

Xenia Township Zoning Commission Meeting

July 27, 2026

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 9, 2026 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.

Call to Order:

Mr. Zweber called the meeting to order at 6:00 PM.

Roll Call:

Members Present:

- Jeff Zweber
- Alan King
- Terry Fife
- M. Cookie Newsom

Also Present:

Alan Stock, Zoning Inspector

Approval of July 9, 2026 Zoning Commission Meeting Minutes

Mr. Zweber moved to approve July 9, 2026 Zoning Commission Meeting Minutes with corrections, Ms. Newsom seconded. Motion carried unanimously.

Roll Call Vote – Approval July 9, 2026 Zoning Commission Meeting Minutes

Zoning Commission	Vote
Ms. Fife	Aye
Mr. King	Aye
Ms. Newsom	Aye
Mr. Zweber	Aye

Reading and discussion of the proposed Zoning Resolution change to allow Animal Husbandry in the Residential District

Resolution ZC 2006-001: Zoning Resolution Text Amendment to Greene County Regional Planning

Mr. Zweber moved to send a Resolution to Greene County Regional Planning for a text amendment change to include Definitions for Companion Animal (Pet), Poultry, Poultry, Small, Small Animal House, and Small Animal Pen. Also to include Sections for Animal Noise in the Residential District and Animal Husbandry in the Residential District. Ms. Fife seconded. Motion carried unanimously.

Roll Call Vote – Zoning Resolution Text Amendment to Greene County Regional Planning

Zoning Commission	Vote
Ms. Fife	Aye
Mr. King	Aye
Ms. Newsom	Aye
Mr. Zweber	Aye

Discussion of Section 519: Non-Conformities

Discussion of Current Definitions:

- Non-Conforming Building
- Non-Conforming Use
- Lot
- Parcel of Record
- Accessory Use or Building
- Main Building
- Principal Building
- Zoning Certificate
- Zoning Permit

Discussion of Non-Conforming Lots in Xenia Township

- 519.1 Non-Conforming Lots of Record
- Buildable Lot vs non-buildable parcel is only based on parcel area, road frontage, and required yards

- What changes a lot from buildable to a non-buildable parcel
- Changing parcel boundaries (aka, Subdivisions)

Non-Conforming Buildings and Structures

- 519.3 Non-Conforming Structures
- Can there be more than one Main Building on a Lot
- Building / Structure vs Use

Types of Main or Principal Uses in each District

Adjournment:

Mr. Zweber moved to adjourn at 8:05 PM, Ms. Fife seconded. Motion carried unanimously.

Roll Call Vote – Adjournment

Zoning Commission	Vote
Ms. Fife	Aye
Mr. King	Aye
Ms. Newsom	Aye
Mr. Zweber	Aye

ATTEST:

Alan D. Stock

Zoning Inspector