

A

Zoning Certificate

Xenia Township

8 Brush Row Rd
Xenia, OH 45385
937.372.0859 PH
937.372.3343 Fax



Certificate Number: 2025140

ADDRESS: 902 N BICKETT
XENIA OH 45385

PARCEL NO.: M36000200391004000 ZONING: A

ISSUED TO: WILBERFORCE UNIVERSITY (LESTER & LINDA BALL)
902 N BICKETT RD
XENIA OH 45385

PERMIT TYPE: Rezoning Application

DETAILS REZONE AG TO IG (CONTINGENT FOR SALE)

PERMIT DATE: 11/06/2025

FEE: 400.00 EXPIRE DATE: 11/06/2026

It is hereby certified that the above use as shown on the plats and plans submitted with the application conforms with all applicable provisions of the Xenia Township Zoning Resolution. The issuance of this Permit does not allow the violation of Xenia Township Zoning Resolutions or other governing Regulation.

The applicant is responsible for obtaining a building permit (if required) prior to commencing work on the proposed improvement. A final zoning inspection must be scheduled by the applicant.

This Zoning Certificate will be forwarded to Greene County Building Regulations and Greene County Engineers Office, if SM4 is applicable. You will need to contact one or both Departments for further instructions.

APPROVED BY:

DATE:

Zoning Inspector

11/06/2025



**XENIA TOWNSHIP
GREENE COUNTY, OHIO
XENIA TOWNSHIP ZONING COMMISSION
APPLICATION FOR A PROPOSED ZONING CHANGE**

Date 11-6-25

PROPERTY AND CONTACT INFORMATION

Name of Property Owner: Lester + Linda Ball Phone: _____

Address of Property: 902 N. Bickett RD. City: Wilberforce Zip: 45384

Acreage of Property: 5.01 Acres Parcel Number: M36-0002-0039-1-0040-00

Owner Address: 1508 Keystone Ave City: Dayton State: OH Zip: 45403-3336

Reason for requesting zoning change:

The University is seeking to purchase the property which is just across the street from the campus proper. The University seeks to rezone to ensure the property can be used for college business - Rezone is contingent to sale of property

I, (We), the undersigned owner(s) or lessee(s), hereby request this property now zoned in the Xenia TWP Xenia CSD District be rezoned to the IG - INSTITUTIONAL + GOVERNMENT District in accordance with the Xenia Township Zoning Resolution.

THIS APPLICATION IS ACCOMPANIED BY A FEE IN THE AMOUNT OF FOUR HUNDRED DOLLARS (\$400.00) FOR THE PURPOSE OF DEFRAYING EXPENSES OF PUBLISHING NOTICES IN THE NEWSPAPER AND MAILING COSTS AND RECORDING FEES.

I hereby grant permission to the Xenia Township Zoning Commission, the Xenia Township Board of Trustees, Greene County Regional Planning Commission staff, Appropriate Greene County Department staff, and any other persons necessary to gather pertinent information regarding subject property to enter upon the premises. I understand a sign will be placed on my property for the purpose of identifying the property. I understand the decision of the Board of Zoning Appeals is final, and if the decision is unsatisfactory, I may appeal the decision with the Court of Common Pleas. No refunds will be given for applications for a zoning amendment, rezoning, conditional use, or variance. An application for reconsideration shall not be accepted for consideration more than once during any consecutive twelve month period.

Applicant(s) [Owner or Lessee] Signature(s)

STATE OF OHIO, GREENE COUNTY, §:

The undersigned, being first duly sworn, says that he/she is the _____
(owner or lessee)
named in the foregoing application and states that all the facts stated in said application are true as
he believes.

Vann Newkirk

Applicant(s) Signature(s)

Sworn to before me by the said Vann Newkirk and by him/her subscribed in
my presence this 6th day of November, 2025.

My Commission expires May 19, 2030.



DENISE KAREN BROWN
Notary Public
State of Ohio
My Comm. Expires
May 19, 2030

Denise Karen Brown
Notary

NO REFUND WILL BE ISSUED FOR ANY REASON



1055 N. Bickett Rd./P.O. 1001
Wilberforce, Ohio 45384

**WILBERFORCE UNIVERSITY
THE OFFICE OF THE PRESIDENT**

LESTER BALL LINDA BALL

902 N. BICKETT ROAD XENIA, OH 45385

October 29, 2025

Planning and Zoning Commission City Administration Building

City Council Chambers Second Floor

107 E. Main Street Xenia, OH 45385

RE: Contingent Sale of 902 N. Bickett Road to Wilberforce University To The Commissioners:

As the owners of the property located at 902 N. Bickett Road, we are currently in negotiations with Wilberforce University for the sale and purchase of our property. While there are some contingent requirements, one such requirement is the rezoning of the property from A-1 to 1-G.

