

REGIONAL PLANNING AND  
COORDINATING COMMISSION  
OF GREENE COUNTY

The meeting of the Regional Planning and Coordinating Commission of Greene County was held on **Tuesday, January 26, 2016, at 7:30 p.m.** in the upper level conference room in the office of the Commission at 651 Dayton-Xenia Road, Xenia, Ohio. The meeting was called to order at 7:30 p.m. by President Campbell

MEMBERS PRESENT

Bath Township .....	Tom Pitstick
Beavercreek Township .....	Jeff Roberts
Caesarscreek Township .....	Don VanTress
Cedarville Township .....	Kent Campbell
Jamestown Village .....	Les Cox
Miami Township .....	Chris Mucher
New Jasper Township .....	Mike Rasey
Silvercreek Township .....	Tony Whaley
Spring Valley Township .....	Carrie Smith
Spring Valley Village .....	Gloria Graziano
Sugarcreek Township .....	Michael Pittman
Xenia Township .....	Steve Combs
Yellow Springs Village .....	Karen Wintrow
Greene County Commissioners .....	Tom Koogler

MEMBERS ABSENT

Bellbrook City .....	Dona Seger-Lawson
Clifton Village .....	Anthony Satariano
Jefferson Township .....	Mark Klingler
Ross Township .....	Steve Hart
Greene County Commissioners .....	Alan Anderson
Greene County Commissioners .....	Bob Glase

STAFF PRESENT

Kenneth LeBlanc .....	Executive Director
Tamara Ennist .....	Planner
Rhonda Painter .....	Administrative Assistant

OTHERS PRESENT

Rob Hoffman .....	City of Fairborn
Ed Amhrein .....	Beavercreek Township
Rob Arnold .....	Arnold Development Company
Tammy Burchfield .....	Arnold Development Company
Jeff Van Atta .....	Van Atta Engineering, Inc.
Greg O'Connor .....	McNamee & McNamee
Greg Smith .....	Oberer Land Developer's Ltd
Tom Kretz .....	K-4 Properties, LLC

### Introductions

President Campbell welcomed everyone in attendance and asked for introduction of members and guests.

### Approval of Minutes

President Campbell asked if everyone had an opportunity to review the November 24, 2015 RPCC meeting minutes. Mr. Koogler moved, second by Mr. Pitstick, to approve the minutes. Motion passed 12-0.

### Election of Officers

Mr. Pittman was charged by President Campbell to come up with a recommendation for officers. He reported the proposed officers for 2016 to be Kent Campbell as President and Tom Pitstick as Vice President. He noted the three existing at-large Executive Committee members and the alternate have indicated they would like to continue serving in that capacity for 2016. None of them are a municipal representative, as now required by the Bylaws. Therefore, the Executive Committee has proposed a Bylaw amendment which would increase Executive Committee membership from five to seven members and eliminate the alternate provision. As a result, Mr. Pittman is proposing the at-large members of the Executive Committee to be Mark Klingler, Mike Pittman, Tom Koogler and Chris Mucher with the addition of Karen Wintrow as the municipal representative. A brief discussion ensued regarding the size of the Executive Committee. Mr. Pittman moved, second by Mr. Koogler, to approve the slate of officers for 2016 as presented. Motion passed 12-0.

### Special Recognition of Members

Mr. LeBlanc presented two Certificates of Appreciation for members who were not reelected. Mr. Daniel Paxson, Beaver Creek Township, served three years, and Dan O'Callahan, Xenia Township, served one year. Mr. Koogler moved, second by Mr. Pittman to recognize Mr. Paxson and Mr. O'Callahan for their contributions to RPCC. Motion passed 12-0. Mr. LeBlanc also noted Mr. Pitstick and Mr. Pittman had perfect attendance in 2015, as did Ms. Graziano after she was appointed a representative. Mr. Klingler and Mr. Paxson each missed only one meeting.

Ms. Graziano arrived at this point.

### Nathanial's Grove, Section One, Beaver Creek Township, Preliminary and Final

Ms. Ennist presented the plans for Nathanial's Grove in Beaver Creek Township. The applicant is Oberer Development Company and the engineer is Van Atta. This section involves 33.14 acres, 26 building lots, 4 open space lots and 2.9 acres of right-of-way dedication. A water quality pond is included. Part of the open space adjacent to existing ODNR property to the east will be gifted, for a total of twenty acres in open space. Public water and sanitary sewer will be provided by Greene County. Ingress and egress will be along Beaver Valley Road.

The Executive Committee recommended conditional approval pending review by Beaver Creek Township regarding the status of a buffer against the Slifcak and Fisher properties. Mr. Amrhein explained this development was the subject of a lawsuit between Beaver Creek Township and Oberer Development which resulted in a consent decree. The layout of lots was agreed upon by consent decree and can't be modified in any major fashion. According to the approved plans on file, the developer depicts trees along the border abutting the Slifcak and Fisher properties. There are already mature growth trees and a drainage ditch along the south border of the Fisher property. It would be counterproductive to remove them for mounding. At issue during the Executive Committee meeting last week, the adjacent property owners questioned if the plan for trees is the same image that was projected, and Mr. Amrhein confirms that it is. The Township now considers

this aspect of the development closed and will make sure the trees are planted. Mr. Amrhein spoke with the adjacent property owners and they thank the Commission for trying to resolve their issues. Mr. Smith said the mounds are not possible and there is no agreement on the number of trees. Mrs. Graziano asked if the adjacent properties are farmed. Mr. Amrhein said he believes there are cattle but not field crop production.

