

# XENIA TOWNSHIP JOINT TRUSTEE AND ZONING BOARD MEETING

November 30, 2021

**THESES 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 PURPOSE OF THESE MEETINGS ARE FOR FREE EXCHANGE OF IDEAS AND NOT TO GIVE DIRECTION NOR TO SWAY CURRENT ITEMS FOR CONSIDERATION OR PRIORITY OF ITEMS FOR FUTURE AGENDAS. MEETINGS ARE HELD TO ONE AND ONE HALF (1.5) HOUR LENGTH EACH FIFTH (5<sup>th</sup>) TUESDAY OF THE MONTH.

The Xenia Township Joint Trustee and Zoning Boards held a meeting on November 30, 2021 at 6:00 p.m. at the Xenia Township Office, 8 Brush Row Road, Xenia, OH 45385; this meeting was advertised on the Xenia Township website within 24 hours of scheduling the meeting.

Steve Combs called the meeting to order at 6:04 PM.

Attendees: Steve Combs, Jeffrey Zweber, Roy Colbrunn, Virgil Ferguson, Alan King, Janis James, Brian Secor, and Alan Stock.

The meeting began with the discussion of US 68 South and the possibility of widening the road and road improvements. It was suggested that there should be an overlay for future road improvements or development, to put home owners on notice for anticipated future updates and improvements. It was also suggested that Greene County, ODOT and the City be included in this overlay development.

The next subject for discussion was front yard fences and the materials that should be acceptable for front yard fences. There was a brief discussion on an existing front yard fence in the area and the complaints from the neighbors. It was agreed that the township does not want to dictate esthetics, only placement and heights of fences.

The discussion then turned to the Zoning Commission and their progress since the last Joint Board meeting. The Zoning Commission stated that they have been working on District Typing and the Uses per District, they have also begun a categorization of streets in the township. The

conversation turned to the process of changing the Zoning Resolution and Text. It was agreed that the Trustees would like to have only two (2) Districts at a time for a public hearing. It was also stated that the Board of Zoning Appeals would like to see the changes to the Zoning Resolution along with the Trustees.

The last topic for discussion was Solar Power. It was stated that the Zoning Commission has added two (2) new definitions to the Zoning Resolution, Small Solar Energy System and Utility Scale Solar Energy Systems. There was a brief discussion of the differences between the two. It was suggested that wind power be added to the solar energy systems. The discussion led to the topic of screening requirements for Utility Scale Solar Energy Systems between different Uses. There was a brief discussion of possibly adding a Scenic Roadway Overlay for Utility Scale Solar Energy Systems. The meeting ended with the discussion of adding an annual inspection for all Conditional Uses.

ATTEST:

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Alan D. Stock  
Zoning Inspector