

XENIA TOWNSHIP ZONING COMMISSION MEETING

August 9, 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 August 9, 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 6:25 p.m.

Attendees: Jeffrey Zweber, Alan King, Terry Fife.

The minutes from the July 25, 2023 Zoning Commission meeting were read for additions or corrections. Mr. King moved to approve the minutes from the July 25, 2023 meeting. Ms. Fife seconded the motion. All voted aye, MOTION PASSED.

The first topic of discussion was regarding the BZA hearing for Utility Scale Solar.

The Board then read and discussed the Thoroughfare Development Overlay District definition. It was agreed to reword to read as follows:

Thoroughfare Development Overlay District: The Thoroughfare Development Overlay District shall be an overlay to the existing underlying district(s) as shown on the Official Zoning Map, (see Section 301), and as such, the provisions for the Thoroughfare Development Overlay District shall serve as a supplement to the underlying district provisions. This overlay is comprised of roadways that require an increase in the size of the roadside yards in the adjacent lots to accommodate future throughfare development.

The increased roadside yard shall be determined by increasing the roadside setback of the underlying district by 12 feet unless the required roadside setbacks are further defined in the Xenia Township Thoroughfare Development Plan.

The Board then read and discussed the definition for Official Thoroughfare Plan and decided to remove that definition and to replace it with Thoroughfare Development Plan.

Thoroughfare Development Plan: A list of project development plans will be maintained by the township for all thoroughfare development in the township. These project development plans may be developed by the appropriate federal, state, county, or township department.

The Board then added areas for the proposed Map Amendment.

Thoroughfare Development Overlay District:

- US 68 South from US 35 to Stone Road
- Dayton Xenia from the Township Line to Hawkins Road
- Hawkins Road, All
- US 68 North from the Township Line to Clifton Rd
- Brush Row Road from US 68 to Stevenson Road
- Stevenson Road from Brush Row Rd to US 42
- Bickett Road from US 35 to ¼ mile north of Old 35
- Old 35 from ¼ mile west of Bickett Road to ¼ mile east of Bickett Road

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

Meeting adjourned 8:10 PM

ATTEST:

Alan D. Stock

Zoning Inspector