

REGIONAL PLANNING AND
COORDINATING COMMISSION
OF GREENE COUNTY

The meeting of the Regional Planning and Coordinating Commission of Greene County was held on **Tuesday, February 23, 2016, at 7:33 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
Jefferson Township.....	Mark Klingler
Miami Township.....	Chris Mucher
New Jasper Township.....	Mike Rasey
Ross Township.....	Steve Hart
Silvercreek Township.....	Tony Whaley
Spring Valley Township.....	Carrie Smith
Spring Valley Village.....	Gloria Graziano
Sugarcreek Township.....	Michael Pittman
Xenia Township.....	Steve Combs
Greene County Commissioners.....	Tom Koogler

MEMBERS ABSENT

Bellbrook City.....	Dona Seger-Lawson
Clifton Village.....	Anthony Satariano
Jamestown Village.....	Les Cox
Yellow Springs Village.....	Karen Wintrow
Greene County Commissioners.....	Alan Anderson
Greene County Commissioners.....	Bob Glaser

STAFF PRESENT

Kenneth LeBlanc.....	Executive Director
Rhonda Painter.....	Administrative Assistant

OTHERS PRESENT

Rob Hoffman.....	City of Fairborn
Ed Amhrein.....	Beavercreek Township
Steve Champa.....	Eagon & Associates
Brent Huntsman.....	Terran Corp
Marty Coates.....	Coates Sand & Gravel
Brent Bonecutter.....	Village of Spring Valley
John DeWine.....	Spring Valley Township Trustee
Aaron Rourke.....	Rivers Unlimited

Nate Kerns.....	Spring Valley Resident
Bill Schieman	Sugarcreek Township Resident
Hope Taft.....	Sugarcreek Township Resident
Dana Harrod	Spring Valley Township Resident
Daniel Fouke	Spring Valley Township Resident
Craig Steffen.....	Spring Valley Township Resident
Cindy Steffen.....	Spring Valley Township Resident
Rhett Rohr	Spring Valley Township Resident

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 January 26, 2016 RPCC meeting minutes. Mr. Pittman moved, second by Mr. Mucher, to approve the minutes. Motion passed 14-0.

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

Mr. LeBlanc presented the Executive Committee report for a zoning map amendment, Spring Valley Township Case #01-16. The site is approximately 220 acres and is currently used for agriculture. Surrounding land uses are agriculture to the west, agriculture, mineral extraction and mobile home park to the north, light industrial and Village of Spring Valley to the east and Little Miami River and mineral extraction to the south. The zoning on the property is A-10 Prime Agriculture with two overlay zones – Flood Plain and Wellfield Protection. All but a third of the property is in the Flood Plain. Mr. LeBlanc presented aerial views of the property with various overlays, indicating flood plain and floodway, a 24” Columbia gas pipeline, Village of Spring Valley wells and surrounding one and five year times of travel, active mining permits and proposed buffers of Little Miami River and Glady Run. There is one wetland identified in the middle of the river. The underlying aquifer is a sole source aquifer which supplies the Village of Spring Valley wells, and is considered to be highly susceptible to contamination.

Since the Executive Committee meeting, more information has been provided. A concern was raised about dust at the last meeting, so Mr. LeBlanc contacted the Regional Air Pollution Control Agency (RAPCA). There had been one complaint made on February 8, 2004 and that was due to a controlled prairie burn on US 42. No complaints have been made concerning Martin Marietta, Coates Sand and Gravel or any other mining site. The National Park Service submitted a statement about the Little Miami River. The Little Miami River was designated a National Scenic River in 1973. The State of Ohio is responsible for management in maintaining the status. The river is the most scenic and natural river in Ohio and is a significant base for recreation such as canoeing, swimming, fishing which is not available elsewhere. Mining would likely degrade the beauty of one of the last remaining expansive flood plains. The Spring Valley Township Zoning Resolution prohibits quarries in the floodway and in the wellfield protection overlay. Ohio EPA designates drinking water supply systems as groundwater or surface water. Currently, the village is served by a groundwater system. Should the aquifer become exposed and the water system becomes surface water, treatment will be more costly for the village.

Steve Champa from Eagon & Associates is a hydrogeologist hired by Coates Sand and Gravel. He presented maps indicating the extent of the aquifer. Twenty-four test borings were done on the site

and study of well logs of surrounding area. From that he developed a ground water flow determination. The well field delineation was done by EPA in 2011 was based on consumption by the village. The ground water flow runs perpendicular to the topography north to south. Based on his study contaminants will not be pulled to the well area. He has experience in water supply systems located in gravel pits in Ohio and Indiana. Ground water supply concerns are not substantiated by EPA or ODNR. There have been no contamination reports. Once property is quarried, there is more accommodation for water, reducing flood potential.

