

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

February 25, 2025

**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 25, 2025 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, Alan King, Terry Fife, Cookie Newsom, and Alan Stock, Zoning Inspector.

The minutes from the February 3, 2025 Zoning meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the February 3, 2025 Zoning meeting. Ms. Newsom seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a revisit to Maximum Lot Coverage. The question asked is if the lot coverage is over 15%, it is necessary to go to the BZA or can the Zoning Inspector have discretion? It was agreed that the intent was that if the coverage is less than 15%, there is no need for stormwater management. If it is over 15%, there will be a need for an engineered stormwater management solution. It was discussed that Greene County Soil & Water may be able to help with this. The Zoning Inspector may use their discretion to sign off or not. They will need a BZA if the Zoning Inspector does not sign off.

The next topic of discussion was the Steering Committee Candidates. It was discussed that each member of the Zoning Commission would suggest candidates. It was agreed to include farmers, business owners, residents from different

neighborhoods, past Township employees and people from Wilberforce and Central State Universities.

The next discussion was regarding the Steering Committee Questionnaire. The topics for questions include:

**Demographics:** Township Resident, Township Business Owner, Township Farmer, other stakeholder: Neighborhood; Length of township residence / business relationship: Occupation

**Participation Expectation:** 12-18 month, every 6 weeks, 2 hours; 1 or 2 possible half-day Saturday

### **Support Refinement of Initial Goals**

### **Interest in Planning the Future of the Township:** Sentences

This questionnaire will be put on Greene County Regional Planning website for the Steering Committee Candidates to fill out.

It was the discussed that the first Committee meeting would be for getting to know everyone, an overview of the Land Use Plan and questions and answers. The second meeting will be to go over goals, character zones, land use map and Xenia City's plan.

It was then discussed obtaining the Census reports for Xenia Township from 1960 to present.

The last topic of discussion is that the March 25 meeting should be used for going through the responses from the steering committee questionnaire.

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

Meeting adjourned 8:00 PM

ATTEST:

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Alan D. Stock

Zoning Inspector