



# Annexation

Compiled by: Jeff Zweber, 3 Sept 25



## Annexation – Bottom Line Up Front (BLUF)

- Privately Owned Property in a Township is not annexed without the consent of the property owners, either:
  - Request by a majority of the owners (50%+) and the discretionary approval of the County Commission that the annexation is in the “general good”
  - Request by 100% of the owners – eliminates the discretion of the County Commission

**If Private Xenia Twp Landowners Are Requesting Annexation,  
We Should Ask Why They Want To Join A Municipality**



# Annexation Topics

- Four Types of Annexation Procedures (for land in a Township)
- Annexations into Xenia City since 1977
  - And planned annexation from [neXtPlan 2024](#)



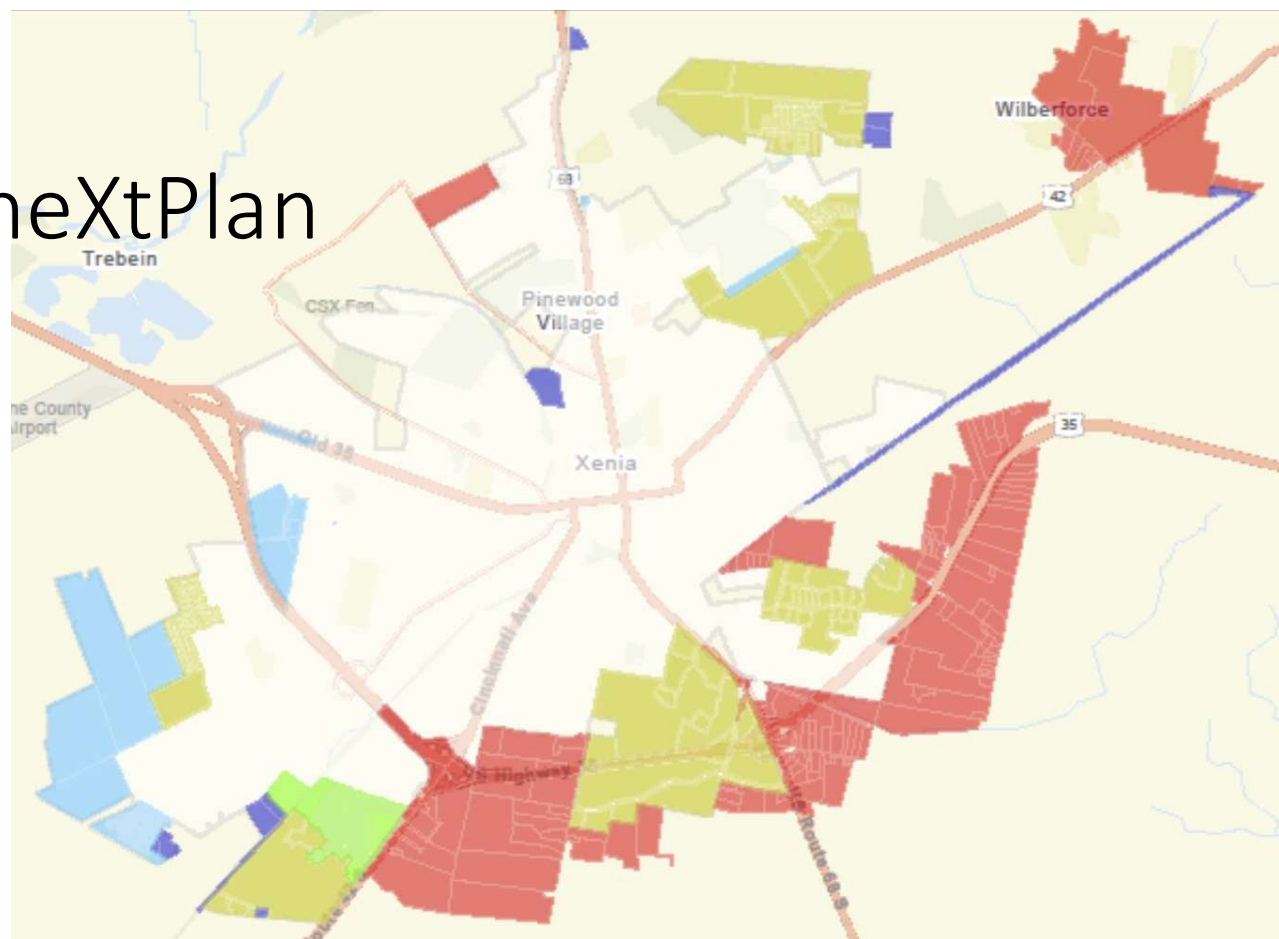
# Types of Annexation Procedures (for land in a Township)

