

EXHIBIT

A

EXHIBIT

1

# 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 - Rezoning 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 6<sup>th</sup> day of November, 2025.

My Commission expires May 19, 2030.

Denise Karen Brown  
Notary



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

**\*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.		

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.

*Note:*

**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 Zwebet, 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](http://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  
ZONING COMMISSION  
PUBLIC HEARING**

**December 11, 2025  
Rezone 902 N Bickett (AG to IG)  
SIGN IN SHEET**

**PLEASE PRINT**

**(PLEASE SILENCE ALL ELECTRONIC COMMUNICATION  
DEVICES DURING THE MEETING.)**

NAME	ADDRESS	E-mail/Phone # (optional*)
Jonathan Jayne	930 n bickett rd	
Heidi Brown	818 N Bickett	
Tom Green	862 N. Bickett	
Sharon Sproull	862 N. Bickett	
Vann Newkirk	Wilberforce Univ	

\*Your e-mail address or phone number allows us to notify you of a reschedule of meetings.



# Xenia Township

Board of Trustees – Greene County

8 Brush Row Road – Xenia, OH 45385

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

[www.xeniatownship.org](http://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~~ *Residential*

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~~ *Res*, 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





# Public Access System (PAS)

GIS Data Hub

Contact Us

Help

About

ArcGIS Login

Geographic Information Management System





**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

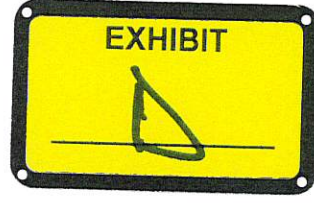
Good afternoon,

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.**

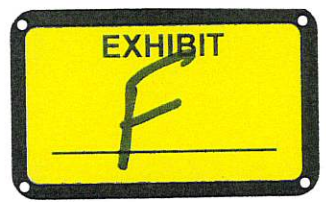


**December 11, 2025**  
**6:00 P.M.**

- Pledge
- Roll Call
  - Terry Fife
  - Alan King
  - M. Cookie Newsom
  - 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
  - M. Cookie Newsom \_\_\_\_\_ Y|N
  - Jeffery Zweber, Chair \_\_\_\_\_ Y|N

**Meeting Continued until: \_\_\_\_\_, 2025, \_\_\_\_\_ p.m.**

**Meeting Adjourned:**



## 902 N. BICKETT CITIZEN RESPONSE

There have been no public comments regarding this rezone



# Xenia Township

Board of Trustees – Greene County

8 Brush Row Road – Xenia, OH 45385

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

www.xeniatownship.org



Thursday January 8, 2026

## 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

**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 meeting room(s)	gymnastics team to practice,
Maintenance facility	alumni office
University vehicle parking	admissions activities
Weekend retreat Center	civil engineering labs
Special Guest Center for soliciting donations and contributions	aviation flight simulator

## 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.

The Zoning Commission held its Public Hearing resulting in a subsequent letter of conveyance to the Trustees, taking an official stance in favor of the rezoning.

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





# Xenia Township

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

## ZONING COMMISSION

Terry Fife  
Alan King  
M. Cookie Newsom  
Jeffrey Zweber

## BOARD OF ZONING APPEALS

Nathan Anthony  
Virgil Ferguson  
Janis James  
Darren Jones  
Aidan Kolbe



December 12, 2025

Xenia Township Board of Trustees  
8 Brush Row Road  
Xenia, OH 45385

Dear Trustees:

Please accept this letter of conveyance from the Xenia Township Zoning Commission recommending your approval of a Map Amendment change from A (Agricultural) to IG (Intuitional and Government District) at 902 North Bickett Road, Parcel No. M36-0002-0039-1-0040-00. This parcel is owned by Linda and Lester Ball, and the purchase of the property by Wilberforce University is contingent on this approved rezone.

The Zoning Commission placed the following conditions:

1. The sale of the house to Wilberforce University must close within 120 days of the Trustee Resolution being cured.
2. If the sale does not go through to Wilberforce University, the property will remain A-Agricultural.

Attached is the Resolution passed by the Xenia Township Zoning Commission at their Public Hearing held December 11, 2025.

Terry Fife	- ABSENT
Alan King	- AYE
M. Cookie Newsom	- AYE
Jeffrey Zweber	- AYE

The Commission asks for you to set a Public Hearing date within 30 days.

Thank you for your consideration of this matter.

