

XENIA TOWNSHIP ZONING COMMISSION MEETING

March 8, 2023

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 March 8, 2023 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, Terry Fife, and Chris Stout. No guests.

The minutes from the February 28, 2023 Zoning Commission meeting were read for additions or corrections. Mr. Zweber moved to table the minutes from the February 28, 2023 meeting. Mr. Stout seconded the motion. All voted aye, MOTION PASSED to table the minutes until the next meeting.

The minutes from the February 28, 2023 Zoning Commission Public Hearing meeting were read for additions or corrections. Mr. Zweber moved to table the minutes from the February 28, 2023 Public Hearing meeting. Mr. Stout seconded the motion. All voted aye, MOTION PASSED to table the minutes until the next meeting.

The meeting began with an overview of the last meeting.

The next topic was a discussion of setback lines and where setbacks should start at. They then discussed the Right of Ways on the different roads within the Township. They then decided to establish a definition for Right of Way and Right of Way Line:

Right-of-way: Area including and adjacent to a road or trail to allow traffic, maintenance, and utility passage and access. Right-of-way areas will be defined by the entity responsible for maintenance of the road or trail.

Right-of-way Line: A line designating the edge of the road or trail right-of-way.

The Board then read and discussed the definitions of Lot Coverage, Lot Lines, Lot Lines, Front, Lot Lines, Rear, Lot Width, Section 502, Corner Lot Accessory Building, Lot, Lot Area, Lot, Corner, Lot, Interior, Lot, Through (Double Frontage), and Lot Coverage. They decided to reword the following definitions:

Lot Area: The total projected horizontal area within the lot lines of the lot.

Lot, Corner: A lot which has at least two contiguous sides, each abutting a road for its full length. (See Illustration)

Lot, Interior: A lot which has only one side abutting upon a road for its full length. (See Illustration)

Lot, Through (Double Frontage): A lot which has at least two non-contiguous sides which abut a road for their full length. (See Illustration)

Lot Coverage: The part or percent of the lot area occupied by impervious material, including buildings and accessory buildings.

Road Frontage: Will be determined at the road right-of-way line.

Mr. Stout called to adjourn and Ms. Fife seconded the motion.

Meeting adjourned 8:00 PM

ATTEST:

Alan D. Stock

Zoning Inspector