As the current owners of the property, we give our consent for the Commission to proceed with the process of determining if the property can be re-zoned to I-G, if we are successful in reaching a deal with Wilberforce.

If, however, we are not successful in reaching a deal with the University, we understand that our property will remain at it is currently zoned.

Please let us know if you need any further information or authorization to commence the consideration of the re-zoning process.

The undersigned, being over the age of 18, after being duly sworn state that the above request is true and accurate.

Respectfully,

Lester Ball

Linda Ball

STATE OF OHIO)

SS: COUNTY OF GREENE)

Subscribed and acknowledged by Lester Ball and Linda Ball, in my presence at

.Ohio as being their free and voluntary act and deed, for the use and purposes therein mentioned on
the 29th day of October, 2025.



DENISE KAREN BROWN
Notary Public
State of Ohio
My Comm. Expires
May 19, 2030

Denise Karen Brown

Township Zoning Amendment Procedure Checklist

Changes in the zoning text and changes in the zoning map (district change), follow the same procedure. The following checklist has been adopted from R.C. 519.12.

Item	Action	Date	Checked by
1	Initiation/Receipt of Zoning Amendment	2025.11.06	MMK
2	Copy of proposed amendment transmitted to the Regional Planning and Coordinating Commission of Greene County (RPCC) within five days after receipt.	2025.11.12	MMK
3	Public Hearing date set for Zoning Commission to be set not less than twenty nor more than forty days form receipt of amendment.	2025.11.12	MMK
4	Website notice for Zoning Commission of Public Hearing must be published at least ten days prior to the hearing on the township website.	2025.11.26	MMK
5	Written notice to property owners for Zoning Commission Hearing within, contiguous to, and directly across the street from the land to be rezoned must be sent at least ten days before the public hearing if ten or fewer parcel of are proposed to be rezoned.	2025.11.26	MMK
6	Publication of date by sign posted in applicants yard	2025.11.26	MMK
7	RPCC Review		
8	RPCC transmits recommendation to the Township Zoning Commission		
9	Township Zoning Commission public hearing	2025.12.11	ADS
10	Township Zoning Commission decision must be made within thirty days of public hearing		
11	Township Zoning Commission transmits recommendation to the Township Trustees		
12	Set date for Township Trustee public hearing within thirty days of receipt of the zoning commission's recommendation.		
13	Website notice for Township Trustee public hearing must be published at least ten days prior to the hearing Township webpage.		
14	Written notice to property owners for Trustee Hearing within, contiguous to, and directly across the street from the land to be rezoned must be sent at least ten days before the public hearing if ten or fewer parcel of are proposed to be rezoned.		
15	Publication of date by sign posted in applicants yard		
16	Township Trustee public hearing		
17	Township Trustees decision must be within twenty days of the public hearing.		
18	Any amendments adopted by the Trustees become effective in thirty days from the date of their decision unless a petition for referendum is filed within the thirty day period.		
19	Township Trustees file all adopted zoning amendments with the Greene County Recorder and RPCC within five working days of the effective date.		

Note: R.C. 5511.01 requires notification to the Ohio Department of Transportation before any amendment is approved which affects land near proposed new highways to planned improvements. This outline and checklist of admendment procedures is provided for general use. Section 519.12 should be reviewed for specific language and current law.

ATTENTION XENIA TOWNSHIP RESIDENTS:

The Xenia Township Zoning Commission, Greene County, Ohio gives notice that a Public Hearing will be held on December 11, 2025 at 6:00 p.m. on the application received from Wilberforce University, regarding a contingent Zoning Map Amendment based upon closing on the property owned by Lester and Linda Ball, 902 North Bickett Road, Xenia, OH 45385 Parcel # M36-0002-0039-1-0040-00. It is a requested Zoning Map Amendment from Agricultural (A) to Institutional Government District (IG). The hearing will be held at the Xenia Township Trustees' Office, 8 Brush Row Road, Xenia, OH 45385.

Interested persons may appear at this scheduled Hearing to express their opinion with respect to this requested Zoning Map Amendment.

XENIA TOWNSHIP ZONING COMMISSION

Jeffrey Zweber, Chair

Alan D. Stock, Township Administrator

8 Brush Row Road

Xenia, OH 45385

902 North Bickett ZC Rezone Sign

2025.11.26





Xenia Township

ALAN STOCK
Zoning Inspector
8 Brush Row Road
Xenia, OH 45385
(937)372-0859
FAX (937)372-3343
www.xeniatownship.org

ZONING COMMISSION

Terry Fife
Alan King
M. Cookie Newsom
Jeffrey Zweber, Chair

BOARD OF ZONING APPEALS

Nathan Anthony, Chair
Virgill Ferguson
Janis James
Darren Jones
Aidan Kolbe, Alt.

