

XENIA TOWNSHIP ZONING COMMISSION MEETING

August 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 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, Cookie Newsom, Alan King and Alan Stock, Zoning Inspector. No Guests

The meeting began with a discussion of topics to place on the Xenia Township website for the Land Use Plan. The topic are as follows:

- Why are we doing the Comprehensive Plan?
 - FAQs
- How (summary) are we developing the Plan?
 - Steering Committee, Calendar of Events / Timeline
 - Map / Graphics of Steering Committee
- What is a Comprehensive Plan?
 - Topics, Outline
 - How does it relate to Zoning
- Public Input
 - What have we done
 - What have we heard so far (Survey Results)
 - What additional input do we envision
- Existing Conditions (So Far)
 - Regional Planning Update
 - Maps (with read me file)

- Draft Plan Sections (TBD)
- Presentations
 - Steering Committee
 - Public Input Presentations
 - Background / References
 - Annexation, Property Taxes
- Contact Us / Feedback

The next topic of discussion was regarding topics for the upcoming Steering Committee Meeting.

Agenda:

- Review of Public Input
 - Public Input Meetings
 - Web Site Responses
- Review additional Existing Conditions and other supporting data
- Start Building the Comprehensive Plan
 - Framework / Major Questions the Plan Should Answer
 - Where is there consensus / where do we need more work?
- Identify Next Steps

Goals:

- Analyze Public Input
 - Highest priority concerns of township residents
 - Areas of consensus / Areas of divergent input
- Develop Plan Content and Identify Open Planning Issues
 - Where do we have consensus?
 - Where do we need additional information / input?
- Identify Next Steps
 - Provide update / status information to the public
 - Plan for additional info / input

Planning Topics:

- Intro – Existing Land Use Presentation
- Land Use Preservation / Protection
 - Natural & Open Spaces
 - Cropland & Pastures
 - Scenic Preservation
- Low Density / High Density Areas (aka Sewer Service)

- Housing
 - Rural Residential
 - Low Density Residential (Estate)
 - Single Family Suburban Residential
 - High Density Residential and the “Missing Middle”
- Government Services
 - Central Water Supply
 - Police, Fire, EMS
 - Parks & Trails
 - Roads & Transportation
- Commercial & Industrial
 - Restrictions / Incentives / Targeting for new commercial or industrial uses
- Other Topics
 - Mixed Use Communities
 - CSU / Wilberforce Univ / Payne Seminary
 - Fairborn Cement Company

Initial Goals for Xenia Twp Comprehensive Plan

- Retain township boundaries
 - Annexation
 - Build community
- 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
 - Roads
 - Water, Sewer, Stormwater
 - Internet / Communication
 - Pedestrian, Bike, Trails / Sidewalks

Public services and Utilities

The following questions were added for the Steering Committee to consider and answer:

Land Use Preservation/Protection:

- Does the Township want any changes to areas identified for each of the three levels of preservation/protection?

High Density Areas / Low Density Areas:

- Is Scenic Preservation Compatible with High Density Land Use?
- Does the Township want any changes to the areas with both water and sewer services?

Single Family Detached Residential in Agricultural Areas, Low Density Single Family Detached Residential (Current Estate District), High Density Single Family Detached Residential, High Density Multi Family Residential – Apartments, Low Density Multi Family Detached Residential:

- What is the Townships vision for each District?
- Rules?
- Different rules for different locations?

Low Intensity Retail, Office and Industrial, High Intensity Retail, Office and Industrial, Outdoor Commercial and Industrial:

- What is the Townships vision for each District, with and without sewer services?
- Size/Intensity rules?
- Different rules/locations for different types of businesses?

Does the Township want any changes to the areas with only water services?

Parks & Trails:

- Does the Township want any changes to parks or trails?
- Improvements to existing parks or trails?
- New parks or trails?

Roads:

- Are there any road safety issues in the Township want addressed?
- Speed?
- Blind corners?

- Better design for bad weather?
- Are there any road capacity issues that the Township wants addressed?
- Capacity changes to current roads?
- New roads to improve capacity/travel time/safety?

Wilberforce Area:

- What is the Township vision for the Wilberforce area?
- Who are the stakeholders?

Fairborn Cement Company Land:

- What is the Township vision for area near and including the Fairborn Cement Company Land?
- Who are the stakeholders?

The last discussion was regarding areas in the township that currently offer water and or sewer services and areas in the Township that they could be offered.

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

Meeting adjourned 8:00 PM

ATTEST:

Alan D. Stock

Zoning Inspector