

**XENIA TOWNSHIP TRUSTEE  
PUBLIC HEARING  
ZONING MAP AMENDMENT 622 STATE ROUTE 380  
M36000200320006800 and M36000200320005000  
AGRICULTURAL (A) TO HIGHWAY BUSINESS (B-3)**

June 8, 2023

**THESE MINUTES ARE A SUMMARY OF THE EVENTS OF THE HEARING AND ARE NOT A WORD FOR WORD ACCOUNT OF THE DISCUSSIONS WHICH TOOK PLACE.**

The Xenia Township Board of Trustees scheduled a public hearing on June 9, 2023 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Attendees: Steve Combs, Trustee, Chair, Scott Miller, Trustee, Jeremy VanDyne, Trustee, and Alan Stock, Zoning Inspector.

Mr. Combs called the meeting to order at 6:00 P.M.

Mr. Stock advised of the exhibits:

- Exhibit 1: Application Packet with Zoning Public Hearing Identification
- Exhibit 2: Letter of Conveyance, Resolution and Minutes from the Zoning Commission Public Hearing
- Exhibit 3: Verification; Sign, Website, Newspaper Notifications
- Exhibit 4: Greene County Regional Planning and Coordinating Recommendation
- Exhibit 5: Agenda
- Exhibit 6: Public Comment

Mr. Stock advised that the requirements for the Ohio Revised Code had been met, so the Trustees can proceed with the Public Hearing.

**Mr. VanDyne, Trustee** asked who owns the property in question, ODOT or Mt. Holly Farms.

**Mr. Stock, Zoning Inspector**, stated that Mt. Holly Farms owns the property now. He went on to state that when this started, Mt. Holly Farms was in the process of purchasing the property and that ODOT gave written permission for Mt. Holly to proceed with the rezone request while the sale went through.

**Mr. VanDyne, Trustee** asked if Regional Planning was asking not to grant the rezone because they spoke with the City of Xenia and not Xenia Township.

**Mr. Stock, Zoning Inspector**, stated that Regional Planning is only a recommending board. He went on to state that by ORC standards, they have 20 days to give a recommendation and that they took 45 days.

**Brent Wilson, Owner, 1885 Bellbrook Ave, Xenia, Ohio**, stated that they closed on the property within the last few weeks. He went on to state that they are cleaning up the property now and will be painting the buildings and sealcoating the driveways soon. Mr. Wilson then stated that everything will be stored within the fenced in area and that they plan to lease out the shop areas, use the main building for boat and RV storage, and install doors to enclose it. He further stated that they will be removing the fuel tanks and installing cameras. Lastly, he stated that access will only be granted for tenets and that they want to be good neighbors.

**Mr. Combs, Trustee, Chair**, asked the Trustee if they had comments.

**Mr. VanDyne, Trustee** asked if they had any potential renters.

**Brent Wilson, Owner, 1885 Bellbrook Ave, Xenia, Ohio**, stated that they had talked with a few people.

**Dan Wilson, Owner, 1885 Bellbrook Ave, Xenia, Ohio**, stated that they had talked with a few local people that have a strong interest, but that rezoning is important to proceed.

**Mr. Miller, Trustee** asked if after removing the fuel tanks, any soil testing would be required.

**Brent Wilson, Owner, 1885 Bellbrook Ave, Xenia, Ohio**, stated that the fuel tanks are all above ground.

**Mr. Combs, Trustee, Chair**, stated that the tanks seemed fairly new.

**Brent Wilson, Owner, 1885 Bellbrook Ave, Xenia, Ohio**, stated that the tanks are on a concrete pad. He went on to state that a local farmer purchased the tanks and will be removing them at a later date.