Motion made by Jeffrey Zweber and seconded by Alan King.

Sincerely,

Jeffery Zweber, Chair  
Xenia Township Zoning Commission

Alan D. Stock  
Zoning Inspector

Attachment

**RESOLUTION**

XENIA TOWNSHIP

:

Linda & Lester Ball, Owner  
Wilberforce University, Potential Purchasers  
902 N Bickett Road  
Xenia, OH 45385

ZONING COMMISSION

**WHEREAS**, an application was received from the above-named applicant on November 6, 2025 requesting change of zoning a parcel of land from A-Agricultural to IG Intuitional and Government District located at 902 N Bickett Road containing 5.01 acres more or less, Parcel ID #M36000200391004000, Xenia Township, Greene County, OH, and

**WHEREAS**, on November 12, 2025 all information received from the applicant was forwarded to the Greene County Regional Planning & Coordinating Commission for their review, and

**WHEREAS**, the request has not been received from the Greene County Regional Planning & Coordination Commission, and

**WHEREAS**, November 26, 2025 notices were mailed to the surrounding property owners within the required five hundred (500) feet radius of the subject parcels and on November 26, 2025 notice was published on the Xenia Township website of the time, date and place of the scheduled Public Hearing regarding the requested zoning, and

**WHEREAS**, Public Hearings were held on December 11, 2025 at 6:00 P.M. at 8 Brush Row Road, Xenia, Ohio 45385, and a

**WHEREAS**, all persons were given an opportunity to be heard for and against the requested rezoning from A-Agricultural to IG – Institutional and Government District, and

**WHEREAS**, after all evidence was presented and questions and comments from the Zoning Commission and audience members were responded to by the applicant, and after careful consideration and deliberation the Xenia Township Zoning Commission finds that:

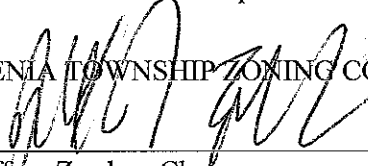
1. The property is zoned A-Agricultural District in accordance with the Official Xenia Township Zoning Map.
2. Greene County Regional Planning & Coordinating Commission has not given a statement regarding the requested rezoning from A-Agricultural District to IG-Institutional and Government District, and according to the ORC, after 30 days has given tacit approval.
3. The requested rezone location is adjacent and shares road frontage with another IG zoned property

**NOW, THEREFORE BE IT RESOLVED THAT THE XENIA TOWNSHIP ZONING COMMISSION** does hereby recommend approval of the requested rezoning of the 5.01 acres located at 902 N Bickett Road from A-Agricultural, to IG-Institutional and Government District with the following condition:

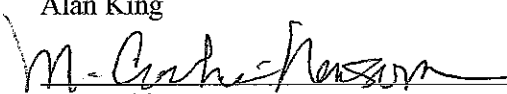
1. The sale of the house to Wilberforce University must close within 120 days of the Trustee Resolution being cured.
2. If the sale does not go through to Wilberforce University, the property will remain A-Agricultural.

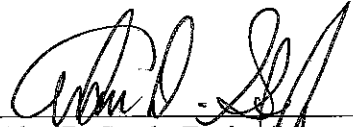
All information on file shall be forwarded to the Xenia Township Board of Trustees for their final decision.

VOTE AS FOLLOWS:  
ADOPTED:

  
XENIA TOWNSHIP ZONING COMMISSION  
Jeffery Zweber, Chairman AYE

Terry Fife ABSENT

Alan King AYE  
  
M. Cookie Newsom AYE

  
Alan D. Stock, Zoning Inspector/Clerk

DRAFT

1                   XENIA TOWNSHIP ZONING COMMISSION  
2                   PUBLIC HEARING  
3           ZONING MAP AMENDMENT 902 NORTH BICKETT ROAD  
4                   M36-0002-0039-1-0040-00  
5           AGRICULTURAL (A) TO INSTITUTIONAL GOVERNMENT (IG)

6  
7                   December 11, 2026

8  
9   The Xenia Township Zoning Commission held a public hearing on December 11, 2026  
10 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH  
11 45385.

12 Chairman Jeffery Zweber called the meeting to order at 6:00 p.m.

13 All participated in the Pledge of Allegiance.

14 Roll Call: Alan King, M. Cookie Newsom, Jeffrey Zweber, Alan Stock, Zoning Inspector.

15  
16 **Mr. Zweber, Zoning Commission**, explained the rules and procedures for the Public  
17 Hearing and asked Alan Stock, Zoning Inspector to go over the Ohio Revised Code  
18 (ORC) requirements for this hearing and whether these have been met.

