

**RECORD OF PROCEEDINGS**

**MINUTES OF THE  
XENIA TOWNSHIP TRUSTEES:**

**PUBLIC HEARING  
August 20, 2013**

**5:30 P.M.**

Note: These minutes are a summary of the discussion and are not a word for word account of the discussions. The proceedings were electronically recorded. The meeting place was the Xenia Township Office, 8 Brush Row Road, Xenia, Ohio.

The Public Hearing was called to order at 5:30 p.m.

PRESENT: Amy Lewis, Chair; Scott Miller, Trustee, Jim Reed, Trustee; Alan Stock, Zoning Inspector. Also present was applicant Eric Fleming, property owner of 2291 SR 235, Xenia, OH 45385.

Notice of this Public Hearing was advertised in the Xenia Daily Gazette on August 9, 2013. The Public Hearing was held for a request for a rezone from M-3 Mineral Processing and Storage to A-Agricultural on 2291 SR 235, Xenia, OH 45385. Amy Lewis asked for comments in favor of the proposed rezoning. Eric Fleming summarized his request for rezoning to allow them to build on to the house. His original request was for rezoning from M-3 to R-1 which would have given him the setbacks needed. This was not approved. He then asked for a rezone from M-3 to A which was approved. He would also like to request waive of the variance fee to get the setbacks they need. No other comments from the audience.

Lewis asked for comments in opposition. None were offered.

Miller asked Fleming to elaborate on his request for a waiver. Fleming said his projected addition would come towards the road approximately 14' plus another 6-8' for a porch. The setback for A-Agriculture is 100' from the center line of the road which is not enough room for their addition so they will have to get a variance. They already spent \$400 for the rezone application and would have to spend another \$300 for a variance application. Stock said the Fleming house is exactly 100' away from center line. He had to get it rezoned because in the mining district there is no changing the footprint. The Zoning Commission did not want spot zoning by approving R-1 so they approved rezone to A. If rezone is passed by Trustees, Fleming will have to wait 30 days for it to go into effect then will have to go to BZA for an area variance. He is asking for waive of this fee. The Trustees dictate what the fees are. Reed said if we waive for one person will have to waive for everyone else.

Lewis asked for any public questions. None were offered.

Reed moved to approve the Zoning Commission's recommendation of a zoning change from M-3 Mineral Processing and Storage to A-Agricultural on 2291 SR 235, Xenia, OH 45385. Lewis seconded. All voted aye.

On the request for waive of variance fee it was decided to discuss at the regular Trustees' meeting at 7:00 p.m.

Miller moved to adjourn the Public Hearing. Lewis seconded the motion.

Public Hearing adjourned at 5:49 p.m.

XENIA TOWNSHIP BOARD OF TRUSTEES

\_\_\_\_\_  
Amy H. Lewis, Chair

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Scott W. Miller

\_\_\_\_\_  
Jim Reed

ATTEST:

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Alan D. Stock, Zoning Inspector