

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

December 15, 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 December 15, 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 6:35 p.m.

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

The minutes from the November 17, 2020 Zoning Commission meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the November 17, 2020 meeting. Mr. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

Mr. Colbrunn moved to appoint Jeff Zweber as Zoning Commission Chair; Mr. King seconded the motion. Jeff Zweber is 2021 Zoning Commission Chair.

Mr. King moved to appoint Roy Colbrunn as Zoning Commission Vice-Chair; Mr. Zweber seconded the motion. Roy Colbrunn is 2021 Zoning Commission Vice-Chair.

The meeting started with a discussion of topics for the upcoming combined Trustee, Zoning Commission and Board of Zoning Appeals Meeting: Greene County Land Use Plan, Open Air Amusements and what district they should be placed in, short term rentals, and giving notices of issued zoning permits.

A detailed discussion of Greene County Land Use Plan and Solar Farms then ensued.

The Board then started a discussion of where the last meeting had stopped and where to start this meeting. They then discussed building sizes in B-2 Districts. The discussion went on to discuss various businesses in other areas and what districts they would be placed in Xenia Township.

The discussion of lot sizes and lot coverage in B-2 and B-3 and how lot coverage affects flooding and water run-off ensued.

The next topic was not wanting to allow “strip malls” in a B-2, only in a B-3. It was stated that inside a B-2 it should be little buildings and space between each building. It was agreed that the maximum building size in a B-2 should not exceed 5,000 square feet.

The Intent and Purpose of B-2 was then read and reworded to now read:

This District is designed to provide for retail businesses and personal services with limited intensity. This District shall be no less than 2.5 contiguous acres with minimum lot sizes of ½ acres. Adjacent lots with a minimum size of ½ acres and 200 feet of shared lot line or road frontage may be added to an existing B-2 District by a Zoning Map amendment. This District should only be in locations which possess access from Arterial and or Collector Streets without passing through areas of lower intensity.

A detailed discussion of whether to allow or to disallow residents to be placed in the B-2 District. It was stated that the residence needs to have less square footage than the business square footage. It was also stated that only single-family homes will be allowed in the B-2 District. The Primary Use of the B-2 District shall be the Business, with the residents being the Secondary Use.

The addition of 407.3 A and B:

407.3 A: Permitted Secondary Use: Single family dwelling unit with less square footage than the business unit. The finished area for Secondary Use shall be less than the finished area for the Principal Use.

407.3 B: Secondary Use may be within the same structure or in a separate structure. If a separate structure is used for the Secondary Use, that structure must be placed 10 feet from the Principal structure and also be located behind the Principal structure.

It was agreed that a Secondary Use should be added to B-1 and B-3 also.

Mr. Zweber moved to adjourn; Mr. Colbrunn seconded. Meeting adjourned at 8:30 PM.

ATTEST:

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Alan D. Stock, Zoning Inspector