

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

AUGUST 27, 2019

**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 meeting on July 23, 2019 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.

Jeffrey Zweber called the meeting to order at 6:10 p.m.

Attendees: Jeffrey Zweber, Alan King, Kent Harbison, Virgil Ferguson, Roy Colbrunn and Alan Stock

The minutes from the July 23, 2019 Zoning Commission meeting and the July 30, 2019 Joint Trustee Zoning Commission meeting were read for additions or corrections. Mr. Ferguson moved to approve the minutes from the July 23, 2019 and July 30, 2019 meeting. Mr. Zweber seconded the motion. All voted aye, MOTION PASSED.

Discussion regarding entrances and exits of subdivisions started. The Beavercreek tornado had blocked many subdivisions rendering many homeowners with no exit from their subdivisions and no electricity or water for days. It was agreed that our subdivisions should require two ways in and out. A look into our existing subdivisions showed that they all have at least two entrances and exits.

Date changes for the November and December meetings was then discussed:

The November meeting will be held on November 19, 2019 instead of November 26, 2019. Mr. Colbrunn moved to approve, and Mr. Zweber seconded the motion. All voted aye, MOTION PASSED.

The December meeting will be held on December 17, 2019 instead of December 24, 2019. Mr. Ferguson moved to approve, and Mr. Zweber seconded the motion. All voted aye, MOTION PASSED.

Discussions started regarding the rezoning request at 1075 Jasper Rd. The owner would like to be rezoned as B-2 from R-1. The homeowner would then ask for a variance since they live on the property and run a business from the home. There is currently no zoning for businesses and residence on the same lot. The question was asked if the homeowner would be considered "Grandfathered" since they have run this business and lived in the home for 45 years. The date for the rezoning public meeting was scheduled for October 1, 2019 at 7:00 p.m. The September 24, 2019 meeting will also be held on October 1, 2019. No meeting will be held in September.

Mr. Zweber moved to approve the date and Mr. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

Mr. Stock discussed the process of rezoning. Letters sent to neighbors, letter to the newspaper and a sign placed for the public.

Discussions regarding thoroughfares started. The question was raised on who has control over Xenia City bringing a thoroughfare into Xenia Township. Examples were given of connecting US 42 to Wilson Drive and Hawkins School House Road to Dayton-Xenia Road.

A recap of lot coverages was started. A discussion was started to possibly change all zones to 40 % lot coverage.

A recap of M-1 and M-2 and the locations of B-2 and B-3 then started.

Discussions started to possibly change B-2 to five acres with the minimum lot sizes of half acre plots, and M-1 to five acres with the minimum lot size of one-acre plots. Mr. King objected to B-2 being five acres. Examples of Kinsey Road becoming B-2 instead of residential. With the five-acre minimum, that could not happen. Example was stated that Detroit Street is now mostly business and not residential.

Discussions to possibly change B-2 to two and half (2.5) acres, B-3 stays twenty (20) acres, M-1 to five (5) acres, M-2 to twenty-five (25) acres, and M-3 to twenty-five (25) acres.

Discussions regarding the topics for the next Zoning Commission meeting being held on October 1, 2019.

Mr. Ferguson moved to adjourn; Mr. Zweber seconded the motion. All voted aye. Meeting adjourned at 8:15 p.m.

ATTEST:

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Alan D. Stock, Zoning Inspector