

EXECUTIVE COMMITTEE
REGIONAL PLANNING AND
COORDINATING COMMISSION

The Executive Committee meeting of the Regional Planning and Coordinating Commission of Greene County was held on **Wednesday, March 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
Karen Wintrow

STAFF PRESENT

Ken LeBlanc
Tamara Ennist
Rhonda Painter

MEMBERS ABSENT

Mike Pittman
Tom Koogler

OTHERS PRESENT

Greg Thurman
Mark Stuart
Paul Metzger

Mr. Pitstick moved, second by Ms. Wintrow, to approve the minutes of the Executive Committee for February 16, 2016. Motion passed 5-0 .

Payment of Vouchers

Mr. Pittman moved, second by Ms. Wintrow, to approve the vouchers listed below. Motion passed 5-0 as Resolution #16-3-16-1E.

<u>NUMBER</u>	<u>TO</u>	<u>FOR</u>	<u>CODE</u>	
16-0021810	Greene County Services	Postage - Feb-2016	0065-0015.5203.00	\$ 5.16
16-0021810	Office Depot	Ink for printers	0065-0015-5203.00	\$ 147.97
16-0023824	Dell Marketing	4 Computers	0065-0015-5504.00	\$ 3,838.92
16-0023824	Dell Marketing	Microsoft Office and Adobe Software	0065-0015-5511.00	\$ 1,137.87
16-0021811	CDW-G	Warranty for Plotter	0065-0015-5305.00	\$ 163.02
16-0023825	CDW-G	HP DesignJet Plotter	0065-0015-5504.00	\$ 1,878.00
16-0024383	ESRI	ArcGIS - License	0065-0015-5511.00	\$ 1,632.00
16-0024383	ESRI	ArcGIS - Maintenance	0065-0015-5305.00	\$ 691.00
TOTAL				\$ 9,493.94

White Oaks Landing – Sugarcreek Township – Preliminary and Final

Tamara Ennist presented the staff report for White Oaks Landing. This proposed subdivision is located at the intersection of Center Point Drive and Clyo Road, and is being developed by Redwood Living. Greg Thurman was present representing the developer. Van Atta is the engineer. Sugarcreek Township will connect Center Point Drive to Clyo Road and Redwood will contribute to the cost. Mr. Campbell asked the completion date? Mr. Thurman said he is not sure. Sugarcreek will begin construction in June. Ms. Ennist continued. There will be two entrances on Center Point. The site is 31.34 acres. There will be 31 multifamily buildings consisting of 203 two bedroom units. All internal streets will be private. The subdivision will be serviced by Greene County sewer and Bellbrook water. There is a water tower on the site. Kehl Park is adjacent and will have a pedestrian connection. Staff recommends conditional approval of the preliminary and final plans. The substantive issues include - a survey is needed to create the 31 acre parcel, the subdivision will need Center Point to be constructed, Greene County Soil and Water should be consulted about storm water management and invasive plants should be avoided. Greg Thurman said they are talking to Bellbrook Sugarcreek Parks about land dedication vs. a fee in lieu. Mr. Mucher asked why Sugarcreek Township is constructing the road? Ms. Ennist explained part of the property along Center Point is zoned business which will generate funds for Sugarcreek Township. Mr. Campbell asked if homes will be constructed before the road is complete. Ms. Ennist said no, construction will be concurrent. There will be a temporary drive on Silverado. Mr. Thurman said a similar development is being constructed at Yankee and Austin in Washington Township. That development is further along, so interested parties can view what the development will look like.

Mr. Pitstick moved, second by Mr. Mucher to recommend conditional approval of final and preliminary. Motion passed 5-0 as Resolutions #16-3-16-2E and #16-3-16-3E.

Waterford at Sugarcreek – Sugarcreek Township – Preliminary and Final

Ms. Ennist presented the staff report of Waterford at Sugarcreek. Paul Metzger is present representing the developer, Miller Valentine. Mark Stuart is present representing the engineer American StructurePoint. The proposed development is on the south side of Feedwire Road and will have a turn lane. There will be eight buildings with 231 units consisting of 97 one-bedroom, 108 two-bedroom, 26 three-bedroom units and a clubhouse. Public sewer will be provided by Greene County and water by Bellbrook. There will be two rain garden areas on the eastern side of the site and a retention pond in the western part. Rain gardens are landscaped depressed areas designed to increase absorption of stormwater. There is also a strip for a bike path along the south side of Feedwire Road right-of-way. The developer will construct it and Sugarcreek Township will maintain it. The developer, Sugarcreek Township and MVRPC are working on a bridge across Little Sugarcreek to connect the bike path in this development with paths east of Little Sugar Creek. The substantive issues are floodplain, water quality, landscaping to avoid invasives and improvements on Feedwire to the satisfaction of the Greene County Engineer. Staff recommends conditional approval. Mr. Pitstick asked if there was access to the area on the south side of the stream in the western end. Mr. Metzger advised they are considering a dog park and playground. Mr. Pitstick asked if there was a sufficient space for fire apparatus to turn around. Mr. Metzger said the plans are designed that way and have been submitted to Sugarcreek Fire Department for review. Also, new to this site are the bio-retention ponds with natural vegetation.

Mr. Klingler moved, second by Mr. Mucher to recommend conditional approval of final and preliminary plans. Motion passed 5-0 as Resolutions #16-3-16-4E and #16-3-16-5E.

Other Business

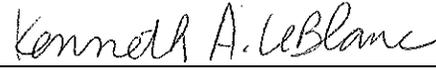
Mr. LeBlanc advised the new plotter and computers have been delivered and will be setup soon. He is meeting with a Spokes group who is interested in a bike path between City of Xenia and Wilberforce. Mr. Klingler asked if there were any records regarding a railroad that went from

Jeffersonville to Bowersville. It was a train called The Grasshopper operated by Detroit Toledo and Ironton Railroad.

Mr. Klingler moved, second by Mr. Mucher to adjourn the meeting. Meeting adjourned at 2:38.



Kent Campbell
President



Kenneth A. LeBlanc
Secretary