President Campbell opened the floor for questions from board members. Mrs. Graziano asked about the proposed reclamation plan. Mr. Coates said there will be large 3-5 acre lots with private home with 150+/- acre lake. The water supply will not be affected. Mr. Pittman asked how deep will the pit be? Mr. Coates replied approximately 30 feet close to the river up to 80 feet toward SR 725. Mr. Bonecutter said if there are contaminants, it will go straight to the river. Mr. Champa said he has been involved with well fields in gravel pits in Westfield, IN, near Indianapolis where mining is done in the wellfield and there are no problems. Mr. Koogler said the depth of the Spring Valley well is 50 feet, so mining will be at the same depth as the wells.

Mr. Champa said the structures will be out of the floodplain. All traffic will be on SR 725. The mining will be set back off the wellfield protection area and will be upgrade from the wellhead area and water from the pit discharges into the river. Mr. Huntsman said the water waggles a lot during different seasons. Mr. Champa disagreed and said it does not wobble much. During a flood, the river will go into the gravel pit. It is good to be concerned but there has never been a problem which affected well fields. There is a spill prevention plan in place. Mr. Coates added MSHA (mining safety) requires a clean up policy and they have had one in place since the 1980s. He will be storing diesel fuel and hydraulic fluid on site. Containment has to be double-walled and all will be stored in the northwest corner of the property. There will be a truck wash to prevent mud on SR 725. He would agree to change the setback to 250' from the Little Miami River. Normal operation will run at about 87 decibels at 15 meters. Normal conversation is about 70 decibels. He expects the operation to last 15-20 years. No structures will be in the flood plain, no pumping or dewatering. Ms. Graziano asked Mr. Coates if he knew the decibel level at Martin Marietta. The noise level from Martin Marietta is unacceptable. Mr. Coates did not know.

Mr. Coates said he has been mining in Spring Valley for over 30 years and has had one complaint. Truck traffic on 725 can not be limited since it is a state road. He estimates there will be 40-45 trucks a day. He can mandate trucks will not use Bellbrook Avenue. Ms. Graziano said the truck traffic will disturb the quiet peaceful village. She did not hear Mr. Coates address the river. Mr. Coates said he tried to talk to all the neighbors in the area and is being upfront about the mining plan. He has agreed to stay 250 feet from the river and 120 feet from Glady Run per the zoning resolution. President Campbell opened to floor to hear from Spring Valley Village.

Mr. Huntsman is a hydrogeologist with Terran Corp. He said the village water supply is from a sole source aquifer, meaning water is obtained from one source and that is from sand and gravel. The river valley is the only place to get the water. The surrounding area has bedrock, which has no water. The river is the discharge area from water that flows from the hills. Most of the year, the water comes down the hills into the valley from northwest to southeast direction, the same as the county wellfield. Sometimes it will flow from north to south. Mr. Champa said that is not correct. The capture zone is still in the north. Mr. Huntsman said a contaminant source from the north will drain to the river. If this area is dug, it is now a caldron that overflows from the river into the pit. If the water table is five feet below the surface, it fills with water which is a window to the aquifer and pumped into the wells. Bacteria is the main problem. Discharge from the sewage treatment plant has caffeine and endocrine disrupters which may contaminate the well water. When there is a large lake,

there is no bacteria to cleanse it. Water filtration goes through the gravel and clears the water. With a lake you don't have that. The area is naturally high in iron and manganese. Oxygen in the water mobilizes it and it becomes soluble. Without the sand and gravel there will be more sediment and the water will be cloudy. Extensive treatment will be necessary as will a need for artificial recharge. Spring Valley does not have a treatment facility now. A window in the aquifer beside a wellfield is a bad idea.

Mr. Bonecutter spoke representing the Village of Spring Valley. The EPA delineation of the wellfield is based on water usage. The delineation he presented was from 2004. Mr. Champa said the average consumption went down and peak demand is shorter, so the capture zone will won't be as big. It assumes the recharge is balanced with withdrawal of the water. Coates is not proposing to limit the ability to pump water. Future expansion of the village would dictate the expansion of the wellfield. Mr. Bonecutter said if the mobile home park loses its water supply, the village would have to supply water there. Mr. Combs asked if the property was being farmed now and are there signs of nitrates in the water. Mr. Champa said there is no sign of nitrates. Mr. Bonecutter said the village bought extra ground with \$1.6 million, some from OPWC loans and grants. All around the area are problems with e-coli and algae. An open body of water in Spring Valley will have the same problem. Several years ago, Spring Valley was faced with a proposal to force annexation. The Village and the Township fought it. Fighting this will take all the village money.