November 26, 2025

NOTICE TO PROPERTY OWNERS OF A PUBLIC HEARING

The Xenia Township Zoning Commission, Greene County, Ohio gives notice that application was received from Wilberforce University, regarding a contingent Zoning Map Amendment based upon closing on the property owned by Lester and Linda Ball, 902 North Bickett Road, Xenia, OH 45385 Parcel # M36-0002-0039-1-0040-00. It is a requested Zoning Map Amendment from Agricultural (A) to Institutional Government District (IG). The hearing will be held at the Xenia Township Trustees' Office, 8 Brush Row Road, Xenia, OH 45385.

PUBLIC HEARING WILL BE HELD ON THIS LETTER OF REQUEST BY THE XENIA TOWNSHIP BOARD OF ZONING APPEALS

DATE: December 11, 2025 TIME: 6:00 p.m.
PLACE: Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH 45385

This notice is for the purpose of giving you and every other neighbor an opportunity to appear or to express your opinion at the Hearing in support or in opposition to this request. You may come in person to express your views, or may express your views in writing, but the letter must be received by the Zoning Inspector on behalf of the Zoning Commission before the date of Hearing.

The Hearing on this matter is not limited to those receiving copies of this notice. If you know of any neighbor or affected property owner who for any reason has failed to receive a copy of this notice, it would be appreciated if you would inform them of this Hearing. Additional information concerning this request may be obtained during normal office hours at the Xenia Township Trustees Office.

XENIA TOWNSHIP BOARD OF ZONING APPEALS
Jeffery Zweber, Chairman
Alan Stock, Zoning Inspector
8 Brush Row Road
Xenia, OH 45385

902 N BICKETT RD MAILING ADDRESS

Owner Name	Property Address	Tax Mailing Address	Tax Mailing City St Zip
BALL LESTER & LINDA	902 N BICKETT RD	902 N BICKETT RD	XENIA OH 45385
FORSYTHE DEBORAH M	890 N BICKETT RD	355 PLACID CT	XENIA OH 45385
BRENNER ANDREW S & CLARICE M	918 N BICKETT RD	7922 WEST CHESTER RD	WEST CHESTER OH 45069
SPROULL SHARON S	862 N BICKETT RD	862 N BICKETT RD	XENIA OH 45385
ADEGBORUWA THEOPHILUS A & SUSAN ELAINE	858 N BICKETT RD	858 N BICKETT RD	XENIA OH 45385
JAYNE CLAUDIA	930 N BICKETT RD	1508 KEYSTONE AVE	DAYTON OH 45403-3336
SPROULL SHARON S	862 N BICKETT RD	862 N BICKETT RD	XENIA OH 45385
SIDBERRY CLYDE K	880 STOVER DR	43 W SECOND ST	XENIA OH 45385
DOUBLE JM3 FARM LLC & DLR FAMILY FARM LLC	BICKETT RD	33800 SCHWARTZ RD	AVON OH 44011
WILBERFORCE UNIVERSITY	1055 N BICKETT RD	PO BOX 1001	WILBERFORCE OH 45384
STOVER RYAN W & AMY T	1077 US 42 E	1077 US 42 E	XENIA OH 45385



Xenia Township

Board of Trustees – Greene County

8 Brush Row Road – Xenia, OH 45385

(937)372-0859 FAX (937)372-3343

www.xeniatownship.org

TRUSTEES

L. Stephen Combs

Scott W. Miller

Jeremy VanDyne

FISCAL OFFICER

Jacqueline Robinson

TOWNSHIP

ADMINISTRATOR/

ZONING INSPECTOR

Alan D. Stock

FIRE CHIEF

Greg Beegle

ROAD/PUBLIC

WORKS SUPT.

Jim Pile



Thursday December 11, 2025

Staff Report 902 N BICKETT RD, XENIA OH 45385, M36000200391004000, From Agricultural, “AG” to” IG” - Institutional and Governmental District.

