

**XENIA TOWNSHIP ZONING COMMISSION
PUBLIC HEARING
ZONING MAP AMENDMENT 902 NORTH BICKETT ROAD
M36-0002-0039-1-0040-00
AGRICULTURAL (A) TO INSTITUTIONAL GOVERNMENT (IG)**

December 11, 2025

The Xenia Township Zoning Commission held a public hearing on December 11, 2026 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH 45385.

Chairman Jeffery Zweber called the meeting to order at 6:00 p.m.

All participated in the Pledge of Allegiance.

Roll Call: Alan King, M. Cookie Newsom, Jeffrey Zweber, Alan Stock, Zoning Inspector.

Mr. Zweber, Zoning Commission, explained the rules and procedures for the Public Hearing and asked Alan Stock, Zoning Inspector to go over the Ohio Revised Code (ORC) requirements for this hearing and whether these have been met.

Mr. Stock, Zoning Inspector, went over the Exhibits for this hearing and discussed each of them, and after checking all exhibits he stated that he agreed that all of the ORC procedures have been met and have been verified and placed so that the Zoning Commission can hear this application in its entirety this evening.

Exhibit A: Application

Exhibit B: Proof of Public notices (Sign, Letters Neighbors, Website, Procedure Check List)

Exhibit C: Staff Report

Exhibit D: Greene County Regional Planning and Coordinating Commission Recommendation

Exhibit E: Agenda

Exhibit F: Public Comments

Mr. Zweber, Zoning Commission, asked if the Zoning Commission members had any questions.

Mr. King, Zoning Commission, asked if the sale of the property is contingent on the rezone approval.

Mr. Stock, Zoning Inspector, stated that the petitioner is not the owner of the property and that the owner has given petitioner the ability to go forward on the rezone.

Mr. King, Zoning Commission, asked if Wilberforce University is the petitioner.

Mr. Stock, Zoning Inspector, stated that Wilberforce University is the petitioner. Mr. Stock went on to say that the purchase of the property by Wilberforce University, will not go through without the approval to rezone to IG.

Mr. King, Zoning Commission, asked if the Trustees can reverse an approved rezone if the property is not purchased by Wilberforce University.

Mr. Stock, Zoning Inspector, stated that typically the Trustees will state that the petitioner has so many days to close and if that doesn't happen, the rezone becomes null and void.

Mr. King, Zoning Commission, asked if that is a Zoning Commission or Trustee timeline.

Mr. Stock, Zoning Inspector, suggested that the Zoning Commission makes a recommendation for a timeline in the Letter of Conveyance to the Trustees.

Mr. Zweber, Zoning Commission, asked what the timeline is from Trustee approval until the rezone goes into effect.

Mr. Stock, Zoning Inspector, stated that it is 30 days for a rezone to go into effect. He went on to explain the Trustee and referendum processes.

Ms. Newsom, Zoning Commission, listed the approved uses in IG and asked if Wilberforce University would be confined to the uses that they give.

Mr. Zweber, Zoning Commission, stated that they could do any of the uses in IG.

Mr. Stock, Zoning Inspector, stated that if the petitioner wanted to change a use of a building, they would need to obtain a Change of Use certificate that would also involve the Fire Department for Life Safety requirements.

Mr. Zweber, Zoning Commission, asked the petitioner to step to the podium and make their presentation.

Dr. Dr. Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive, stated that in the last three (3) years enrollment at the University has doubled from 400 to 800 students. He went on to explain that to be a viable institution, one that can stand on its own, they will need 1,500 students. He stated that the University is building new dorms as 600 students live on campus and that they plan to bring the rest on campus. Dr. Newkirk went on to say that the property in question would be a multi-purpose use property. He listed that they would like a place for the gymnastics team to practice, small meeting space, alumni office, admissions activities, civil engineering labs (test base), and an aviation flight simulator. Dr. Newkirk stated that Wilberforce University is growing as facility has grown from 13 to 42, mostly living in Greene County, that the University is building a new cafeteria that will employ 54 people, and the staff is at 119. He went on to state that as the University grows, it is essential to look at the surrounding area for places to grow. Dr. Newkirk finished by saying that they want to be good neighbors.

Mr. King, Zoning Commission, asked what the current enrollment is.

Dr. Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive, stated that it is just under 1,000 and wanted to get it to 1,500. He stated that some would be online, but most would be on campus.

Mr. King, Zoning Commission, asked if they plan to leave the existing home and use it for meeting space.

Dr. Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive, stated that they did not plan to do a lot of changes to the home. He stated that they plan to insulate the commercial building behind the house to be used for the flight simulator.

