

44 town. He then stated that they need infrastructure that supports students and the
45 community. Mr. Newkirk stated that they are trying to raise 26 million dollars to build a
46 cafeteria, gymnasium, and a music building on campus. He went on to say that the
47 University put up a fence along Bickett Road, installed swipe card access, and put up
48 over 70 cameras to protect students and the community. He concluded by saying that
49 the University wants to be good neighbors and to move the University forward.

50

51 **Mr. Stock, Zoning Inspector**, called for Trustee Clarifying Questions.

52

53 **Mr. VanDyne, Trustee**, asked what the safety measures would be to get the students
54 to and from the property safely.

55

56 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive**, stated that
57 they want to install a caution light and a sidewalk to the property.

58

59 **Mr. VanDyne, Trustee**, stated that he worries about the student's safety.

60

61 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive**, stated that
62 they have also discussed putting in an overpass.

63

64 **Mr. Miller, Trustee**, stated that at the Zoning Commission Public Hearing, noise was an
65 issue and asked how the University had proposed to approach that issue.

66

67 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive**, stated that
68 band practice will be loud, but that they cut off around 9:00 PM. He went on to say that
69 the vast majority of traffic on Bickett Road is not from Wilberforce University. Mr.
70 Newkirk stated that they do not allow loud music on campus and that the band mostly
71 practices from 6:00 Pm to 9:00 PM.

72

73 **Mr. Miller, Trustee**, asked if the band practices in the mornings.

74

75 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive,** stated that
76 the hold classes from 9:00 AM to 5:00 PM so it is very rare that the band practices in
77 the mornings.

78

79 **Mr. Miller, Trustee,** asked if there are weekend morning practices.

80

81 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive,** stated that
82 it is very rare that they do, but that they hope to have football back in 2027 and that
83 would cause activity on Saturdays.

84

85 **Mr. Miller, Trustee,** asked if only allowing loud music from 9:00 AM to 9:00 PM would
86 be a fair request.

87

88 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive,** stated that
89 it could be an issue on occasions.

90

91 **Mr. VanDyne, Trustee,** asked if there have always been noise complaints.

92

93 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive,** stated that
94 they didn't have a marching band until three (3) years ago and that more students equal
95 more noise. He went on to say that he can hear the band from his house and that most
96 of the time they stop at 9:00 PM with the occasional lone student playing after 9:00 PM.

97

98 **Mr. King, Zoning Commission,** stated that the Zoning Commission felt that it was in
99 the best interest of Xenia Township to approve the rezone.

100

101 **Mr. Miller, Trustee,** stated that it has been proposed to make Bickett Road a dead end
102 and not connect US 42 and Us 35. He asked if this would benefit the University.

103

104 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive,** stated that
105 would be very beneficial helping to monitor and control that area to make the students
106 safer.

107

108 **Mr. Stock, Zoning Inspector**, opened Public Comments at 7:01 PM

109

110 **Alan King, 1075 Jasper Road, Xenia, Ohio**, stated that he is in favor of the proposed
111 rezone. He went on to say that what's good for the Universities in the Townships good
112 for the Township and that turning this down won't fix any problems going on now and
113 won't make anything worse.

114

115 **Jacqueline Robinson, 1370 Garcia Drive, Wilberforce, Ohio**, stated that she is in
116 favor of the rezone. She went on to ask how the residents know if the band noise is
117 from Central State or Wilberforce University. Ms. Robinson stated that she loves
118 hearing that bans play. She went on to say that the universities were around long before
119 any of the current residents and that they live in a college town. Ms. Robinson stated
120 that if a noise restriction was placed on Wilberforce University, the same should be
121 placed on Central State.

122

123 **Mr. Stock, Zoning Inspector**, called for those against the rezone.

124

125 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio**, stated that he is speaking for all
126 of the adjacent neighbors as they were unable to attend the meeting. Mr. Brenner
127 showed on a map where he and the neighbors live. He went on to say that the band
128 plays after 9:00 PM and has only stopped at 9:00 PM once when he asked them to
129 stop. He went on to say that he doesn't want to complain, but Wilberforce University
130 has expanded over the years. He then stated that Central State University had
131 proposed putting in a fertilizer farm and the community stopped it and he hopes to stop
132 this also. Mr. Brenner stated that he can hear Kil Kare from his home, but it doesn't
133 bother him because he is still able to sleep and hold conversations. He went on to say
134 that he needs neighbors to help look after his farm when he is away and that he will not
135 have neighbors to help if the University purchases the property, and that is what he
136 considers a good neighbor. Mr. Brenner stated that the only reason the home in
137 question was placed for sale was because Wilberforce University built dorms right
138 across the street from the property. He went on to say that Wilberforce University has
139 may vacant homes already and that he does not want a vacant home next door to him.
140 He stated that he is glad that Wilberforce University is growing, but asked why they
141 needed to buy farm land. Mr. Brenner concluded by saying that there was once a fire
142 hydrant across the street from his home that is now gone and asked what Wilberforce
143 University is doing for his safety.