**Mr. VanDyne, Trustee** asked if the property was on city sewer and water.

**Brent Wilson, Owner, 1885 Bellbrook Ave, Xenia, Ohio**, stated that they property is on city sewer and water.

**Mr. Combs, Trustee, Chair**, asked if anyone from the city had contacted them.

**Brent Wilson, Owner, 1885 Bellbrook Ave, Xenia, Ohio**, stated that the city had not contacted them.

**Dan Wilson, Owner, 1885 Bellbrook Ave, Xenia, Ohio,** stated that it's ironic that the new ODOT facility is right down the street and is zoned Industrial. He went on to state that ODOT started with a vacant lot and built the buildings, and that no one in the room was involved when ODOT started there. He further stated that ODOT would not be allowed by today's zoning standards to operate as they did. Mr. Wilson stated that their goal is to get the best use out of the property and the only way to do that is to rezone. He further stated that B-3 offers a lot of options, but they generally only do storage and office buildings. He stated that they do not want a general store or gas station. He went on to say that they would generate less traffic than ODOT and want to run a clean operation and to be good neighbors.

**Mr. Combs, Trustee, Chair,** asked if they were going to change the lighting.

**Dan Wilson, Owner, 1885 Bellbrook Ave, Xenia, Ohio,** stated that a lot of the lights are not LED and that the outside lighting needs to be compatible with the neighborhood. He went on to state that they need more lights in the yard for security, but the lights will not shine into neighbors' windows.

**Mr. VanDyne, Trustee** asked who had stated that they would increase traffic.

**Mr. Stock, Zoning Inspector,** stated that people from the neighborhood voiced their concerns at the Zoning Commission Public Hearing.

**Mr. VanDyne, Trustee** stated that storing boats and RVs would be put in the facility in the winter and taken out in the summer and would not cause traffic issues.

**Mr. Combs, Trustee, Chair,** stated that whoever voiced their concerns at the last meeting had serious concerns, they would be at this meeting also to voice them.

**Mr. VanDyne, Trustee** stated that ODOT had 30 workers going in and out every day.

**Mr. Combs, Trustee, Chair,** stated that there will be less traffic now.

**Mr. VanDyne, Trustee** stated that Athletes in Action brings in more traffic.

**Mr. Combs, Trustee, Chair,** asked if there was Public Comments in Favor.

There was none.

**Mr. Combs, Trustee, Chair,** asked if there was Public Comments Against.

There was none.

**Mr. Combs, Trustee, Chair,** closed the Public Comments.

**Mr. Combs, Trustee, Chair,** asked the Trustee if they had comments.

**Mr. Miller, Trustee** stated that the property could be zoned Ag today because when the State takes a property, they could trump everything, and that is why it may have remained AG. Mr. Miller went on to state that with the buildings currently there, he has no issues with rezoning. He went on to state that Mt. Holly Farms has a good tract record with turning properties around.

**Mr. Combs, Trustee, Chair**, stated that from a zoning standpoint, a rezone would make the property more accurate. He went on to ask when the buildings were built.

**Dan Wilson, Owner, 1885 Bellbrook Ave, Xenia, Ohio**, stated that the main buildings were built in the 1960's and the shop building was built in 1995.

**Mr. VanDyne, Trustee** stated that this would be good economic development for Xenia Township and would be taking an eyesore and turning it into a useful business for the community.

**Mr. Miller, Trustee** stated that he is a customer of Mt. Holly Farms other location, but that it would not hinder his decision.

**Mr. Stock, Zoning Inspector**, asked, for the record, if Mr. Miller felt he could be objective in the hearing and in his deliberation.

**Mr. Miller, Trustee** stated that he could be objective.

**Mr. Combs, Trustee, Chair**, stated that he owns land across the road from the facility.

**Mr. Stock, Zoning Inspector**, asked, for the record, if Mr. Combs felt he could be objective in the hearing and in his deliberation.

**Mr. Combs, Trustee, Chair**, stated that could be objective.

**Mr. Combs, Trustee, Chair**, called for a motion.

Motion To Approve the Zoning Map Amendment 622 State Route 380 M36000200320006800 and M36000200320005000 Agricultural (A) To Highway Business (B-3) was made by Trustee Combs and seconded by Trustee VanDyne.

**Mr. Combs, Trustee, Chair**, called for a vote.

Trustee Miller            AYE

Trustee VanDyne        AYE

Trustee Combs           AYE

**Mr. Combs, Trustee, Chair**, closed the Public Hearing at 6:38 PM.

ATTEST:

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Alan D. Stock, Zoning Inspector