19  
20 **Mr. Stock, Zoning Inspector**, went over the Exhibits for this hearing and discussed  
21 each of them, and after checking all exhibits he stated that he agreed that all of the  
22 ORC procedures have been met and have been verified and placed so that the Zoning  
23 Commission can hear this application in its entirety this evening.

24 Exhibit A: Application  
25 Exhibit B: Proof of Public notices (Sign, Letters Neighbors, Website, Procedure Check  
26 List)  
27 Exhibit C: Staff Report  
28 Exhibit D: Greene County Regional Planning and Coordinating Commission  
29 Recommendation  
30 Exhibit E: Agenda  
31 Exhibit F: Public Comments  
32

33 **Mr. Zweber, Zoning Commission**, asked if the Zoning Commission members had any  
34 questions.

35

36 **Mr. King, Zoning Commission,** asked if the sale of the property is contingent on the  
37 rezone approval.

38  
39 **Mr. Stock, Zoning Inspector,** stated that the petitioner is not the owner of the property  
40 and that the owner has given petitioner the ability to go forward on the rezone.

41  
42 **Mr. King, Zoning Commission,** asked if Wilberforce University is the petitioner.

43  
44 **Mr. Stock, Zoning Inspector,** stated that Wilberforce University is the petitioner. Mr.  
45 Stock went on to say that the purchase of the property by Wilberforce University, will not  
46 go through without the approval to rezone to IG.

47  
48 **Mr. King, Zoning Commission,** asked if the Trustees can reverse an approved rezone  
49 if the property is not purchased by Wilberforce University.

50  
51 **Mr. Stock, Zoning Inspector,** stated that typically the Trustees will state that the  
52 petitioner has so many days to close and if that doesn't happen, the rezone becomes  
53 null and void.

54  
55 **Mr. King, Zoning Commission,** asked if that is a Zoning Commission or Trustee  
56 timeline.

57  
58 **Mr. Stock, Zoning Inspector,** suggested that the Zoning Commission makes a  
59 recommendation for a timeline in the Letter of Conveyance to the Trustees.

60  
61 **Mr. Zweber, Zoning Commission,** asked what the timeline is from Trustee approval  
62 until the rezone goes into effect.

63  
64 **Mr. Stock, Zoning Inspector,** stated that it is 30 days for a rezone to go into effect. He  
65 went on to explain the Trustee and referendum processes.



67 **Ms. Newsom, Zoning Commission**, listed the approved uses in IG and asked if  
68 Wilberforce University would be confined to the uses that they give.

69  
70 **Mr. Zweber, Zoning Commission**, stated that they could do any of the uses in IG.

71  
72 **Mr. Stock, Zoning Inspector**, stated that if the petitioner wanted to change a use of a  
73 building, they would need to obtain a Change of Use certificate that would also involve  
74 the Fire Department for Life Safety requirements.

75  
76 **Mr. Zweber, Zoning Commission**, asked the petitioner to step to the podium and  
77 make their presentation.

78  
79 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive, Under**  
80 **Oath**, stated that in the last three (3) years enrollment at the University has doubled  
81 from 400 to 800 students. He went on to explain that to be a viable institution, one that  
82 can stand on its own, they will need 1,500 students. He stated that the University is  
83 building new dorms as 600 students live on campus and that they plan to bring the rest  
84 on campus. Mr. Newkirk went on to say that the property in question would be a multi-  
85 purpose use property. He listed that they would like a place for the gymnastics team to  
86 practice, small meeting space, alumni office, admissions activities, civil engineering labs  
87 (test base), and an aviation flight simulator. Mr. Newkirk stated that Wilberforce  
88 University is growing as facility has grown from 13 to 42, mostly living in Greene  
89 County, that the University is building a new cafeteria that will employ 54 people, and  
90 the staff is at 119. He went on to state that as the University grows, it is essential to  
91 look at the surrounding area for places to grow. Mr. Newkirk finished by saying that  
92 they want to be good neighbors.

93  
94 **Mr. King, Zoning Commission**, asked what the current enrollment is.

95  
96 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive, Under**  
97 **Oath**, stated that it is just under 1,000 and wanted to get it to 1,500. He stated that  
98 some would be online, but most would be on campus.

