

Xenia Township Zoning Commission Meeting

September 10, 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 September 10, 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 6:30 PM.

Roll Call:

Members Present:

- Alan King
- Terry Fife
- M. Cookie Newsom, Absent
- Jeff Zweber, Chair

Also Present:

Alan Stock, Zoning Inspector

Approval of August 24, 2026 Zoning Commission Meeting Minutes

Mr. Zweber moved to approve August 24, 2026 Zoning Commission Meeting Minutes with corrections, Ms. Fife seconded. Motion carried unanimously.

Roll Call Vote – Approval August 24, 2026 Zoning Commission Meeting Minutes

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

Discussion on adding more people to the Zoning Commission Board

Land Use Plan Public Meetings

Materials to distribute

- Map
- Character Zones
- Planning Process
- Executive Summary

Possible Dates

- October 26
- November 12

Discussion on questions and information to go on the website. It will be finalized at next meeting.

Discussion of Section 519: Non-Conformities

Non-Conforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this Resolution that could not be built under the terms of this Resolution by reasons of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful.

519.3 Alterations to Non-Conforming Structures

Alterations may be made to non-conforming structures only if the Zoning Inspector determines that the alterations do not add any non-conforming elements to the structure

519.4 Non-conforming Uses of Land or Structures

If a lawful use of land, structures, or of land and structures in combination exists at the effective date of adoption or amendment of this Resolution, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land or structure than was occupied at the effective date of adoption or amendment of this Resolution except as provided.

2. No such non-conforming use shall be moved in whole or in part to any other portion of the parcel or structure not occupied by such use at the effective date of adoption or amendment of this Resolution except as provided.
3. If any such non-conforming use of land or structure ceases for any reason for a period of more than two years, subsequent use of such land or structure shall conform to the regulations specified by this Resolution for the district in which such land is located
4. If any such non-conforming use of land or structure is superseded by a permitted use, the use shall thereafter conform to the regulations for the district in which such use is located, and the non-conforming use may not thereafter be resumed.
5. When a non-conforming use of land or structure is discontinued or abandoned for twelve (12) consecutive months or for eighteen months during any two-year period, the land or structure shall not thereafter be used except in conformance with the regulations of the district in which it is located.
6. Where a non-conforming use of land by the nature of the use requires expansion or enlargement of the land area so used in order to continue in operation such as removal of sand, earth, stone, minerals, etc., continuance of such operations following the adoption or amendment of this Resolution shall be deemed a violation.

519.5 Changes to Non-Conforming Uses of Land or Structures

Changes may be made to non-conforming uses under one of the following conditions.

1. A permitted use may be added or a non-conforming use may be changed to a permitted use.
2. A non-conforming use may be changed to a similar non-conforming use if the Zoning Inspector determines that the new use does not enlarge upon, expand or extend the area used for the non-conforming uses.
3. A non-conforming use may be modified or changed if the Board of Zoning Appeals determines that the modifications or changes, in their totality, including any imposed conditions, increase the harmonization of the use with the intent and purpose of the district.

519.6 Restoring Non-Conforming Buildings

When a non-conforming building or structure has been damaged by explosion, fire, act of God, or the public enemy, to the extent of twice its assessed value for tax purposes, it shall not be restored or reconstructed or in any way used except in conformity with the district regulations of the district in which the building is situated. When a non-conforming

Commented [JZ1]: Currently in Ohio this (twice the assessed value) is 70% of the appraised (market) value. Is this what the township wants?

building qualifies for such reconstruction, a zoning certificate shall be secured for that purpose within one (1) year from the date of occurrence of such damage and such reconstruction shall be diligently persecuted and completed without delay. Failure to comply as above set forth shall cause such non-conforming building and any associated non-conforming uses to lapse and the premises shall conform thereafter to the established district regulations therein.

Adjournment:

Mr. Zweber moved to adjourn at 8:00 PM, Mr. King seconded. Motion carried unanimously.

Roll Call Vote – Adjournment

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

ATTEST:

Alan D. Stock
Zoning Inspector