Mr. Zweber, Zoning Commission, opened for public comments at 6:25 PM

Andrew Brenner, 918 N Bickett Road, Xenia, Ohio, stated that he lives very close to the property in question and is worried that the students will be loud and keep him awake, he stated that he wears ear protection outside, but does not want to have to wear it inside also. He went on to say that he often hears offensive music being played loudly that his grandkids hear. Mr. Brenner stated that he retired recently with the want to become a farmer and to live in a farming community. He went on to say that Bickett Road is a dangerous road and is not safe to have students cross it and that he does not want people to trespass on his property.

Jonathan Jayne, 930 N Bickett Road, Xenia, Ohio, stated that he and his wife have almost been hit by people leaving the University, his mailbox has been hit multiple times, and that people turn around in his driveway. He went on to say that he purchased his home with plans of it to be forever. Mr. Jayne stated that the loud, vulgar music along with the band playing after 10 PM is a nuisance. Mr. Jayne concluded by stating that he does not want trespassers and he will not let it happen on his property.

Sharon Sprawl, 862 N Bickett Road, Xenia, Ohio, stated that she was concerned that dorms would be built in front of her home.

Dr. Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive, stated that students would not be on that side of the road. Dr. Newkirk stated that the university is installing a fence along Bickett Road because they plan to lock down the campus at night. He went on to state that they would like to have ten (10) new dorms and to refurbish four (4) existing dorms. Along with the new dorms, he stated that enrollment will increase and that would also increase traffic, and that some of the traffic would also be from the Handa Plant. He further stated that they want to have an aviation center and multipurpose room but that all class rooms would be across the street on campus. He stated that the University has spoken with Ohio Transportation to possibly install reflectors and caution light and that the students will be crossing the street in gated areas. Dr. Newkirk stated that he has cut the band off at 9:00 PM and that the University is planning to build a baseball stadium, within the next year or so, and that they plan to move all athletics there.

Andrew Brenner, 918 N Bickett Road, Xenia, Ohio, stated that he has asked the band to stop early once for personal reasons and they did stop. He went on to say that just because they are told to stop at 9:00 PM, doesn't mean that they will stop then.

Dr. Vann Newkirk, President Wilberforce University, 681 Rising Hills Drive, stated that they are trying to be good neighbors and that the campus will be shut down at 12:00 AM nightly.

Mr. Zweber, Zoning Commission, asked the Zoning Commission if they had any questions.

Ms. Newsom, Zoning Commission, stated that she has lived on or closer to college campuses most of her life. She went on to say that sometimes she can hear both of the college bands playing at the same time and can be frustrating, but that is college campuses. Ms. Newsom went on to say that Xenia Township does not have a noise ordinance and that she suggests that the neighbors keep in contact with campus officials for issues that arise.

Mr. Zweber, Zoning Commission, closed public comments at 6:45.

Mr. Zweber, Zoning Commission, asked for Zoning Commission deliberation.

Mr. Zweber, Zoning Commission, stated that Bickett Road has been an issue for a long time, he stated that a long time ago it was discussed making it a dead-end road to stop semi-trucks from traveling it. He stated that it has been a known issue but that don't know how to fix it at it should be a local road for campus and neighbors. He went on to say that the University is growing and that will put strain on the neighbors. Mr. Zweber stated that the Zoning Commission has put a lot of effort into screening and buffering between residential and non-residential uses, but that IG doesn't have a lot of screening regulations, and that needs to be fixed. He went on to say that supporting the expansion of the University seems good for the Township.

Mr. King, Zoning Commission, stated that in general the Zoning Commission tries to respect the rights of property owners while attempting to limit harm to neighbors. He also stated that they try to avoid "Spot Zoning" and that this would not be the case as there is IG right across the street. Mr. King read the Conditional Uses of Agricultural

and the Permitted Uses of IG and stated that the environment won't substantially change. He concluded by stating that a better college is better for the Township.

Ms. Newsom, Zoning Commission, stated that she lives near Central State and that she once had open fields around her, but that Central State has built up around her. She went on to say that the Universities have been around longer than anyone in the room. Ms. Newsom stated that not allowing the rezone would not solve any problems that had been discussed. She went on to say that if saying no would solve the issues, she would say no, but that this would not add substantial traffic and is not going to change the music, noise or number of students.

Mr. Zweber called for a motion.

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

1. The sale of the house to Wilberforce University must close within 120 days of the Trustee Resolution being cured.
2. If the sale does not go through to Wilberforce University, the property will remain A-Agricultural.

Was made by Mr. Zweber and seconded by Mr. King

Mr. Zweber, Zoning Commission, called for a vote.

Terry Fife - ABSENT

Alan King - AYE

M. Cookie Newsom - AYE

Jeffrey Zweber - AYE

MOTION PASSED

Mr. Zweber, Zoning Commission, called for a motion to adjourn.

Mr. Zweber moved to adjourn the public hearing; Mr. King seconded the motion. All voted AYE. Hearing adjourned 7:00 PM

ATTEST:

Alan D. Stock, Zoning Inspector