

XENIA TOWNSHIP ZONING COMMISSION MEETING

October 10, 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 October 10, 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 6:15 p.m.

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

The minutes from the September 25, 2024 Zoning meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the September 25, 2024 Zoning meeting. Ms. Fife seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of topics for the upcoming combined board meeting to be held on October 30, 2024.

The next topic was an update on the Land Use Plan. The CIG Grant will pay \$15,000.00 of the bill. The Trustees will be asked to approve \$2,500.00 to pay the difference. It was discussed to have a meeting with Regional Planning to discuss how to proceed with the Land Use Plan.

The Commission next read and discussed the proposed Section for Residential Overlay to Business and Industrial Districts. The Commission made changes to the following sections:

Accessory Uses: Refer to Section 201 – Definitions: Accessory Use or Building

Conditional Uses: Conditional Uses are defined in the underlying Business or Industrial District.

Yard Requirements: Yard Requirements are defined in the underlying Business or Industrial District.

Building Height Regulations: Building Height Requirements are defined in the underlying Business or Industrial District.

The Commission next read and discussed Section 514: Off Street Parking Regulations, Section 517: Signs, and Maximum Percentage of Lot Coverage. They changed the following:

Residential Parking: For parking requirements for residential uses see Article V, Section 514.2. Residential parking requirements are in addition to the parking requirements for the underlying Business or Industrial Uses.

Signs: Sign regulations are defined for the underlying Business or Industrial District.

Maximum Percentage of Lot Coverage: Lot Coverage regulations are defined for the underlying Business or Industrial District.

The Commission next discussed the size and number of Dwelling Units that should be allowable on each property. They read the definition for Gross Floor Area and also looked at and discussed properties in the township where this District would work. The Commission agreed to change Intent and Purpose to reflect this discussion as follows.

Intent and Purpose: The intent of this overlay district is to allow residential uses in addition to the business or industrial uses of the underlying district. The underlying business or industrial use shall be maintained. The percentage of the gross floor area for residential uses shall not exceed 66% of the gross floor area for all uses.

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

Meeting adjourned 8:05 PM

ATTEST:

Alan D. Stock

Zoning Inspector