

XENIA TOWNSHIP ZONING COMMISSION MEETING

August 14, 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 August 14, 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, Terry Fife, Alan King and Alan Stock, Zoning Inspector. No Guests

The minutes from the July 10, 2025 Zoning meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the July 10, 2025 Zoning meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The minutes from the July 29, 2025 Joint Board meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the July 29, 2025 Joint Board meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of files to be placed on the website for the Land Use Plan. It was discussed to obtain suggestions from the Steering Committee. The Commission discussed that the webpage needs to state why this is being done and why it is important. It was then discussed linking Xenia Township webpage to Greene County Regional Plannings page and to add maps and the Power Point.

The Commission next discussed the agenda for the upcoming Steering Committee Working Session. The agenda topics are as follows:

Welcome and Goals for the Meeting:

- Analyze Public Input
- Develop Plan Content and Identify Open Planning Issues
- Identify Next Steps

Land Preservation/Protection/High Density Use:

- Recreational, Social, and Open Spaces
- Current Ag Land Use
- High Density Areas/Low Density Areas
- Recreational, Social and Open Spaces
- Parks and Trails

Agriculture:

Housing:

- Current Residential land Use
- Current Residential Use Lots > 5 Acres
- Single Family Detached Residential in Agricultural Areas
- Current Residential Use Lots 1-5 Acres
- Low Density Single Family Detached Residential (Current Estate District)
- Current Residential Use Lots < 5 Acres
- High Density Single Family Detached Residential
- Current Residential Use – Apartments
- High Density Multi Family Residential – Apartments
- Low Density Multi Family Detached Residential

Commercial and Industrial:

- Current Commercial and Industrial Land Uses
- Low Intensity Retail, Office and Industrial

- High Intensity Retail, Office and Industrial
- Outdoor Commercial and Industrial

Public Services and Utilities:

- County or Municipal Water Treatment Plants and Wellfields in Greene County
- Water Systems in and around Xenia Township
- Water Supply, but Not Sewer Service
- Watershed/Wastewater Treatment for Xenia Township
- Sub watersheds in Xenia Township
- Current Sewer Service
- Roads

Additional Considerations:

- Wilberforce Area
- Fairborn Cement Company Land

Initial goals for the Xenia Township Comprehensive Plan:

- Retain Township Boundaries
- Ensure Continued Agricultural Activities
- Manage Development
- Enhance Recreational/Open Space/ Scenic Use/Historic Areas
- Enhance Transportation Network and Infrastructure

Mr. Zweber called to adjourn.

Meeting adjourned 8:20 PM

ATTEST:

Alan D. Stock

Zoning Inspector