- Majority Owner Procedure
  - Petition from a majority (50%+) of the private land owners
  - County Commissioners determine annexation for in the “General Good”
    - Township can present evidence to the County Commissioners
    - Area is not “Unreasonably Large”
- Expedited Type I
  - Consent of 100% of the landowners
  - Includes “Annexation Agreement” or “Cooperative Economic Development Agreement” between the Municipality and the Township
- Expedited Type II (Most Common Procedure Since Created in 2001)
  - Consent of 100% of the landowners
  - Not Greater than 500 Acres
  - At least 5% of the boundary is continuously contiguous with the Municipality
  - Other lesser considerations
  - Land NOT removed from Township
- Expedited Type III
  - Consent of 100% of the landowners
  - For a “Significant Economic Development Project” – Defined in ORC 709.024
  - Land NOT removed from Township

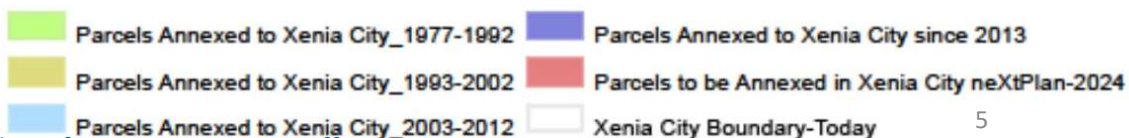


# Xenia City – 1977 through neXtPlan

- Significant Annexations in the 1990s
  - OVCH (now AIA and Legacy Village and planned industrial)
  - Future housing in multiple locations
  - Future industrial on S Patton
- Less in 2000s
  - Future housing Lower & Upper Bellbrook Rd
  - Future businesses on Progress Dr
- Targeted since 2013
- Significant plans in neXtPlan 2024



9/1/2025



<https://www.arcgis.com/apps/mapviewer/index.html?webmap=3acb47226b114f05a8263005167025ff>