144

145

146 **Mr. VanDyne, Trustee**, asked Mr. Brenner to show on a map his property and the
147 property that Wilberforce University wants to purchase. Mr. VanDyne then asked if Mr.
148 Brenner had talked with Wilberforce University to see if they could be neighborly with
149 the band noise.

150

151 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio**, stated that he didn't know that
152 Wilberforce University wanted to be neighborly. He then stated that he may set a
153 meeting with Mr. Newkirk. Mr. Brenner stated that the neighbors don't dislike the band,
154 but that they want to be able to go to sleep.

155

156 **Mr. VanDyne, Trustee**, stated that having a meeting with Mr. Newkirk would be a start.
157 He went on to state that Wilberforce University could not place the new dorms near US
158 42 because it is in a flood plain.

159

160 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio**, stated that he is not opposed to
161 what they do on their own property, but if they purchase the new property, they will be
162 able to do whatever they want there too.

163

164 **Mr. VanDyne, Trustee**, asked Mr. Brenner if he felt that Wilberforce purchasing this
165 property would encroach on his property or privacy.

166

167 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio**, stated that once Wilberforce
168 University owns the property, they can do whatever they want even put up dorms. He
169 went on to recommend that the speed limit on Bickett Road be reduced.

170

171 **Mr. VanDyne, Trustee**, stated that he agreed the speed limit needs to be reduced. Mr.
172 VanDyne went on to say that he hears the concern about the noise and suggests that
173 can be worked out with Mr. Newkirk. He then stated that they do know what anyone
174 would do in 5-10 years from now, and that privacy is not being violated.

175

176 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio**, stated that 930 North Bickett has
177 also been placed for sale and if Wilberforce University purchases that property, he will
178 not have any neighbor and that he would fight that. He stated that Wilberforce
179 University offered to purchase this property for less than what they paid for it.

180

181 **Mr. VanDyne, Trustee**, stated that Wilberforce University may offer to purchase Mr.
182 Brenner's property and then he would be able to purchase more farm land. Mr.
183 VanDyne went on to say that a couple acres of 930 North Bickett is in the flood plain
184 and nothing could be done in that area.

185

186 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio**, stated that the current owners of
187 930 North Bickett hunts in that area.

188

189 **Mr. VanDyne, Trustee**, stated that Mr. Brenner should have a meeting with Mr. Newkirk
190 to discuss his feelings. He went on to say that they could not do anything about what
191 if's or 5-10 years down the road.

192

193 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio**, stated that he was not asking for
194 the future to be predicted, but to say no to the rezone as the property should stay
195 Agricultural. He went on to say that Wilberforce University has a lot of vacant properties
196 that they can develop.

197

198 **Mr. Miller, Trustee**, asked what 902 North Bickett was currently being used for.

199

200 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio**, stated that they had a business of
201 importing bird food, repackaging to consumer size and then reselling it.

202

203 **Mr. VanDyne, Trustee**, asked Mr. Newkirk if they had plans to build anything on the
204 property within the next 5-10 years.

205

206 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive**, stated that
207 they did not plan to build anything else on the property. He went on to say that the
208 property is so appealing because it already has the buildings that they need and only a
209 little remodeling will need to be done with them. He further stated that they can only use
210 one side of the Metroplex property because it slopes down into a flood plain and they
211 would need to bring in a lot of dirt to make it level.

212

213 **Mr. VanDyne, Trustee**, asked Mr. Newkirk why they didn't use the land on the campus
214 side.

215 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive,** stated that
216 area is planned to be the cafeteria and that the new dorms are being built where there
217 was already once dorms that had been torn down.

218

219 **Mr. VanDyne, Trustee,** asked Mr. Newkirk if he knew anything about the missing fire
220 hydrant.

221

222 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive,** stated that
223 he did not.

