XENIA TOWNSHIP ZONING COMMISSION MEETING

January 28, 2020

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 January 28, 2020 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 6:08 p.m.

Attendees: Jeffrey Zweber, Alan King, Virgil Ferguson, and Alan Stock. No guests were present.

The minutes from the December 17, 2019 Zoning Commission meeting were read for additions or corrections. Mr. Ferguson moved to approve the minutes from the December 17, 2019 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

Discussions regarding how to distinguish between:

B-2 (Neighborhood Business District) and B-3 (Highway Business District)

M-1 (Restricted or Light Industrial District) and M-2 (Heavy Industrial District)

The maximum building size was appealing as the distinguishing factor.

It was stated that the B-2 District should be more of an “office park” type setting rather than a “strip mall” type setting.

Drawings were made of B-2 and B-3 parcels to configure maximum lot coverage available. The maximum lot coverage in a B-2 is approximately 8,700 SQ. FT in a

1/2-acre lot. The maximum lot coverage in a B-3 is approximately 30,000 SQ. FT in a five (5) acre lot. This includes building and parking.

It was then discussed if a minimum distance between building should be added.

Examples of surrounding properties and their lot coverage and lot sizes ensued.

It was agreed upon that the maximum building size for a B-2 should be 4,000 SQ. FT per 1/2 acre with a minimum spacing of 60 feet between buildings.

Discussions for the upcoming meeting arose.

Mr. King moved to adjourn; Mr. Ferguson seconded the motion. All voted aye. Meeting adjourned at 7:55 p.m.

ATTEST:

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Alan D. Stock, Zoning Inspector