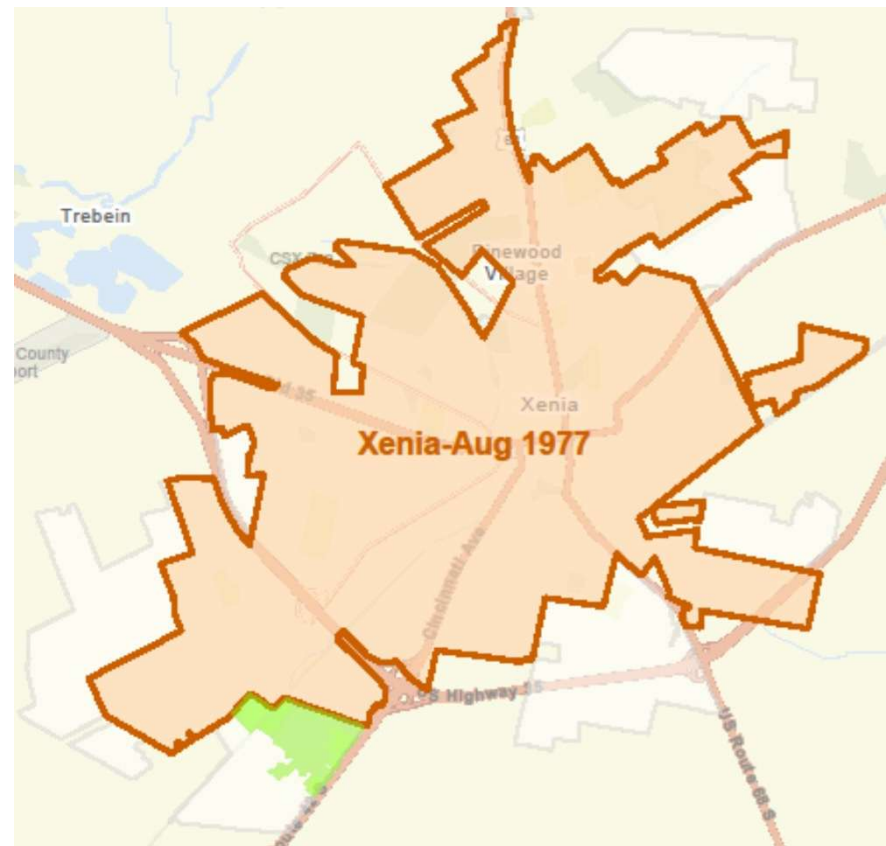


## Xenia City – 1977-1992

Annexed First Section of Wright Cycle Estates  
(circa 1990)

Thought experiment (unless someone knows  
the answers)

- Was this leveraged by water and sewer service?
- Did the township oppose this development?
  - [Was this also about township regulations?]
- In hindsight, was the annexation good, bad, or neutral for the township?



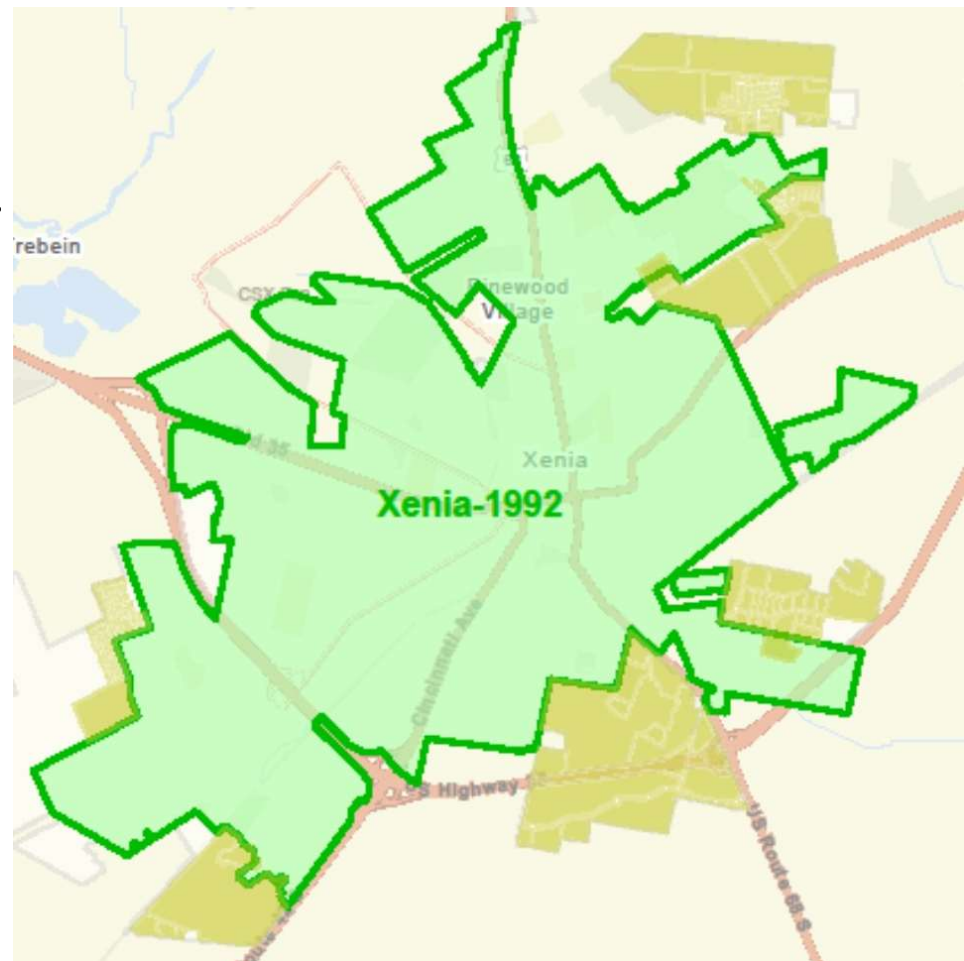
**Xenia Township is still  
“topographically compact” [No  
“Islands”]**