224

225 **Mr. Stock, Zoning Inspector,** stated that both Xenia City and Greene County water is
226 in that area. He went on to say that this is the first he is hearing about it, and it would
227 be looked into.

228

229 **Mr. VanDyne, Trustee,** stated that he was glad this issue was brought up as it would
230 change fire response.

231

232 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio,** stated that the area next to the
233 Multiplex is not in the flood plain.

234

235 **Mr. VanDyne, Trustee,** stated that the area next to it is in the flood plain and that dirt
236 would have to be brought in to level it out. Mr. VanDyne went on to ask Mr. Newkirk if he
237 would be willing to have a meeting with the neighbors.

238

239 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive,** stated that
240 he would be willing to, but no one has ever asked before now.

241

242 **Mr. VanDyne, Trustee,** stated that he wants harmony in the neighborhood. Mr.
243 VanDyne stated to Mr. Brenner that he may be surprised that the students may want to
244 help on his farm. He went on to say that he understands that Mr. Brenner feels isolated
245 with all of his neighbors moving, but that he will have more neighbors with the students.

246

247 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio,** stated that the students will be
248 busy and won't have time to interact with him.

249

250 **Mr. VanDyne, Trustee,** stated Mr. Brenner is in an area that is expanding with an
251 University that has been there since 1856 and that things change all the time.

252

253 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio,** asked about the abandoned
254 house on US 42 that Wilberforce University owns.

255

256 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive,** stated that
257 the house will be torn down and that they are looking to put a service station there.

258

259 **Andrew Brenner, 918 N Bickett Road, Xenia, Ohio,** stated that a gas station is better
260 than an abandoned house.

261

262 **Mr. Miller, Trustee,** asked Mr. Newkirk if they were planning for a gymnasium at 902
263 North Bickett.

264

265 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive,** stated that
266 it would be a practice area for the gymnastics team as their current gymnasium is being
267 used for baseball practice.

268

269 **Mr. VanDyne, Trustee,** asked how big the out building is on the property.

270

271 **Mr. Stock, Zoning Inspector,** stated that it is roughly 46,00 square feet.

272

273 **Mr. Miller, Trustee,** asked Mr. VanDyne if he felt they should postpone for the
274 neighbors to have a meeting with Mr. Newkirk first.

275

276 **Mr. VanDyne, Trustee,** stated that he did not feel that was needed.

277

278 **Clarice Brenner, 918 N Bickett Road, Xenia, Ohio,** asked how the students would get
279 from campus to the property.

280

281 **Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive,** stated that
282 they plan on putting in a sidewalk, caution lights, and a crosswalk to the property.

283

284 **Mr. Stock, Zoning Inspector,** closed public comments at 7:38 PM

285

286 **Mr. Stock, Zoning Inspector,** called for Trustee deliberation.

287

288 **Mr. VanDyne, Trustee,** asked Mr. Miller if he had any reservations.

289

290 **Mr. Miller, Trustee,** stated that he understands the Universities desire to cover some of
291 their inadequacies that are on the campus and he also understands the neighbors
292 desire to have some control over who their neighbors are.

293

294 **Mr. VanDyne, Trustee,** asked for the road frontage of the properties.

295

296 **Mr. Stock, Zoning Inspector,** showed the dimensions on a map and also showed that
297 the properties were split in 1979 before 300 feet of road frontage was required.

298

299 **Mr. VanDyne, Trustee,** stated that the properties all tie into one other as they don't
300 have a lot of separation in the front and most of the properties land is in the back. He
301 went on to say that the Ball's agreed to sell to Wilberforce University and that they were
302 not forced to do so.

303

304 **Mr. Miller, Trustee,** stated that both parties need to have a conversation.

305

306

307

308 Motion to approve the rezone of 902 North Bickett from (A) Agricultural to (IG)
309 Institutional Government with the following conditions:

- 310 1. Noise will only be allowed from 9:00 AM to 9:00 PM
311 2. There shall be a discussion with students to keep derogatory music in the dorms
312 and away from the residents.

313 Was made by Trustee Miller and seconded by Trustee VanDyne.

314

315 **Roll Call:**

316 Steve Combs ABSENT

317 Scott Miller AYE

318 Jeremy VanDyne AYE

319

320

321

322

323 **Mr. VanDyne, Trustee, Chair**, closed the Public Hearing at 7:48 PM

324

325

326 ATTEST:

327

328 _____

329 Alan D. Stock, Zoning Inspector

330