

XENIA TOWNSHIP ZONING COMMISSION MEETING

October 31, 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 October 31, 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 6:10 p.m.

Attendees: Jeffrey Zweber, Terry Fife, Alan King and Alan Stock.

One Guest: Trustee, Scott Miller

Trustee Milller started a discussion regarding the ODNR State Park located at 1587 US 68 North. He discussed the surrounding properties and the possibility of ODNR purchasing these properties for possible expansion. He then discussed the parking situation for the State Park and how visitors would be able to cross the highway safely. His last discussion was about possible locations throughout the Township that hotels could be built.

The minutes from the October 11, 2023 Zoning Commission meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the October 11, 2023 meeting. Ms. Fife seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of changing the November meeting dates.

Mr. Zweber moved to change the November 8 meeting to November 14. Mr. King seconded the motion. All voted aye, MOTION PASSED.

Mr. Zweber moved to change the November 28 meeting to November 21. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The board then discussed and the updated diagrams for Road Frontage, Setback Line, Yard; Required, Accessory Building Yards; All Principal Residential Buildings, and Accessory Building Yards; Residential Districts. The board modified the diagrams to more accurately reflect the definitions.

The board then read and discussed Section 504: Accessory Buildings and Lot, Corner definition. It was agreed to reword each to read as follows:

Section 504 Accessory Building:

- 1.No garage or accessory building shall be erected within a required side interior yard or roadside yard in any district.
2. No part of any garage or accessory building footprint shall be in the yard created by a projection of the footprint of the principal residential structure to the road in any non-residential district. For a corner lot, the projection shall extend to the intersection of the roads that create the corner.
3. No part of any garage or accessory building footprint shall be on the roadside of the footprint of the principal structure in any residential district.

Lot, Corner: A lot which has continuous road frontage and has a significant change to the direction of travel while adjacent to the lot.

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

Meeting adjourned 8:00 PM

ATTEST:

Alan D. Stock

Zoning Inspector