

XENIA TOWNSHIP ZONING COMMISSION MEETING

March 26, 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 March 26, 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 6:00 p.m.

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

The minutes from the February 27, 2024 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the February 27, 2024 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

Mr. Zweber made a motion to change the Public Hearing scheduled for April 10, 2024 to April 23, 2024. Mr. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a recap discussion of the Comprehensive Plan, and a discussion of each Character Zone as follow.

Natural and Open Spaces: Quarries was removed from this Zone and agreed that this Zone would be for undeveloped, recreational, and open spaces.

Agriculture: this Zone is Agricultural land used for crops and livestock and is not Residential.

Rural, Suburban, and Urban Living: this Zone was renamed to Low, Medium and High Residential Living. Low would be no more than one (1) dwelling per acre, Medium would be 2-6 dwellings per acre, and High would be greater than six (6) dwellings per acre. This area would be primarily residential and not commercial.

Community Center: this Zone was renamed to Mixed Use Community. This zone would have homes and businesses combined in close proximity.

Commercial and Employment Center: this Zone was renamed to Low, High and Outdoor Centers.

Institutional Campus: this Zone was renamed to Institutional and Mixed Uses. The Board read and discussed the similarities and differences of this Zone and the Zoning Districts of IG (Institutional and Government District), B-3 (Highway Business District) and M-1 (Restricted or Light Industrial District).

The board discussed having a Scenic Conservation Zone that would maintain the area as close as possible to what it is now, having limited development to preserve the natural beauty.

The Board then looked at the Land Use by Character Zone Map from Greene County and discussed areas within Xenia Township that each Character Zone would fit and how they wanted the Township to look in the future.

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

Meeting adjourned 8:05 PM

ATTEST:

Alan D. Stock

Zoning Inspector