## Xenia City – 1993-2002

### Many Significant Annexations

- Ohio Veterans Children's Home (aka Soldiers & Sailors Orphan's Home)
  - Athletes In Action and Legacy Village (North of US-35)
  - Career Center and planned industrial park (South of US-35)
- Additional current and future housing
  - Kinsey & Stevenson Rds (Kinsey Meadows)
  - North of US-42 between Stevenson Rd and Xenia City Limits (Part of Summer Brooke, mostly undeveloped currently)
  - Additional Sections of Wright Cycle Estates
  - Expand housing south of Upper Bellbrook & US-35
- Expand Industrial Park on S Patton



**Xenia Township now has “Islands” of  
Wilson Dr and Murray Hill Dr**





# Xenia City – 1993-2002 (Thought Experiments)

## OVCH / OS&SO

- Who owned the land when it was annexed?
  - Private owner or public (City, County, State)
- Development plans or incentives?

## Land for Housing (SW and NE of the city)

- Same questions as Wright Cycle Estates Section 1

## Expansion of Industrial Park on S Patton

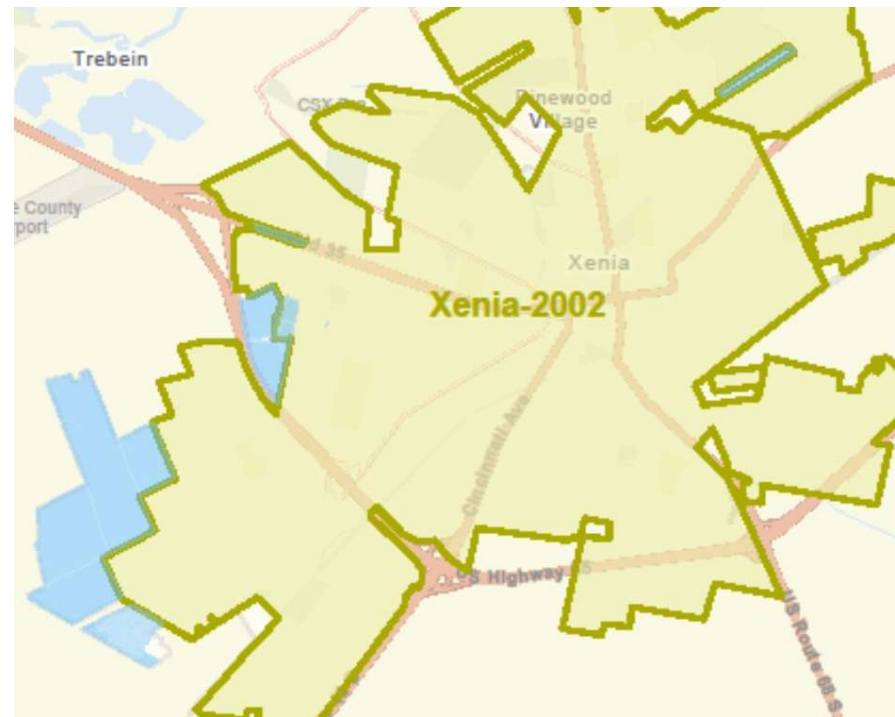
- Was water and sewer the primary reason for annexation?
- Any development incentives?
- Would the township have supported industrial development there?
  - Bob Evans (adjacent) and River Metals (0.4 miles) are in the general area?





