

EXECUTIVE COMMITTEE
REGIONAL PLANNING AND
COORDINATING COMMISSION

The Executive Committee meeting of the Regional Planning and Coordinating Commission of Greene County was held on **Tuesday, February 16, 2016 at 1:30 p.m.** in the second floor conference room at 651 Dayton-Xenia Road, Xenia, Ohio.

The meeting was called to order by President Campbell at 1:29 p.m. He asked for self-introductions.

MEMBERS PRESENT

Tom Pitstick
Mark Klingler
Kent Campbell
Chris Mucher
Tom Koogler

OTHERS PRESENT

Bill Schieman
Hope Taft
Nathan Falu
Aaron Rourke
Max Cockerill
Daniel Fouke
Karen Wintrow

MEMBERS ABSENT

Mike Pittman

STAFF PRESENT

Ken LeBlanc
Tamara Ennist
Rhonda Painter

Mr. Mucher moved, second by Mr. Koogler, to approve the minutes of the Executive Committee for January 19, 2016. Motion passed 5-0 .

<u>NUMBER</u>	<u>CODE</u>	<u>FOR</u>	<u>AMOUNT</u>
16-0021810	5203	GC Services- Postage – Jan 2016	\$ 34.50
16-0021811	5305	Rhonda Painter – Contract Services 1/04-1/27/16	\$1,010.00
<u>TOTAL</u>			<u>\$1,044.50</u>

Zoning Review-Spring Valley Twp Case #01-16 – Coates Sand and Gravel

Mr. LeBlanc presented a rezoning request for Spring Valley Township. The request is for a change of zoning from A10 Prime Agriculture to AM Agriculture Mineral Extraction District on 219.648 acres. There is an AM District to the south, A10 to the west, AM, A5 General Agriculture and R-MH Mobile Home Park to the north, LI Light Industrial and Village of Spring Valley to the east. There are also two overlay zones on the property, Flood Plain and Well Field Protection. Access to the property is from SR 725, and there is no public water and sewer. A wetland is identified on the southern border along the Little Miami River. The property sits on the buried valley aquifer which is a sole source aquifer with high pollution potential. According to the Greene County Farmland Protection Plan, the property has prime farmland soils when protected from flooding.

Mr. Koogler asked if the Village of Spring Valley had any authority over the wellfield in the township? Mr. LeBlanc said no, the village would have to advise the township if there were concerns. The Spring Valley Township Zoning Resolution prohibits mining in the Floodway and Wellfield Protection areas. Al Kuzma, Flood Plain Administrator for Greene County, would

require a registered engineer show how storage and routing of water would not violate flood plain rules.

The Spring Valley Township Zoning Resolution also provides for a maximum of 800 acres of active mining. There are currently 556 acres in active mining. The Zoning Resolution calls for a 120 foot buffer along the Little Miami River and Gladly Run. Little Miami Conservancy requests a 250 foot buffer along the Little Miami River. Spring Valley Village submitted a list of ten concerns. The water supply for the village is the buried valley aquifer, which lies under approximately 15 feet of soil. If the soil is removed, it more than likely would be reclassified a surface water system, and increase costs to the Village.

Mr. Koogler asked how deep the pits will be? How deep are the pits at Martin Marietta (across the river to the south)? Mr. Campbell asked how deep is the Spring Valley Village well? Mr. Bonecutter said it is 50 feet deep. Mr. LeBlanc explained this will be a two-step process. If the rezoning is approved, the applicant will then apply for a Conditional Use for conditions to be set. There was also a study on silica dust provided by Daniel Fouke. Mr. Fouke said residents who live on SR 725 already have exposure to silica dust and noise pollution from Martin Marietta.

President Campbell asked the board for comments. Mr. Pitstick said if the regulations don't allow mining in the floodway, there isn't much land available for mining. Mr. Koogler said there is too much opportunity for the wellfield to be contaminated. If the Village grows, the wellfield cannot be expanded.

