

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

September 11, 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 September 11, 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, Cookie Newsom and Alan Stock, Zoning Inspector. No Guests

The minutes from the August 14, 2025 Zoning meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the August 14, 2025 Zoning meeting. Ms. Newsom seconded the motion. All voted aye, MOTION PASSED.

The minutes from the August 25, 2025 Zoning meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the August 25, 2025 Zoning meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The Commission first had an overview of the last Steering Committee meeting and a review of upcoming meeting dates. It was also discussed the vacancy for another Zoning Commission member and alternatives. It was discussed possibly filling the vacancies in the end of 2025 or early 2026.

It was then discussed to possibly have more public input meetings in 2026. The Commission discussed speakers for the meetings to possibly include Wilberforce University, Central State University, Greene County Sanitary Engineer, Tecumseh Land Trust, and Greene County Combined Health District.

Mr. Zweber presented that Greene County Regional Planning has cancelled the contract with Xenia Township for the Land Use Plan.

The Commission next discussed the possibility of getting water and sewer to US 42 South. Mr. Zweber showed maps of the Township where sewer/water are already available and the path to service US 42 South. They then discussed the Township residents that would benefit from this.

The Commission next discussed topics for the next Steering Committee Meeting. The questions for the Steering Committee are the goals for change and development in Xenia Township, Wilberforce, and to define neighborhoods.

Mr. Zweber next presented his Power Point for the next Steering Committee meeting. The following are the key discussions:

**Preservation and Recreation:**

- Where should the township plan for natural and open spaces?
- Where should the township plan for preservation of farmland and pastureland?
- Where should the township plan for scenic preservation?
- Where should the township plan for parks and trails?

**Water and Sewer:**

1. Where should the township plan for both central water and sewer service?
  - This will define the areas where high density development is feasible.

2. Where should the township plan for ONLY central water service?
  - Lower density development (supportable by septic), but private wells are insufficient (e.g., low volume, low quality)

### **Housing Block 3A – Areas without Sewer Service:**

1. Rural Residential [“Living in the Country”]
  - Does the township want to change the rules for housing on land zoned agricultural (currently most of the township)?
  - Different rules for different areas of the township?
2. Estate Residential [Low Density, Rural Subdivisions]
  - Does the township want to change the rules for Estate Residential?
  - Multiple areas with different densities of Estate Residential?
  - Where should the township plan for Estate Residential development?

### **Housing Block 3B – Areas with Water and Sewer Service:**

1. High Density, Single-Family Detached Residential [“Suburban Living”]
  - Does the township want to change the rules for high density, single-family detached residential (R-1)?
  - Different rules for different areas of the township?
  - Where should the township plan for this type of housing?
2. Multi-Family Residential
  - Does the township want different rules for different types of multi-family residential? [Currently there is only one type district for all types of multi-family housing.]
  - What should the rules be for multi-family housing in the township?
  - Where should the township plan for this type(s) of housing?

### **Commercial and Industrial:**

1. Isolated Business Activities [“Corner Businesses”]
  - Does the township want to allow new isolated businesses?
  - If so, what rules does the township want for those businesses?
  - Should they be allowed throughout the township or only selected areas? [Different rules for different areas]
2. Business Districts [Concentration of multiple businesses]

- Where should the township plan for concentrated business use?
- Should some types of uses, but not others, be allowed in various areas?
- How should the township categorize different types of business land uses? [Currently the township has six types of commercial & industrial districts]

### **Roads:**

1. Safety
  - What is the township's prioritized list of road safety issues?
  - Speed, Blind Corners, Safety in Bad Weather
2. Capacity
  - What is the township's prioritized list of road capacity issues?
  - Capacity changes on existing roads
  - New roads to improve capacity / travel time / safety

### **Annexation Threats:**

1. Assessment of Xenia's neXtPlan 2024
  - What is the township's vision for the areas identified for annexation in neXtPlan 2024?
  - Central State University
  - US-35 Corridor
  - Birch Rd
  - Fairground Rd past Grandstone Trace development
2. Other Areas
  - Are there any other areas of the township facing annexation?

### **Localized Planning Considerations:**

1. What is the township's plan for the Wilberforce area?
  - How well does that plan align with the plans for Central State University, Wilberforce University, and Payne Theological Seminary?
2. What is the township's plan for the area around and including the land owned by the Fairborn Cement Company?
  - How well does

- that plan aligns with the plans of the Fairborn Cement Company?
3. Are there any other areas that should have additional localized planning considerations?

**Agriculture:**

1. What is the expected change (reduction) to the amount of the township zoned Agricultural?
  - How to the changes impact Prime Farmland?
2. Are there any other issues the township or county could address to improve the quality and sustainability of agriculture in the township?
  - Do they vary by crops / livestock types: commodity vs specialty?
  - Do they vary by scale: Industrial agriculture vs hobby farms?

Mr. Zweber called to adjourn.

Meeting adjourned 8:00 PM

ATTEST:

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Alan D. Stock

Zoning Inspector