed changes for the Zoning Resolution and Map. Mr. Zweber read the effected definitions from Section 201, 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. Mr. Zweber then explained the proposed Map Amendment to add a Thoroughfare Development Overlay District.

**Jeffrey Zweber, Zoning Commission**, called for any public comment at 6:30 PM.

**Alan Stock, Zoning Inspector**, asked a clarifying question of Section 504.5: Accessory Building. He asked if the approved septic was to be grouped with the utilities.

**Jeffrey Zweber, Zoning Commission**, answered that it was.

**Jeffrey Zweber, Zoning Commission**, closed the meeting for comments at 6:31 PM.

**Jeffrey Zweber, Zoning Commission**, called for Zoning Commission comments.

**Roy Colbrunn, Zoning Commission**, stated that the purpose of the changes was to help clarify and simplify the current Zoning Resolution to make it more user friendly. He went on to state that the Map Amendment is to deter future building of homes in areas that the roads could be widened. He went on to say that he is in favor of the amendments.

**Alan King, Zoning Commission,** stated that the goal was to clarify and simplify to make the Zoning Resolution as simple as possible. He went on to say that he is also in favor of the amendments.

**Terry Fife, Zoning Commission,** stated that she is impressed by the amount of time and thought that goes into an amendment. She stated that these amendments are a fine example of less is more. Ms. Fife stated that she is in favor of the amendments.

**Mr. Stock, Zoning Inspector,** stated that the amendments will help in everyday zoning matters with the consistency of terms and clarification of areas. He went on to say that he commends the Zoning Commission for all the hard work and dedication.

**Jeffrey Zweber, Zoning Commission,** stated that the Zoning Commission strives for quality. He went on to say that the current Zoning Resolution has been around for many years and needed to be clarified and updated. He went on to say that the goal for the changes is to make something that is easy for everyone to understand and provide the land use flexibility. Mr. Zweber stated that he is in favor of the amendments.

**Jeffrey Zweber, Zoning Commission,** called for a motion.

Motion to approve the Zoning Text Amendments and Map Amendments was made by Jeffrey Zweber and seconded by Terry Fife.

**Jeffrey Zweber, Zoning Commission,** called for a vote.

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|----------------|-------|
| Roy Colbrunn   | - AYE |
| Terry Fife     | - AYE |
| Alan King      | - AYE |
| Jeffrey Zweber | - AYE |

**MOTION PASSED**

**Jeffrey Zweber, Zoning Commission,** called for a motion to adjourn.

Jeffrey Zweber moved to adjourn the public hearing; Roy Colbrunn seconded the motion. All voted AYE. Hearing adjourned 6:40 p.m.

ATTEST:

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Alan D. Stock, Zoning Inspector