President Campbell asked for comments from the attendees. Mr. Bill Schieman said he is a resident of Sugarcreek Township and is opposed to the application. He believes this is a trial venture on the part of the applicant. The property was purchased in 2012. The existing zoning was in place then, and purchasers knew a rezoning would be necessary. He said not enough consideration has been given to the Greene County Wellfield on US 42, which is less than a mile away. Pollutants will be stored on the proposed mining site, and he expected Greene County Sanitary Engineering would comment. Nothing has been said about property values of adjacent land owners. Property values decrease 20-30%, mostly attributable to noise and dust and possible groundwater pollution. A pedestrian/bike trail has been proposed as a possible connector from Spring Valley to Bellbrook which has always centered on running along SR 725. A mining operation would complicate this. Aesthetically, from an elevated road bed, it will be impossible to shield structures. Due to the topography, this is a potential eyesore.

Aaron Rourke, affiliated with Rivers Unlimited, also addressed property values. Property value is unable to increase in mining areas. The Little Miami River is the oldest scenic river in the State of Ohio. Every gravel pit is an open wound in the aquifer. Exposure of the aquifer will incrementally increase the temperature of the water. Recreational activity in Warren County generates \$8 million a year. The river needs no maintenance and the bike trail requires little maintenance compared to a street. Our valley with the scenic river and bike path is attractive to young professionals. Farmers are aging out, and we need to keep young people in the area.

Mr. Koogler agreed quality of life is a big component of economic development in this area.

Mrs. Hope Taft said she lived in River Ridge and was distracted by the mining noise and moved elsewhere. This would be the same situation for residents along SR 725. There is no way to build a buffer for those who live on the hillside. Ohio EPA study says this area is susceptible to water pollution. The aquifer is shallow in this area. Mr. Schieman added the flood plain needs to be able to function.

Mr. Fouke said he lives in Spring Valley Township. It is one of the most scenic areas in Greene County with rolling terrain and the river. He can hear the noise from Martin Marietta, the rock

crushers and alarms at deafening levels. Residents in the area can't open their windows because of silica dust. Documents from the Mayo Clinic report DNA damage, cancer and silicosis. By allowing mining, we would be creating the same situation as Flint, MI. People there are unable to move away. He would also like the Spring Valley Trustees to be informed that they can deny this request.

Mr. Koogler moved, second by Mr. Pitstick to recommend denial of the request to rezone from A10 to AM. Motion passed 5-0 as Resolution #16-2-16-2E. The recommendation will be forwarded to the RPCC Full Commission on February 23, at 7:30 p.m.

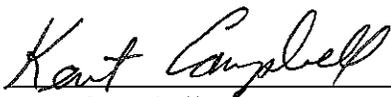
2016 RPCC Bylaw Amendment

At its January 26, 2016 meeting, the RPCC Full Commission sent a proposed amendment to the Resolutions and Bylaws back to the RPCC Executive Committee for consideration. The amendment provides for an Executive Committee consisting of President, Vice President and five other members. It also eliminates the alternate position. Mr. Mucher moved, second by Mr. Pitstick to approve the amendment to RPCC Resolution and Bylaws. Motion passed 5-0 as Resolution #16-2-16-3E.

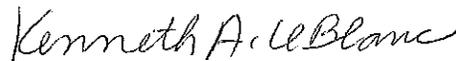
Other Business

Mr. LeBlanc explained his plan to upgrade the mapping system and computers. Currently, maps are provided by Greene County GIS, which entails traveling between offices for maps. The computers are five years old. Mr. LeBlanc proposed purchasing four Dell Optiplex computers, ARCGIS floating license with maintenance agreement and a 36" HP plotter. He requested a budget modification, moving \$800.00 from Code 5305 Outside Rep/Services to Code 5511 Computer Software. Mr. Pitstick moved, second by Mr. Mucher, to approve the budget modification. Motion passed 5-0 as Resolution #16-2-16-4E. Mr. LeBlanc noted the first training session for boards will be held February 17 at the Clifton Opera House, followed by a second on February 24 at the Xenia X*ACT Theatre. Both will start at 6:30 p.m.

Mr. Mucher moved, second by Mr. Pittman to adjourn the meeting. Meeting adjourned at 3:30 p.m.



Kent Campbell
President



Kenneth A. LeBlanc
Secretary