OVERVIEW of XENIA TOWNSHIP (XTWP) ZONING

Zoning in Xenia Township is based upon its adopted Zoning Resolution (2022) and revolves around two basic concepts, Area and Use. Area looks at road frontage, area usually in acres, and setback from property lines. Use is determined by the District Intent and Purpose and split into two major areas, Permitted Principal Uses, and then Conditional Uses. Permitted Principal Uses require no further special Zoning permission while any Conditional Uses require a special hearing of a quasi-court of the Board of Zoning Appeals (BZA). The Township works in cooperation with Greene County Building Regulations, Greene County Health District, and Greene County Soil and Water Conservation District. XTWP does not have a Property Maintenance Code and is working on a Future Land Use Document. Xenia Township Trustees and Xenia Township Trustees alone have 100% of the rights and responsibilities to create, maintain, and establish all Zoning Maps and text for the governing Zoning Resolution. All other parties merely make zoning text and map suggestions and recommendations. The current Trustees have stated publicly they would rather allow land owners to use their property as they see fit if it complies with the Zoning Resolution.

SECTION 400 - A - AGRICULTURAL DISTRICT

(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

400.1 Intent and Purpose

The intent of the Agricultural District is to recognize the long-range physical, social and economic needs of the agricultural community within Xenia Township. Since agricultural pursuits provide a substantial economic base for Xenia Township and many areas still exist which possess an existing agricultural character and prime agricultural soils, it is the intent of this district to maintain and protect such areas. Only those land uses which perform necessary functions within the agricultural community will be encouraged to locate within the Agricultural District. The intent is that the principal use for land in this category is agriculture as defined in Agriculture. Unnecessary encroachment by nonagricultural land uses which limits agricultural effectiveness either through encroachment of land resources or through incompatibility of land uses will be discouraged.

400.2 Permitted Principal Uses

1. Agricultural purposes
2. One primary single-family dwelling.

3. Temporary buildings for uses incidental to construction work, to be removed upon completion of said work;

4. Churches and parish houses.

400.3 Accessory Uses

Refer to Article II, Section 201 Accessory Use or Building.

400.4 Conditional Uses

The following uses are allowed in any A-1 Agricultural District provided a conditional use is granted by the Board of Appeals as provided in Article VI, Section 600.8 of this Resolution:

1. Public owned and operated buildings and facilities: public parks, playgrounds, and community centers; public or private recreation areas, including country clubs, golf courses; public and private forests and wildlife preserves; swimming pools, provided they are located five hundred (500) feet from any residential district and two hundred (200) feet from any other district;

2. Cemeteries, provided they are located at least two hundred (200) feet from adjacent property lines and provided further, that no cemetery will be less than forty (40) acres in area;

3. Loud speakers, jukeboxes, public address systems, and electric amplifiers, if the use of the same is for the occupants of the building only; and if such equipment does not create a nuisance and does not disturb the peace of the neighborhood;

4. Bed and Breakfast

5. Short Term Dwelling Unit Rental

6. Public or privately owned and operated airports or landing fields shall be in accordance with the following requirements;

a. In order to maintain the safety of the occupants of surrounding properties, all private helicopter landing areas shall be located a minimum of one thousand feet from any adjacent property or shall be screened by wall, solid fence, mound or evergreen planting a minimum of six (6) feet in height. In order to maintain the safety of the occupants of surrounding properties, all such sites shall be approved by the Ohio Department of Transportation, Division of Aviation.

b. All private landing strips shall be approved by the Ohio Department of Transportation, Division of Aviation and shall be situated so as to not create a nuisance or hazard to residential dwellings or other structures within the vicinity.

7. Disposal of garbage or refuse by a county, township, or a municipal corporation.

8. Veterinary Animal Hospital or Clinic.

9. Commercial Recreational Facilities.

10. Tenant Farmer Dwelling: A Zoning Permit is not required for the erection of a tenant farmer dwelling (s) provided the land owner/lessee states in writing to the Zoning Inspector that the singular and continuing purpose of the dwelling is constructed or occupied for the purpose of providing housing for the tenant farmer and his family who are engaged in assisting the owner in the practice of agriculture and/or maintenance of his farm.

11. Feed lots as defined in Section 201; however, no feed lot shall be approved by the Board of Zoning appeals on parcels less than twenty acres.

12. Private schools, institutions of higher learning.

13. Rural Entertainment and Hospitality

14. Agritourism

15. Utility Scale Solar Energy

SECTION 405 - IG - INSTITUTIONAL AND GOVERNMENTAL DISTRICT
(Subject to Section 412 Flood Overlay and Section 413 Well Field Overlay)

405.1 Intent and Purpose

This district is provided for the use of educational institutions, hospitals, residential social service facilities, and other institutions of a religious charitable or philanthropic or governmental agency nature. A minimum land area of one (1) acre if central water supply and offsite waste disposal are available or three (3) acres if they are not available. It is strongly recommended that such developments be Planned Unit Developments per Section 414.

