

XENIA TOWNSHIP JOINT TRUSTEE AND ZONING BOARD MEETING

September 30, 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 PURPOSE OF THESE MEETINGS IS FOR FREE EXCHANGE OF IDEAS AND NOT TO GIVE DIRECTION NOR TO SWAY CURRENT ITEMS FOR CONSIDERATION OR PRIORITY OF ITEMS FOR FUTURE AGENDAS. MEETINGS ARE HELD TO ONE (1) HOUR IN LENGTH EACH FIFTH (5th) TUESDAY OF THE MONTH.

The Xenia Township Joint Trustee and Zoning Boards held a meeting on September 30, 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.

Scott Miller called the meeting to order at 6:00 PM.

Attendees: Scott Miller, Jeremy VanDyne, Terry Fife, Jeffrey Zweber, Alan King, Virgil Ferguson, Janis James, and Alan Stock.

The meeting began with a discussion of areas in the township that hotels and restaurants could be supported. It was stated that the challenge is sewer and water access. The group next looked at areas in the township that have water and or sewer access. The group suggested the Dayton-Xenia Road and Old US 35 corridor would be an area to look at for hotels and restaurants.

The group next discussed roads in the Township that need attention with the help from Miami Valley Regional Planning Commission:

- Path 68 S to Fairground Rd (Near 235)
- US 68 S Caesercreek TWP to Xenia TWP to City of Xenia
- US 35 WB to Walmart Bend
- Outerview - school access PED
- Brush Row @ US 68 - Turning Radius (Trucks)

- US 68 & Innovation Way (Career Center - Safety Zones)
- Brush Row /Massie Creek bridge winding for Peds for bike path
- US 42 & Bickett turning radius/Bickett density
- US 42 & Stevenson (new homes) & Bickett Road access
- US 35 Nash/Federal
- US 35 to Fairground (Expo Center)
- SR 235/US 68 Roundabout Signage

Mr. Zweber presented an overview of the progress with the Land Use Plan and the topics that Sterring Committee have been discussing:

1. Analysis of Housing and Agricultural Uses near OH-380 and Union Roads with taxes
2. Annexation
3. Preservation and Recreation
4. Water and Sewer
5. Housing with and without sewer and or water
6. Commercial and Industrial
7. Roads
8. Localized Planning Considerations
9. Agriculture
10. Land Preservation /Protection and Recreation
11. Central Water and Sewer Service
12. Housing

Mr. Miller presented a brief discussion on the topic of the proposed issue of removing property taxes in Ohio.

The meeting adjourned at 7:08 PM

ATTEST:

Alan D. Stock

Zoning Inspector