

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

February 27, 2024

**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 February 27, 2024 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 6:05 p.m.

Attendees: Jeffrey Zweber, Terry Fife, Alan King, Roy Colbrunn, Alan Stock, Zoning Inspector. No guests.

The minutes from the January 23, 2024 Zoning Commission meeting were read for additions or corrections. Mr. King moved to approve the minutes from the January 23, 2024 meeting. Mr. Zweber seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of the Trustees Public Hearing for the rezone of 1260 Shorter Avenue.

Ms. Fife made a motion for a recess; Mr. Zweber seconded the motion. All voted aye, recess from 6:15 PM to 6:25 PM.

It was then discussed to set a public hearing date for text/map amendments for April 10, 2024 at 6:00 PM.

Mr. Zweber made a motion to change the March 13, 2024 meeting to March 19, 2024. Mr. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

The Board then discussed the Greene County Perspective 2040, Character Zones and where they will fit within Xenia Township.

Natural and Open Spaces: Covered Bridges, Bike Paths.

Agriculture: Working farms within Xenia Township.

Rural Living: Rural 5-acre homes and Estate District. It was agreed that this Zone is separate from the Agricultural Zone, and could be in the Agricultural District, but does not have Agricultural activities on the property.

Suburban Living: Amlin Heights, Wilson Drive, Murray Hill areas.

Urban Living: Different from Suburban Living because of walkability to public places. This could be similar to the B-1 District. It was agreed that there are not many places within Xenia Township that this zone exists, but Old Town could grow into this zone.

Community Center: Do not have any of this Zone in Xenia Township.

Commercial and Employment Center: Do not have any of this Zone in Xenia Township.

Institutional Campus: Central State University, Greene County Fairgrounds.

Mr. Zweber called to adjourn and Mr. Colbrunn seconded the motion.

Meeting adjourned 8:45 PM

ATTEST:

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Alan D. Stock

Zoning Inspector