99  
100 **Mr. King, Zoning Commission**, asked if they plan to leave the existing home and use  
101 it for meeting space.

102 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive, Under**  
103 **Oath**, stated that they did not plan to do a lot of changes to the home. He stated that  
104 they plan to insulate the commercial building behind the house to be used for the flight  
105 simulator.

106  
107 **Mr. Zweber, Zoning Commission**, opened for public comments at 6:25 PM  
108

109 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio**, stated that he lives very close to  
110 the property in question and is worried that the students will be loud and keep him  
111 awake, he stated that he wears ear protection outside, but does not want to have to  
112 wear it inside also. He went on to say that he often hears offensive music being played  
113 loudly that his grandkids hear. Mr. Brenner stated that he retired recently with the want  
114 to become a farmer and to live in a farming community. He went on to say that Bickett  
115 Road is a dangerous road and is not safe to have students cross it and that he does not  
116 want people to trespass on his property.

117  
118 **Jonathan Jayne, 930 N Bickett Road, Xenia, Ohio**, stated that he and his wife have  
119 almost been hit by people leaving the University, his mailbox has been hit multiple  
120 times, and that people turn around in his driveway. He went on to say that he  
121 purchased his home with plans of it to be forever. Mr. Jayne stated that the loud,  
122 vaguer music along with the band playing after 10 PM is a nuisance. Mr. Jayne  
123 concluded by stating that he does not want trespassers and he will not let it happen on  
124 his property.

125  
126 **Sharon Sprawl, 862 N Bickett Road, Xenia, Ohio**, stated that she was concerned that  
127 dorms would be built in front of her home.

128  
129 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive, Under**  
130 **Oath**, stated that students would not be on that side of the road. Mr. Newkirk stated  
131 that the university is installing a fence along Bickett Road because they plan to lock  
132 down the campus at night. He went on to state that they would like to have ten (10)  
133 new dorms and to refurbish four (4) existing dorms. Along with the new dorms, he  
134 stated that enrollment will increase and that would also increase traffic, and that some  
135 of the traffic would also be from the Handa Plant. He further stated that they want to  
136 have an aviation center and multipurpose room but that all class rooms would be across  
137 the street on campus. He stated that the University has spoken with Ohio  
138 Transportation to possibly install reflectors and caution light and that the students will be  
139 crossing the street in gated areas. Mr. Newkirk stated that he has cut the band off at

140 9:00 PM and that the University is panning to build a baseball stadium, within the next  
141 year or so, and that they plan to move all athletics there.

142  
143 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio,** stated that he has asked the  
144 band to stop early once for personal reasons and they did stop. He went on to say that  
145 just because they are told to stop at 9:00 PM, doesn't mean that they will stop then.

146  
147 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive, Under**  
148 **Oath,** stated that they are trying to be good neighbors and that the campus will be shut  
149 down at 12:00 AM nightly.

150  
151 **Mr. Zweber, Zoning Commission,** asked the Zoning Commission if they had any  
152 questions.

153  
154 **Ms. Newsom, Zoning Commission,** stated that she has lived on or closer to college  
155 campuses most of her life. She went on to say that sometimes she can hear both of the  
156 college bands playing at the same time and can be frustrating, but that is college  
157 campuses. Ms. Newsom went on to say that Xenia Township does not have a noise  
158 ordinance and that she suggests that the neighbors keep in contact with campus  
159 officials for issues that arise.

160  
161 **Mr. Zweber, Zoning Commission,** closed public comments at 6:45.

162  
163 **Mr. Zweber, Zoning Commission,** asked for Zoning Commission deliberation.

164  
165 **Mr. Zweber, Zoning Commission,** stated that Bickett Road has been an issue for a  
166 long time, he stated that a long time ago it was discussed making it a dead-end road to  
167 stop semi-trucks from traveling it. He stated that it has been a known issue but that  
168 don't know how to fix it at it should be a local road for campus and neighbors. He went  
169 on to say that the University is growing and that will put strain on the neighbors. Mr.  
170 Zweber stated that the Zoning Commission has put a lot of effort into screening and  
171 buffering between residential and non-residential uses, but that IG doesn't have a lot of  
172 screening regulations, and that needs to be fixed. He went on to say that supporting the  
173 expansion of the University seems good for the Township.