President Campbell asked if there were any comments from citizens present. Mr. Rourke from Little Miami Conservancy and Rivers Unlimited said a study done by OSU Department of Economics. Property tax is less on properties within the line of sight of mines. There is such a beautiful view shed of the river now. What about private property rights of people who built homes and bought property with knowledge of existing zoning. They now have the plug pulled on them. The difference in decibel levels between 70 and 87 is enormous. The west side of the village is in the dust shadow. An aging population and kids with asthma will have exposure to some silica dust 8 hours a day five days a week. The Little Miami River was the first river designated as scenic in the country. Those that led the designation have handed the river to us. We have a duty to hand it down. Water is our future and ground water is a bank account. In areas without extensive sand and gravel deposits, concrete is recycled. Mr. LeBlanc said he researched why concrete is not recycled here. It is often filled with rebar and is abundant, so recycling has not been perfected here.

Mr. Harrod said he owns the largest piece of property next to the proposed mining site. It is his family farm. He will be sandwiched between the sewage treatment plant and a gravel pit, and will lose all value. There have been several enhancement projects in the village. Master Gardeners planted native plants and added placards and benches along the bike trail. Mining will have a visual impact on everyone using the trail. He quoted the Greene County Land Use Plan, stating the village should retain and protect natural resources.

Dr. Fouke lives on Schnebly Road in Spring Valley Township. He said SR 725 has high levels of noise and dust pollution. He can hear the rock crusher from Martin Marietta. People can't open windows in the summer. This will decrease property values. People who live downwind of quarries have documented silicosis. He has evidence that silica dust is a class one carcinogen and causes mutation in DNA. People exposed will be unable to move because their properties will be worthless, similar to Flint MI.

Bill Schieman said he cares about township zoning and the impact on property values. Gravel mining reduces property values 20-30% for decades. Gravel demand goes with the construction cycle. Dr. Fouke said his neighbor has struggled for 6 years to get Coates to comply with restoration. He can't trust this will be a good site based on the history. Mr. Coates said he has a release from the State of Ohio and has no problem with reclamation.

President Campbell closed the public comment period. He asked the board members if they had any comments. Mr. Pittman said he heard a lot of comments and what strikes him the most is the property value issue. There are nice homes on SR 725 and if he lived across the street he would be upset with a gravel pit. People moved there knowing the zoning was agriculture. The zoning resolution prohibits sand and gravel in the floodway. If it is prohibited, why should we allow it? We protect health, safety and welfare including the water. We can't take a chance the water supply is damaged.

Mr. Koogler agreed. There will be a retention pond at the end and once the pit is contaminated it is absorbed into the aquifer. Water in the pit is a recharge area. Contamination may not come from the operator but once it's there, it's there. It does not make sense. Mr. Roberts said future expansion of the village will be taken away.

Mr. Mucher moved, second by Ms. Graziano, to follow the recommendation of the Executive committee and recommend denial of the request for rezoning. Motion passed 13-0, with Mrs. Smith abstaining. Mr. LeBlanc will forward the recommendation to the Spring Valley Township Zoning Commission, who will be holding a public hearing on March 1 at 6:00 at the Spring Valley Township Fire Station. Resolution #16-2-23-1C.

2016 RPCC ByLaw Amendment

The RPCC Executive Committee recommended changing the bylaws because a municipal member is added. There would be five members, one County Commissioner and one new member for a total of seven. Ms. Smith moved, second by Mr. VanTress to approve the bylaws amendment. Motion passed 14-0. Resolution #16-2-23-2C.

Report on February 17 Training Session

Mr. LeBlanc reported on the zoning training session held February 17 at Clifton Opera House. He presented history of zoning and Stephanie Hayden presented roles of boards and assisted with a mock public hearing. About 35 people attended. A second meeting is scheduled for February 24 at the Xenia X*ACT Theatre.

Other Business

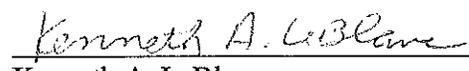
Mr. LeBlanc asked the group if there was anything they wish to talk about. Last year, it was suggested members bring topics of interest or concern to share with the group. The F.A.R.M. Committee will meet Friday, February 26, 2016 at 8:00 a.m. They are reviewing and updating the farmland preservation plan.

Mr. Pitstick asked if the thoroughfare plan is being updated. Mr. LeBlanc said he is purchasing new computers and software, and will be able to send the thoroughfare plan to each jurisdiction for their review and need for improvements once it is mapped out. Mr. Mucher advised MVRPC is holding an open space meeting on February 24 from 4:00-6:00 at their office in Dayton. They are seeking comments.

Mr. Mucher moved, second by Mr. Pittman to adjourn the meeting. Motion passed 14-0. Meeting adjourned 9:18 p.m.



Kent Campbell
President



Kenneth A. LeBlanc
Secretary