

XENIA TOWNSHIP JOINT TRUSTEE AND ZONING BOARD MEETING

March 29, 2022

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 PURPOSE OF THESE MEETINGS ARE FOR FREE EXCHANGE OF IDEAS AND NOT TO GIVE DIRECTION NOR TO SWAY CURRENT ITEMS FOR CONSIDERATION OR PRIORITY OF ITEMS FOR FUTURE AGENDAS. MEETINGS ARE HELD TO ONE AND ONE HALF (1.5) HOUR LENGTH EACH FIFTH (5th) TUESDAY OF THE MONTH.

The Xenia Township Joint Trustee and Zoning Boards held a meeting on March 29, 2022 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.

Steve Combs called the meeting to order at 6:01 PM.

Attendees: Steve Combs, Scott Miller, Jeremy VanDyne, Jeffery Zweber, Roy Colbrunn, Virgil Ferguson, Janis James, Nathan Anthony, Brian Secor, and Alan Stock.

The meeting began with an introduction of the new Trustee, Jeremy VanDyne.

The first topic of discussion was how to better the roadway on US 68 South. It was discussed to get involved ODOT involved by Miami Valley Regional Planning Commission to perhaps make safer ditch lines to reduce accidents. It was further discussed to increase setbacks on US 68 for potential new construction. The topic turned to setbacks on highways and who dictates the setbacks on highways. The setbacks set in the Zoning Resolution for each district was then discussed.

The next topic for discussion was regarding Automotive Facilities in Xenia Township. The discussion was that some of the auto facilities in the township are not well maintained and ways that the Township can make the auto facilities compliant with Zoning Regulations. It was discussed to possibly set rules and standards for the auto facilities in the Zoning Resolutions, to make it easier for new auto facilities to know what is expected. The topic turned to EPA regulations for auto facilities and Xenia Townships enforcement practices and limitations. The discussion then turned to what districts auto facilities are allowed in and the Change of Use and Occupancy Certificate process.

The next topic was regarding Short Term Rentals. It was discussed that B&Bs are only allowed in the Agricultural District with a Conditional Use Permit. There was a brief discussion of known short term rentals in Xenia Township. The discussion then turned to the different types of short-term rentals and different regulations on them in other jurisdictions. The definition of B&Bs was read from the Zoning Resolution: Accommodations in a private home which offers a room and breakfast for one inclusive price for an overnight stay to travelers. It was discussed to add to the definition to include all short-term rentals and to possibly set regulations for them. It was then discussed to look into other jurisdictions for their standards.

The last topic of discussion was about PUD (Planned Unit Development) and Conditional Uses. It was discussed that PUD is intended for mixed use developments, like the Greene. There was a brief discussion of annual inspections of all future Conditional Uses. The topic then turned to the differences between Permitted Principal Uses and Conditional Uses.

ATTEST:

Alan D. Stock
Zoning Inspector