**Mr. King, Zoning Commission**, stated that in general the Zoning Commission tries to respect the rights of property owner without harm to neighbors. He also stated that they try to avoid "Spot Zoning" and that this would not be the case as there is IG right across the street. Mr. King read the Conditional Uses of Agricultural and the Permitted Uses of IG and stated that the environment won't substantially change. He concluded by stating that a better college is better for the Township.

**Ms. Newsom, Zoning Commission**, stated that she lives near Central State and that she once had open fields around her, but that Central State has built up around her. She went on to say that the Universities have been around longer than anyone in the room. Ms. Newsom stated that not allowing the rezone would not solve any problems that had been discussed. She went on to say that if saying no would solve the issues, she would say no, but that this would not add substantial traffic and is not going to change the music, noise or number of students.

**Mr. Zweber called for a motion.**

Motion to approve the rezone of 902 North Bickett from (A) Agricultural to (IG) Institutional Government with the following conditions:

1. The sale of the house to Wilberforce University must close within 120 days of the Trustee Resolution being cured.
2. If the sale does not go through to Wilberforce University, the property will remain A-Agricultural.

Was made by Mr. Zweber and seconded by Mr. King

**Mr. Zweber, Zoning Commission**, called for a vote.

Terry Fife - ABSENT

Alan King - AYE

M. Cookie Newsom - AYE

Jeffrey Zweber - AYE

**MOTION PASSED**

209 **Mr. Zweber, Zoning Commission,** called for a motion to adjourn.

210

211 Mr. Zweber moved to adjourn the public hearing; Mr. King seconded the motion. All  
212 voted AYE. Hearing adjourned 7:00 PM

213

214

215 ATTEST:

216

217 \_\_\_\_\_

218 Alan D. Stock, Zoning Inspector

219

## 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 aplicants 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	2025.12.11	ADS
11	Township Zoning Commission transmits recommendation to the Township Trustees	2025.12.21	ADS
12	Set date for Township Trustee public hearing within thirty days of receipt of the zoning commission's recommendation.	2025.12.21	MMK
13	Website notice for Township Trustee public hearing must be published at least ten days prior to the hearing Township webpage.	2025.12.23	MMK
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.	2025.12.23	MMK
15	Publication of date by sign posted in aplicants yard	2025.12.23	MMK
16	Township Trustee public hearing	2026.01.08	ADS
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.



# 902 N BICKETT TRUSTEE PH SIGN

2025.12.23



**ATTENTION XENIA TOWNSHIP RESIDENTS:**

The Xenia Township Trustees, Greene County, Ohio gives notice that a Public Hearing will be held on January 8, 2026 at 6:30 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 BOARD OF TRUSTEES**

L. Stephen Combs, Chair

Alan D. Stock, Township Administrator

8 Brush Row Road

Xenia, OH 45385

Divider



36°F  
Mostly cloudy



12:20 PM  
12/23/2025



# Xenia Township

Board of Trustees – Greene County

8 Brush Row Road – Xenia, OH 45385

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

[www.xeniatownship.org](http://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

December 23, 2025

## NOTICE TO PROPERTY OWNERS OF A PUBLIC HEARING

The Xenia Township Trustees, 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 TRUSTEES

DATE: January 8, 2026 TIME: 6:30 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 Trustees 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 TRUSTEES

L. Stephen Combs, Chairman  
Alan Stock, Zoning Inspector  
8 Brush Row Road  
Xenia, OH 45385

**902 N BICKETT RD MAILING ADDRESS**

<b>Owner Name</b>	<b>Property Address</b>	<b>Tax Mailing Address</b>	<b>Tax Mailing City St Zip</b>
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



## 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 TRUSTEE  
PUBLIC HEARING ZONING MAP AMENDMENT  
902 N BICKETT RD, M36000200391004000,  
From Agricultural, "AG" to "IG" Institutional and Governmental District.**



**January 8, 2026  
6:30 P.M.**

- Pledge
- Roll Call
  - Steve Combs, Chair
  - Scott Miller, Vice Chair
  - Jeremy VanDyne, Trustee
  - 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 Trustees
  - 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 Trustee Board
  - Public Discussion Closed \_\_\_\_\_
- Trustee Members Open Discussion
- Trustee Vote with Explanation
  - Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_
  - Steve Combs Y|N
  - Scott Miller Y|N
  - Jeremy VanDyne Y|N

**Meeting Continued until: \_\_\_\_\_, 2026, \_\_\_\_\_ p.m.**

**Meeting Adjourned:**