## Xenia City – 2003-2012

- Commercial area near Progress Dr and Second St
  - Partially developed north of 2<sup>nd</sup> St
  - Undeveloped (for sale?) south of 2<sup>nd</sup> St
- Future housing SW of US-35 between Upper and Lower Bellbrook
  - Largely undeveloped – Edenbridge subdivision started construction in 2024



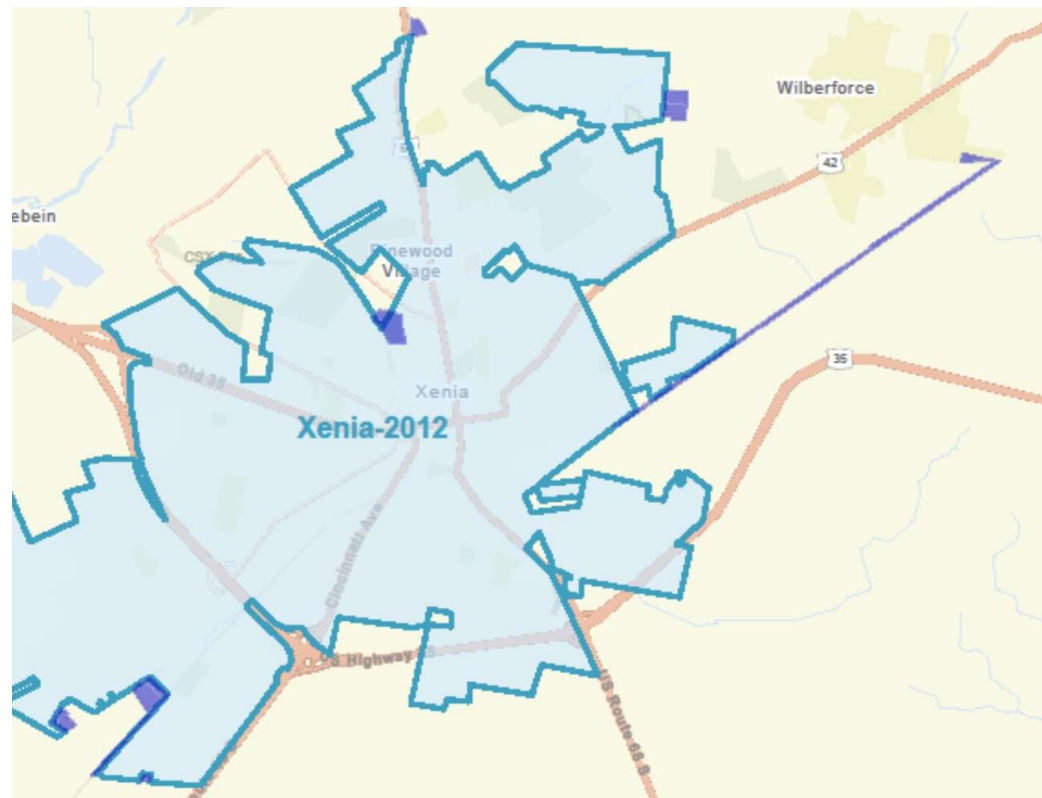
**Same Thought Experiment Questions? – Why Did the Landowners Want Annexation?**



