

Xenia Township Zoning Commission Meeting

May 14, 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 May 14, 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 March 23, 2026 Zoning Commission Meeting Minutes

Mr. King moved to approve March 23, 2026 Zoning Commission Meeting Minutes with corrections, Ms. Fife seconded. Motion carried unanimously.

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

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

Allowing Chickens in the Residential Districts

- Chickens are not allowed in the Residential Districts unless they have more than five (5) acres of land.

Reading of the suggested addition to the Zoning Resolution submitted by a Township Resident

- Chickens would become a Permitted Principal Use in the Rural Suburban Residential Estate District (E) and One-Family Residential District (R)

Proposed Section 5XX Animal Husbandry in Residential Districts

1. Purpose: The regulations of this section are established to regulate animal husbandry (to include the keeping of any such animal) as permitted by ORC 519.21(B) to manage noise, waste, odors, algae, runoff, etc.
2. A township zoning resolution or an amendment to such resolution, may regulate the keeping of farm animals and bees in any platted subdivision approved under ORC sections 711.05, 711.09, or 711.10, or in any area consisting of fifteen or more lots approved under ORC section 711.131 that are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the dedicated public road.
3. Lots without a residence: Animal husbandry shall not be permitted on vacant properties unless the adjacent property has a dwelling occupied by the owner of both properties.
4. Chickens: The keeping of chickens including coups and enclosures for keeping such animals shall be governed by the following regulations:
 - a. Number of chickens per area:
 - (1) Lots that are 0.5 acres to less than 1.0 acre – no more than six (6).
 - (2) Lots that are 1.0 acre to less than 2.5 acres – no more than twelve (12).
 - (3) Lots 2.5 acres to less than 5.0 acres – no more than eighteen (18).
 - b. All chickens kept under this section shall be provided with a covered predator proof sheltering structure which is to be kept in sound, usable condition. Structures shall be thoroughly ventilated, designed to be accessed and cleaned, and of sufficient size to permit free movement of the chickens. Any outdoor areas accessible to chickens

kept under this section shall be adequately fenced or otherwise bounded to contain and protect the chickens on the property.

- c. Sheltering structures used as noted in b. above that do not exceed sixty-five (65) square feet in size will not be considered an accessory structure and shall be removed once they are no longer being used for the purpose of sheltering chickens under this section.
- d. Setbacks: Coops or enclosures housing chickens under this section shall be located in the rear yard and shall comply with all applicable setbacks.
- e. No person shall keep roosters on lots less than five (5) acres due to potential noise and disruption to neighboring properties.

Proposed new definitions by the Zoning Commission:

Chicken Coop: A covered, enclosed predator proof structure, thoroughly ventilated, designed to be accessed and cleaned, and of sufficient size to permit free movement of the chickens.

Chicken Run: An outdoor area accessible to chickens that is adequately fenced or otherwise bounded to contain and protect the chickens.

Companion Animal (Pet): A domesticated or domestic-bred animal that lives in close proximity to humans, providing company, emotional support, or assistance, and is considered part of the family.

- The Chicken Coop would be required to obtain a Zoning Certificate and to follow Accessory Structure setbacks.

Discussion on Xenia Township Comprehensive Plan Update

- Mr. Zweber presented his draft of the Character Zones for the Comprehensive Plan. This draft includes a description of each Zone, the Current Area of each Zone and the Planned Changes for each Zone.

Adjournment:

Mr. Zweber moved to adjourn at 7:45 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