

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

September 13, 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 September 13, 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 6:50 p.m.

Attendees: Jeffrey Zweber, Alan King, Terry Fife, Roy Colbrunn.

No Guests.

The Board began by reading through and discussing the working copy of proposed Zoning Resolution changes. The changes are as follows:

Reword the definition of Lot:

A Parcel of Record occupied, or to be occupied, by a main building or group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto. The lot shall include such yards, area and road frontage as are required under the provisions of this Resolution to be a buildable lot. Every lot shall abut upon and have permanent access to a dedicated public road or approved private road.

They deleted the definitions for:

Lot, Corner, Lot, Interior, and Lot, Through (Double Frontage).

Reworded the definition for Lot Coverage:

The percentage of the lot area occupied by impervious surfaces, main building footprints and accessory building footprints.

Reworded the definition for Lot Lines:

The lines bounding a parcel of record.

They deleted the definitions for:

Lot Line: Front, Lot Line: Rear, Lot Width, Open Spaces, and Open Spaces (Common).

Reworded the definition for Road Frontage:

Curvilinear distance along the contiguous edges of the road. Trails, alleys, and limited access roads shall not be included within any calculation of road frontage.

Reworded the definition for Collector Road:

A thoroughfare which primarily carries traffic from local roads to arterial roads.

Reworded the definition for Alley:

A minor thoroughfare used primarily for vehicular service access to the back or side of properties abutting on another road.

Reworded the definition for Limited Access Road:

A road specifically designed for through traffic and over which abutting property owners have no easement or right of access.

Reworded the definition for Trail:

A thoroughfare designed for recreational use by foot traffic, horses, human powered vehicles, and/or motorized vehicles that are not approved for use on limited access roads.

Reworded the definition for Yard, Required:

The area of a lot bounded by the lot lines, right-of-way lines, and setback lines.

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

Meeting adjourned 8:30 PM

ATTEST:

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Alan D. Stock

Zoning Inspector