## Xenia City – 2013-2025

Mix of “Strategic Annexation” and “One-off” conditions

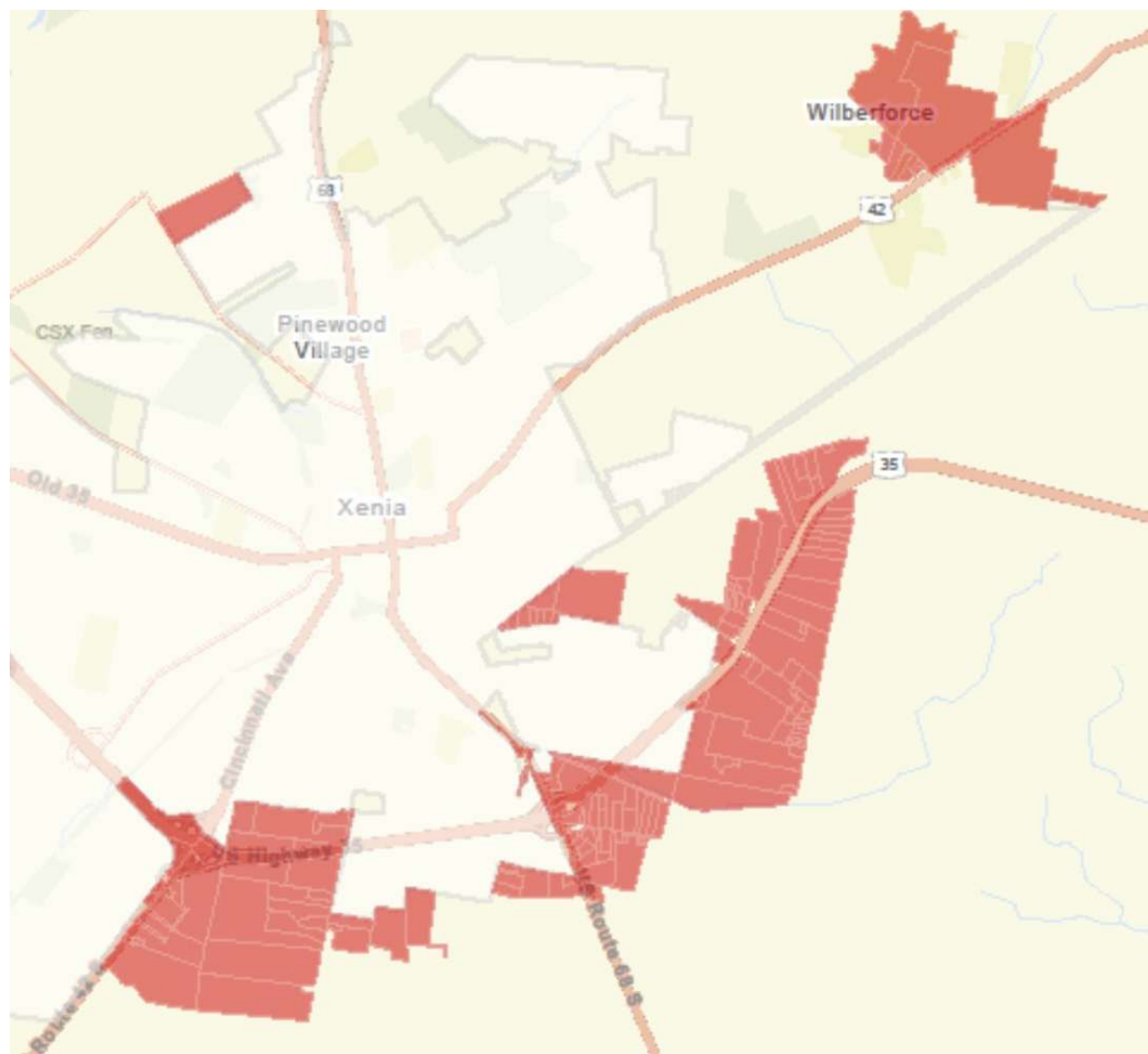
- Strategic Annexation of government owned land – Enable future annexation
  - Bike path and one CSU parcel
  - Old Town Reserve
  - Remainder of Sol Arnovitz Park
- Water or water & sewer
  - Two lots on Lower Bellbrook
  - Two lots on Stevenson Rd





## Xenia City – nextPlan2024

- Unclear how much coordination has been done with the landowners
  - Anecdotal reports of landowners preferring to remain in the township





# Backup Materials



# Six Taxing Districts in Xenia Twp

Based on Combination of Municipalities and School Districts in Xenia Twp

- M51, M52, and M55 Created by Expedited Type 2 Annexations

7/25/2025

## Parcels

- M36-Xenia School District (3339 Parcels)
- M37-Cedar Cliff School District (11 Parcels)
- M39-Yellow Spring School District (5 Parcels)
- M55-Xenia City, Xenia School District (10 Parcels)
- M51-Fairborn City, Xenia School District (5 Parcels)
- M52-Fairborn City, Fairborn School District (1 Parcel)