President Campbell asked if there were any other questions. Mr. Mucher asked if mounding had been provided for previously. Mr. Amrhein said no, not on a site plan. The Zoning Commission had recommended consideration of buffering, not specifically mounding. The Beaver Creek Township Zoning Resolution defines buffering as fences, trees or mounding, so any would be appropriate. The consent decree covered Nathaniel's Grove, Spring Ridge and Spring Meadows. Spring Meadows required mounding, so the adjacent property owners were hoping they could also have some of the same. The lots can't be moved and there is no room for mounds. Mr. Mucher asked President Campbell if he still had concerns. President Campbell replied that he did, however, it appears that it is too late in the process to change anything. Mr. Smith said there will be at least 50 trees as shown on the plan, if it is interpreted in its narrowest scope, but he is willing to work with the neighbors in areas which need more buffering in the form of vegetation. Mr. Koogler moved, second by Mr. Pitstick, for conditional approval of the preliminary and final plans per the Executive Committee report. Motion passed 13-0 Resolutions #16-1-26-1C and #16-1-26-2C.

#### American Pride Plat, Beaver Creek Township, Final Plan

Ms. Ennist presented the plan for American Pride Plat. This subdivision is located on Orchard Lane south of US 35. The applicant is K4 Properties, LLC and consists of 5.46 acres. The applicant wants to combine two parcels into one. There is no common open space and no right of way dedication. Water drainage is handled by agreement to an offsite detention basin. Ingress and egress is off Orchard Lane. The executive committee recommended conditional approval. Mr. Rasey asked if the plans for US 35 will have an impact on this plan. Mr. LeBlanc replied it will not have a direct impact, as US 35 is about 300 feet north of this site. Mr. Mucher moved, second by Mr. Pittman to approve the final plan. Motion passed 13-0, as Resolution #16-1-26-3C.

#### River Reserve Section One, Beaver Creek Township, Preliminary and Final

Ms. Ennist presented the plan for River Reserve which is located on Indian Ripple Road and consists of 18.29 acres. The applicant is Jeff Van Atta and developer is Arnold Development Company, represented by Rob Arnold and Tammy Burchfield, who were both present. The zoning is PUD-R. There will be 42 building lots and 2 open space lots. The open space lots comprise 4.96 acres. Storm water will outlet into a retention and water quality pond. Public water and sewer will be provided by Greene County. Ingress and egress will be on Indian Ripple Road. Mr. Koogler asked if open space will be provided adjacent to the Narrows Reserve as this property develops out. Mr. Arnold advised that is still up in the air and they are still weighing options. Ms. Ennist provided history about the review of the plan. The Executive Committee recommended conditional approval and the developer work with Soil and Water, Greene County Parks and ODNR to insure storm water impacts on the Narrows Reserve are taken care of. Greene County Parks asks the developer to avoid invasive species when landscaping, especially since a nature reserve is nearby. President Campbell asked if there were any other questions. Mr. Koogler moved, second by Mr. Pittman, for conditional approval of the preliminary and final plans for Section 1. Motion passed 13-0, as Resolutions #16-1-26-4C and #16-1-26-5C.

#### Proposed Bylaws Amendment

Mr. LeBlanc said the bylaws now call for a member of a municipality to serve on the Executive Committee. Ms. Wintrow has agreed to do so, but because the number of at large members is now at four, one person would have to resign. Therefore, the Executive Committee recommended to

increase the number of at-large members to 5, with one alternate. Mr. Pittman added the Executive Committee also discussed eliminating the alternate position. After discussion, it was suggested to remove the alternate position and the Executive Committee will be 7 members – President, Vice-President and five at-large members. The Executive Committee was charged to provide a revised recommendation to vote on at the February meeting.

MVRPC Open Space Plan

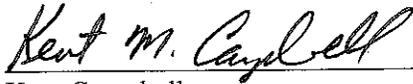
Mr. LeBlanc showed the draft MVRPC Open Space Plan as it appears on their website. They are still accepting comments. Last year, RPCC and Greene County Parks & Trails were able to have meetings with all the townships and municipalities met to update the Greene County open space inventory maps for input into the plan. Greene County was the only county that had a group working together a unified manner.

Other Business

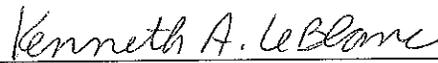
Mr. LeBlanc also presented the most recent improvements to the RPCC website. Plans, forms meeting dates, survey record applications, zoning resolutions and maps, Greene County airport and Wright Patterson Air Force Base zoning have all been added to the RPCC website. He noted not all the links work yet, but they will be activated as the information is cleared to post. Mr. LeBlanc also distributed a brochure with information about the 2016 zoning training workshops. The training will be provided at no cost, however RSVPs are requested. Stephanie Hayden, Greene County Assistant Prosecutor and Mr. LeBlanc will present the training. There will also be a mock hearing.

Mr. Koogler thanked Mr. Hoffman for his attendance and interest, even though Fairborn has not rejoined as a member jurisdiction. He said he hoped Fairborn would realize the importance of belonging to RPCC. Ms. Wintrow agreed and said she would like to see the surrounding jurisdictions be part of the planning process. There was discussion about the bike trails, upcoming International Trail Symposium in Dayton in 2017 and future opportunities in Greene County.

Mr. Pitstick adjourned the meeting at 8:40 p.m.



Kent Campbell  
President



Kenneth A. LeBlanc  
Secretary