

Xenia Township Zoning Commission Meeting

February 23, 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 February 23, 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 October 9, 2025 Zoning Commission Meeting Minutes

Mr. Zweber moved to approve October 9, 2025 Zoning Commission Meeting Minutes with corrections, Ms. Fife seconded. Motion carried unanimously.

Roll Call Vote – Approval October 9, 2025 Zoning Commission Meeting Minutes

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

Mr. Zweber	Aye
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Approval of 902 N. Bickett Rezone Zoning Commission Meeting Minutes

Mr. King moved to approve 902 N. Bickett Rezone Zoning Commission Meeting Minutes with corrections, Ms. Newsom seconded. Motion carried unanimously.

Roll Call Vote – Approval October 9, 2025 Zoning Commission Meeting Minutes

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

Upcoming Meeting Dates

- March 4, 2026, Land Use Plan. Ms. Fife will be absent
- March 23, 2026, Zoning Commission
- March 25, 2026, Land Use Plan
- March 31, 2026, Joint Boards
- April 9, 2026, Zoning Commission

Land Use Plan Update Discussion Topics

- Annexation
- Transportation
- Traffic
- Roadways

Non-Conformities Discussion

Buildable Lot of Record Proposed Definition Added:

A parcel or group of parcels that when created conformed to the then current zoning resolution. A buildable lot of record recognizes that the improvement can be made if the improvement meets current zoning resolution standards.

Section 519 Non-Conformities Proposed Changes

Non-Conformities Intro Changes:

Within the districts established by the Resolution or amendments that may later be adopted, there exist lots, structures, and uses of land structures which were lawful before this Resolution was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Resolution. Such uses are declared by this Resolution to be non-conformities in the districts involved. Non-conformities are permitted to continue until they are removed.

It is further the intent of this Resolution that non-conformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district except by appeal to the Board of Zoning Appeals for approval of specific plans.

To avoid undue hardship, nothing in this Resolution shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date or adoption or amendment of this Resolution and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.

519.4.1 Non-Conforming Uses of Structures Changes:

If no structural alterations are made, any non-conforming use of a structure, or structure and premises, may be changed to another non-conforming use provided that the Board of Appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the Board of Appeals may require appropriate conditions and safeguards in accord with the provisions of this Resolution.

519.7 Approval of Plans for Modification to a Non-Conformity Addition:

The property owner or tenant of a non-conforming lot or structure may apply for a modification of the non-conformity that is equally appropriate or more appropriate to the district than the existing non-conforming use. The Zoning Inspector shall determine if existing use or structure is a non-conformity as defined in this section or is a zoning violation as defined in Section 523. If the existing use or structure is determined to be a non-conformity, then the application for a modification of the

non-conformity shall be treated as if it was an application to the Board of Zoning Appeals for a conditional use permit, except that the existing non-conformity may not be reduced without the agreement of the applicant.

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	Aye
Mr. Zweber	Aye

ATTEST:

Alan D. Stock
Zoning Inspector