

XENIA TOWNSHIP ZONING COMMISSION MEETING

June 25, 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 June 25, 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 6:10 p.m.

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

The board began by welcoming M. Cookie Newsom to the Zoning Commission.

The minutes from the May 28, 2024 Zoning meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the May 28, 2024 Zoning meeting. Ms. Newsom seconded the motion. All voted aye, MOTION PASSED.

The minutes from the June 12, 2024 Zoning meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the June 12, 2024 Zoning meeting. Ms. Fife seconded the motion. All voted aye, MOTION PASSED.

Mr. Stock asked the commission to discuss Section 523.10.3 Driveway Standard Regulations to add Xenia Township Road Department to item three (3) since Greene County is only contacted if the pipe will be larger than 12 inches in

diameter and as written, it states that only Greene County may issue a permit. The board rewrote it to read as:

Should Greene County Soil & Water or the Xenia Township Road Department recommend a culvert, pipe or bridge; no zoning permit will be issued until recommendations are completed.

The Board next read and discussed Greene County and Xenia City Land Use Plan and Goals. They then reviewed Xenia Township Character Zones in the Land Use Plan.

The Board discussed possible Goals for Xenia Township Comprehensive Plan as follows:

Agricultural Uses, Housing Uses; Mixed Uses, Recreational / Open Space / Scenic Uses / Historic, Commercial, Office, and Industrial Uses; Mixed Uses, Annexation / Relations with Neighboring Jurisdictions, Economic Development, Existing Communities, and Transportation / Infrastructure.

They discussed the best places within Xenia Township for development that could deter annexation and how to preserve the Agricultural District's integrity. The Board discussed ways to obtain community involvement in a planning committee for the Comprehensive Plan.

The Goals for the Xenia Township Comprehensive Plan were written out as follows:

- Retain township boundaries by enhancing livability and amenities
 - Annexation
- Ensure continued Agricultural activity
 - Viable
- Manage development
 - Housing
 - Office, Commercial, Industrial
 - Mixed Use
 - Economic
 - Existing neighborhoods

- Enhance Recreational / Open Space / Scenic Uses / Historic Areas
 - Waterways and waterway access
 - Build community
- Enhance Transportation Network and Infrastructure in the township
 - Roads
 - Water, Sewer, Stormwater
 - Internet / Communication
 - Pedestrian, Bike, Trails / Sidewalks

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

Meeting adjourned 8:15 PM

ATTEST:

Alan D. Stock

Zoning Inspector