

REGIONAL PLANNING AND  
COORDINATING COMMISSION  
OF GREENE COUNTY

The meeting of the Regional Planning and Coordinating Commission of Greene County was held on **Tuesday, March 22, 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 7:31 p.m. by President Campbell

MEMBERS PRESENT

Beavercreek Township..... Jeff Roberts  
Caesarscreek Township ..... Don VanTress  
Cedarville Township..... Kent Campbell  
Jefferson Township.....Mark Klingler  
Miami Township..... Chris Mucher  
New Jasper Township ..... Kathy Bingamon  
Ross Township.....Steve Hart  
Spring Valley Village .....Gloria Graziano  
Sugarcreek Township.....Michael Pittman  
Xenia Township ..... Steve Combs  
Clifton Village ..... Anthony Satariano  
Jamestown Village ..... Les Cox  
Yellow Springs Village.....Karen Wintrow

MEMBERS ABSENT

Bath Township ..... Tom Pitstick  
Silvercreek Township ..... Tony Whaley  
Spring Valley Township ..... Carrie Smith  
Bellbrook City.....Dona Seger-Lawson  
Greene County Commissioners ..... Alan Anderson  
Greene County Commissioners ..... Bob Glaser  
Greene County Commissioners ..... Tom Koogler

STAFF PRESENT

Kenneth LeBlanc ..... Executive Director  
Tamara Ennist ..... Planner

OTHERS PRESENT

Rob Hoffman .....City of Fairborn  
Gregory Thurman.....Redwood Living  
Mark Stuart ..... American Structurepoint  
Paul Metzger ..... Miller Valentine

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 February 23, 2016 RPCC meeting minutes. Mr. Pittman moved, second by Mr. Mucher, to approve the minutes. Motion passed 11-0, with Ms. Wintrow abstaining. Ms. Bingamon arrived shortly after the minutes were approved.

### **White Oaks Landing – Sugarcreek Township – Preliminary and Final**

Ms. Ennist presented the staff report for White Oaks Landing. The development is 31.34 acres in size and the developer is Redwood Living. It will be a single-owner property with private streets and no homeowner association. There will be 31 multi-family buildings, water will be supplied via Bellbrook and it will be served by Greene County sanitary sewer. The extension of Center Point Drive along the western edge of the site will be a Sugarcreek Township project with the developer responsible for a portion of the cost. Storm water drainage will be handled through two retention/water quality basins. Water leaving the northeastern basin will be directed along a graded swale north to Possum Run. Ms. Ennist noted the substantive issues involve creating a separate parcel to match the subdivision boundaries, completion of the Center Point Drive project, coordination with Greene County SWCD on final stormwater management measures and avoiding invasive species in landscaping. She noted the Executive Committee report needs amended to require an access and utility easement prior to construction and the addition of a construction road on the construction drawings. Mr. Pittman noted a typo regarding the fire department. Mr. Mucher moved, second by Mr. Klingler for conditional approval of both the preliminary and final plans per the amended Executive Committee report. Motion passed 13-0. Resolutions #16-3-22-1C for the preliminary plan and #16-3-22-2C for the final plan.

### **Waterford at Sugarcreek**

Ms. Ennist presented the staff report for Waterford at Sugarcreek. The development is 24.524 acres in size and the developer is MV Residential Development LLC. It will be a single-owner property with private streets and no homeowner association. There will be 18 multi-family buildings with a total of 231 units, water will be supplied via Bellbrook and it will be served by Greene County sanitary sewer. The County Engineer will require left turn lanes at the western main entrance and right drop lanes at both entrances. Storm water drainage will be handled through three improvements, two rain garden areas and a retention/water quality basin. Ms. Ennist noted the substantive issues involve coordination with Greene County SWCD on final stormwater management measures, the Feedwire Road improvements and avoiding invasive species in landscaping. Ms. Graziano asked how large the rain garden areas will be. Mr. Metzger said about one-half acre each. Mr. LeBlanc added the developer is constructing a bike path along the Feedwire Road frontage and worked with the homeowner association at Sugar Ridge to modify the path in that development to be compatible with extending the bike path across the Little Sugar Creek. Mr. Roberts asked if the homeowners in Sugar Ridge I purchased with knowledge of the change in plans for the future section. Mr. Metzger said there were a few, but the depression of sales during the recession kept the number low. Mr. Pittman said the developer has worked with the township to insure compatibility with Sugar Ridge I. Mr. Campbell asked what phase the clubhouse is in. Mr. Metzger said it will be in the first phase.

Ms. Wintrow moved, second by Mr. Hart for conditional approval of both the preliminary and final plans per the Executive Committee report. Motion passed 13-0. Resolutions #16-3-22-3C for the preliminary plan and #16-3-22-4C for the final plan.

### **Census Boundary & Annexation Survey Update**

Mr. LeBlanc said the Boundary and Annexation Survey was sent back to the Census Bureau March 1. He said there were six annexations that didn't show up on the maps provided by the Census Bureau – three from Bath Township to Fairborn, one Xenia Township to Fairborn, one from Beaver Creek Township to Beaver Creek City and one from Cedarville Township to Cedarville Village along the bike

path. A detachment from Huber Heights back to Bath Township and two parcels shown in Cedarville village that still remain in the township were the other discrepancies.

**Report on Board Training Sessions**

Mr. LeBlanc reported the two training sessions held for zoning board members in February went well. There were about 35 in Clifton and 25 in Xenia. A special training session for Beaver Creek Township Zoning Commission members was held on March 17.

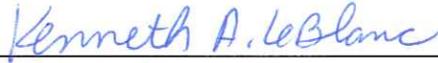
**Businesses Supporting Agriculture in Greene County**

Mr. LeBlanc said the F.A.R.M. Committee met February 26. The committee reviewed tables regarding Census of Agriculture information for Greene County updated to 2012. At that meeting, it was decided to assemble a database of businesses serving or served by farming operations in Greene County. He noted a memo was sent to all members asking them to review and add to a list of agriculturally-related businesses. He requested information be returned before the next RPCC meeting. The meeting date for the next F.A.R.M. Committee meeting will be e-mailed to all members.

**Other Business**

There was no other business. Ms. Wintrow moved, second by Mr. Mucher to adjourn the meeting. Motion passed 13-0. Meeting adjourned 9:03 p.m.

  
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Kent Campbell  
President

  
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Kenneth A. LeBlanc  
Secretary