

**XENIA TOWNSHIP ZONING COMMISSION
PUBLIC HEARING
ZONING TEXT AMENDMENT BED AND BREAKFAST SHORT
TERM DWELLING UNIT RENTAL**

February 28, 2023

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

The Xenia Township Zoning Commission held a public hearing on February 28, 2023 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH 45385.

Chairman Jeffrey Zweber called the meeting to order at 6:05 p.m.

All participated in the Pledge of Allegiance.

Roll Call, Roy Colbrunn, Alan King, Jeffrey Zweber.

Jeffrey Zweber, Zoning Commission, explained the rules and procedures for the Public Hearing and went over the Ohio Revised Code (ORC) requirements for this hearing and whether these have been met.

Jeffrey Zweber, Zoning Commission, went over the Exhibits for this hearing and discussed each of them, and after checking all exhibits he stated that he agreed that all of the ORC procedures have been met and have been verified and placed so that the Commission can hear this application in its entirety this evening.

Exhibit A: Effected Area

Exhibit B: Greene County Regional Planning and Coordinating Commission Recommendation

Exhibit C: Proof of Public notices (Newspaper Notice, Sign, Website, Procedure Check List)

Exhibit D: Agenda

Exhibit E: Public Comments

Jeffrey Zweber, Zoning Commission, stated that the Zoning Resolution already had a definition for Bed and Breakfast and was allowed as a Conditional Use in the AG District, but it needed updated, and for all of the Residential Districts to have this as a

Conditional Use option. He then read all the proposed definitions for Bed and Breakfast, Single Dwelling Unit, Single Family Building, Two-Family Building, Multi-Family Building, Short-Term Dwelling Unit Rental, and Housekeeping Unit.

Jeffrey Zweber, Zoning Commission, called for any public comment.

Joe Bates, 2113 US 68 N, Xenia, Ohio, asked if Conditional Uses are eliminated if the property is sold.

Jeffrey Zweber, Zoning Commission, stated that Conditional Uses are only for the property owner, not the property.

Joe Bates, 2113 US 68 N, Xenia, Ohio, stated that he had asked for a Variance to the accessory building to be used as a home and wanted to know if the Zoning Commission would change the text to allow accessory building to be used as homes.

Jeffrey Zweber, Zoning Commission, stated that was not a topic for the present meeting.

Alan King, Zoning Commission, stated that the topic could be placed on the agenda for the Zoning Commission regular meetings, but was not the topic for this Public Hearing.

Jeffrey Zweber, Zoning Commission, read a Public Comment from Tom Knickerbocker, 2001 US 68 N, Xenia, Ohio, it seems that the ZC is favoring residential districts for consideration for the conditional use. Would you please consider existing homes in other districts? They may be an anomaly and you can't build a home now in those districts, but the homes exist there now and I think they should be able to be used for a B and B. Also, a B-1 district is by definition and purpose supposed to be in a residential neighborhood to serve the residential neighborhood. I would think a B and B would be allowed in the B-1 District because of that.

Alan King, Zoning Commission, stated that this would be a mixed use since you are not allowed to live in the Business Districts, but that the Zoning Commission is working on that.

Roy Colbrunn, Zoning Commission, commented on Mr. Knickerbocker's comment, purpose supposed to be in a residential neighborhood to serve the residential neighborhood, he stated that he was not sure how a Bed & Breakfast would serve the neighborhood, but would only serve the owner. Mr. Colbrunn went on to say that the Zoning Commission would look into it later.

Eric Fleming, 2291 St Rt 235, Xenia, Ohio, stated that if a neighbor was having a function at their home and could not accommodate their guests, a Bed & Breakfast next door would then be accommodating the neighborhood.

Jeffrey Zweber, Zoning Commission, stated that he appreciated the comments. He went on to say that residents in a Business District is a known issue that will be addressed, but not in this public hearing.

Jeffrey Zweber, Zoning Commission, closed the meeting for comments.

Jeffrey Zweber, Zoning Commission, called for Zoning Commission comments.

Jeffrey Zweber, Zoning Commission, stated that the cleanup didn't address all the issues, but did help clarify Short-Term rentals, Bed & Breakfasts, for short term, less than 30 days in any district that allows residences. He went onto state that he is in favor of the proposed text amendments.

Alan King, Zoning Commission, stated that the intention was to revise the Zoning Resolution to meet today's needs. He went on to state that they want property owners to be able to use their properties as they see fit while protecting neighbors. He then stated that all Conditional Uses must be approved by the Board of Zoning Appeals and that there is now annual inspections on all Conditional Uses granted by the Board of Zoning Appeals. He went on to state that he is in favor of the proposed text amendments.

Roy Colbrunn, Zoning Commission, stated that they are trying to condense and clarify the Zoning Resolution one piece at a time. He went on to state that he is in favor of the proposed text amendments.

Jeffrey Zweber, Zoning Commission, called for a motion.

Motion to approve the Zoning Text Amendment to Definitions for Bed and Breakfast, Short Term Dwelling, Section 400.4; Conditional Uses in AG District, Section 401.4; Conditional Uses in E District, Section 402.4; Conditional Uses in R-1 District, Section 403.4; Conditional Uses in RM District, and Section 415.4; Conditional Uses in R-MH District was made by Roy Colbrunn and seconded by Alan King.

Jeffrey Zweber, Zoning Commission, called for a vote.

Roy Colbrunn	- AYE
Alan King	- AYE
Jeffrey Zweber	- AYE

MOTION PASSED

Jeffrey Zweber, Zoning Commission, called for a motion to adjourn.

Jeffrey Zweber moved to adjourn the public hearing; Alan King seconded the motion. All voted AYE. Hearing adjourned 6:35 p.m.

ATTEST:

Alan D. Stock, Zoning Inspector