405.2 Permitted Principal Uses

Public uses, semi-public uses, public service facility, essential services and accessory uses.

1. Churches and similar places of worship, parish houses, convents in conjunction with churches or schools, schools and colleges for academic instruction;
2. Convalescent or Nursing Homes.
3. Hospitals, clinics & Sanitariums for human care;
4. Public libraries;
5. Community Center.
6. Utility Scale Solar Energy

405.3 Accessory Uses

Refer to Article II, Section 201 Accessory Use or Building: Is a use or building on the same lot with and of a nature customarily incidental and subordinate to, those of the main use or building.

405.4 Conditional Uses

1. Agriculture and Airports
2. Agritourism

STATED INTENT OF THE PETITIONER

The property is currently owned by Linda and Lester Ball. The current owners have given documented, conditional permission to Wilberforce University to proceed with this rezoning. Conditional in that if the rezone is successful, the rezone would be null and void if Wilberforce University does not close on the property, or if the University changes it's purpose and rather than occupy the building(s) as is immediately possible, would sell it to anyone other than Wilberforce University.

Wilberforce University would like to rezone the property to IG - Institutional and Governmental to match the other property it owns and operates. They would use the newly required property with the same uses the rest of the University operates under.

Some of the purported uses for the new property is:

- Small gymnasium
- Work-out room(s)
- Small classroom(s)
- Maintenance facility
- University vehicle parking
- Weekend retreat Center
- Special Guest Center for soliciting donations and contributions

STAFF FINDINGS

This is a 5.01-acre parcel and is zoned Agricultural.

The home on the property is a 2,263 square foot, four-bedroom home and the property has four (4) separate out-building that combined, total 46,600 square feet.

If the property would remain zoned Agricultural, the University would need to go before the Board of Zoning Appeals for many of the uses and for potential changes of uses that would meet the Universities' needs.

This would not be a "spot zoning" as the parcel in question shares road frontage with the University's current property.

Rezoning the property would allow the University the freedom to use the property that best meets their needs, only needing to have change of use per buildings so the Fire Department can make sure life-safety standards are met.

Both the Petitioner and the Owners know that if the sale of the property does not go through to the University to be for the sole use of the University, the rezone will be null and void.

Because of the proposed uses of these properties would be the same as the Universities' current uses, and the property is connected to the Universities property across the street, the rezone would have no changing effect on the neighborhood and would be consistent with today's Zoning Resolution standards of use.

Respectfully,
Zoning Staff

Melissa Krause

From: Melissa Krause
Sent: Wednesday, November 12, 2025 1:55 PM
To: Deandra Navatro
Subject: 902 N Bickett Rezone
Attachments: 902 N Bickett rezone.pdf

Good afternoon,

Xenia Township received an application to rezone 9002 N Bickett from (A) Agricultural to (IG) Intuitional and Government

We are requesting an recommendation from Greene County Regional Planning on this rezone

Thank You,

Melissa Krause
Administrative Assistant
Xenia Township
937-372-0859
Please take note of new email
mkrause@xeniatownshipoh.gov





XENIA TOWNSHIP ZONING COMMISSION
PUBLIC HEARING ZONING MAP AMENDMENT
902 N BICKETT RD, M36000200391004000,
From Agricultural, "AG" to "IG" Institutional and Governmental District.



December 11, 2025
6:00 P.M.

- Pledge
- Roll Call
 - Terry Fife
 - Alan King
 - Jeffery Zweber, Chair
 - Alan Stock, Zoning Inspector
- Meeting Decorum
 - All presentations and comments are to be made to the Chair. Name and Address given for the record
Comments made should reflect the purpose of the Public Hearing, not the character of any individuals or institutions.
 - Decisions will be made based on the District Purpose(s) of the Township Zoning Resolution and discussion of merit regarding a change in the neighborhood character.
- Confirmation of Process and Notification, Zoning Inspector Stock
 - Reading request into minutes
 - Process Verification with Exhibit identification
- Zoning Map Amendment to be Considered
 - Presentation of Petitioner, 15 minutes
 - Clarifying questions from the Commission
 - Opening Public Discussion at _____
 - Those desiring clarification questions or provide a general statement
 - Those in Opposition of Rezoning
 - Those in Favor of Rezoning
 - Any final clarification from Commission Members
 - Public Discussion Closed _____
- Commission Members Open Discussion
- Commission Vote with Explanation
 - Motion by _____ Seconded by _____
 - Terry Fife Y|N
 - Alan King Y|N
 - Jeffery Zweber, Chair Y|N

Meeting Continued until: _____, 2025, _____ p.m.

Meeting Adjourned: