

Xenia Township Zoning Commission Meeting

March 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 March 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 6:10 PM.

Roll Call:

Members Present:

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

Also Present:

Alan Stock, Zoning Inspector

Approval of February 23, 2026 Zoning Commission Meeting Minutes

Mr. Zweber moved to approve February 23, 2026 Zoning Commission Meeting Minutes with corrections, Ms. Newsom seconded. Motion carried unanimously.

Roll Call Vote – Approval February 23, 2026 Zoning Commission Meeting Minutes

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

Joint Board Meeting Agenda Topics:

- Land Use Plan Update
- Group Homes
- Data Centers

Raise in Zoning Commission Pay:

Mr. Stock stated that he would take the matter to the Trustees to consider, but reminded the Commission that if they were to make over \$600.00 per year, they would be considered a 1099 Employee and would be responsible for paying taxes on their earnings.

Proposed Zoning Resolution Definition Changes:

Buildable Lot of Record:

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

Lot Split (Minor Subdivision):

A division of or modification of the boundaries of a parcel or parcels of record that is not part of a platted, recorded subdivision that results in no more than five (5) parcels and does not involve extension of utilities nor the opening, widening or dedication of any street.

Subdivision (Major and Minor):

The division of any existing parcel of record or contiguous parcels of record into two or more new parcels, sites, or lots for the purpose, whether immediate or future, of transfer of ownership. A Major Subdivision is any subdivision that does not qualify as a Lot Split (see separate Lot Split definition). Subdivisions in Xenia Township are governed by the Greene County Subdivision Regulations.

Subdivision Maps:

The Commission discussed the below subdivisions and how the lots may not meet today's Zoning Regulation in size. The Commission went on to explain that if a home on a Buildable

Lot of Record is destroyed, they may rebuild the home, but the new home must be the exact footprint of the original home and that all improvements must meet current day Zoning Regulations.

- Meyers Acres
- Myers Acres, Replat
- Woodside Meadow
- Amlin Heights, Section 2
- Renaissance Woods, Section 1
- University Park, Section 1

Adjournment:

Mr. Zweber moved to adjourn at 8:05 PM, Ms. Newsom 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