

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, April 19, 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 1:30 p.m. He asked for self-introductions.

MEMBERS PRESENT

Kent Campbell
Mark Klingler
Tom Koogler
Chris Mucher
Tom Pitstick
Mike Pittman
Karen Wintrow

MEMBERS ABSENT

None

STAFF PRESENT

Ken LeBlanc
Tamara Ennist

OTHERS PRESENT

None

Mr. Mucher moved, second by Ms. Wintrow, to approve the minutes of the Executive Committee for March 16, 2016. Motion passed 7-0.

Payment of Vouchers

Mr. Pittman moved, second by Mr. Klingler, to approve the vouchers listed below. Motion passed 7-0 as Resolution #16-4-19-1E.

<u>NUMBER</u>	<u>TO</u>	<u>FOR</u>	<u>CODE</u>	
16-0021810	Office Depot	Supplies	0065-0015-5203.00	\$ 218.62
16-0021810	Greene County Services	Postage - March-2016	0065-0015.5203.00	\$ 16.11
16-0021808	Greene County Services	Copier Rental Jan-Mar	0065-0015-5305.00	\$ 627.20
TOTAL				\$ 861.93

Zoning Review – Xenia Township – Kil Kare Inc.

Mr. LeBlanc presented the staff report for a zoning request by Kil Kare Inc. to rezone 22.9222 acres from A Agricultural District to B-3 Highway Business District along the north side of Dayton-Xenia Road west of its intersection with Hawkins Road. The site is situated at the intersection with Hawkins Road, which is planned to extend to US 68 north of Xenia on the long-range plan. If and when the plans come to fruition, that will be a significant junction point. He noted the site is not within the urban service boundary shown on the county plan and is not currently served by utilities. Ms. Wintrow asked if Xenia is required to extend its utilities to this site. Mr. LeBlanc said no. Mr. Koogler noted the nearest utilities are operated by the city of Xenia, but connecting to them would be costly at this time and Greene County cannot serve this area at this time. The B-3 zoning district calls for water and sewer services for areas placed within the district. The mining operation across Dayton-Xenia will continue for a number of years and has a reclamation plan calling for extending the existing lakes up to Dayton-Xenia Road and providing

a terraced area near the Hawkins Road intersection. The reclamation plan calls for Xenia Township, Beavercreek Township and the RPCC to work out acceptable uses for the non-water areas upon completion of the mining operation. Currently, the county plan designates this area as Agriculture. A Xenia Township plan completed in 2012 that was never adopted recommends looking at racing-industry compatible uses in this area. Mr. Mucher asked if the RPCC could recommend to rezone if the request is not in compliance with the township zoning requirements. Mr. LeBlanc said that would not be good planning practice nor a very defensible position. He said if the township wants this area to be commercial, they should formally endorse the 2012 recommendation for this area and forward it to RPCC for an amendment to the county plan. Mr. Mucher asked why the township zoning person accepted the application. Mr. LeBlanc said the applicant is interested in a store-n-lock facility and the B-3 is the only district it is allowed in the Xenia Township Zoning Resolution. The Township may want to consider allowing that use as a conditional use in the A Agriculture District instead. He read the recommendation in the staff report, which does not endorse the change to B-3 until the utility service issues and long-term plan conflicts are worked out. Ms. Wintrow moved, second by Mr. Pittman to endorse the staff report as written. Motion passed 7-0 as Resolution #16-4-19-2E.

Zoning Review – Xenia Township – Central State University

Mr. LeBlanc presented the staff report for a zoning request by Central State University to rezone 2.984 acres from R-1 One-Family Residential District to B-3 Highway Business District along the southeast side of US Route 42 at its intersection with Wilberforce Switch Road. The site is within the urban service area and has both public water and sewer available. US 42 is planned for widening to three lanes in the long-range plan, as well as relocating Bickett Road to line up with the Campus Drive entrance to the university and relocating part of Wilberforce Switch Road to line up with Brush Row Road. Currently, the county plan designates this area as Low Density Urban Residential. A Xenia Township plan completed in 2012 that was never adopted recommends a mixed-use area between Campus Drive and Brush Row Road on the southeast side of US 42 along with a buffer along the rear of the properties. Mr. LeBlanc reviewed a list of uses allowed in the B-3 district, many not being compatible with the neighborhood character or university operations. Staff is recommending a “university support” type of zoning district or overlay on top of existing zoning for this area as recommended in the plan. Pressure for a transition to non-residential uses in this area should be expected in the future. Mr. Koogler asked what type of use they are proposing. Mr. LeBlanc said it would be a two-story office building. He also noted this property was the original site proposed for the gas station which is now at the Brush Row Road intersection. Mr. Klingler moved, second by Mr. Mucher to endorse the staff report as written. Motion passed 7-0 as Resolution #16-4-19-3E.

First Quarter Audit Committee Report

Mr. LeBlanc reviewed the first quarter 2016 audit committee report. Expenses totaled 22.8% of appropriations and revenues were 85% of the projection for the 2016 budget. Subdivision fees were already at 62.2% of the projection for the year. Mr. Pitstick moved, second by Ms. Wintrow, to approve the 2016 First Quarter Audit Committee Report. Motion passed 7-0 as Resolution #16-4-19-4E.

First Quarter Activity Report

Mr. LeBlanc reviewed the first quarter activity report for 2016. Three subdivisions and four replats were recorded. Staff has been working with developers to finalize five subdivisions approved in 2015 and five more approved in 2016. Staff also approved six survey records, assigned addresses for The Landings subdivisions and six individual properties, added information to the web site conducted three board training sessions and reviewed the gravel pit zoning map amendment in Spring Valley Township. Mr. Campbell noted this item did not need a resolution.

Surplus Property Disposition

Mr. LeBlanc noted the new computers and software have been installed. Four items are no longer useful and need to be removed from the inventory. Two desktop computers, a digitizing tablet and a laptop computer. Mr. Koogler moved, second by Mr. Pittman, to approve removal of the noted items from the RPCC inventory and forward them to Greene County GIS for disposal. Motion passed 7-0 as Resolution #16-4-19-6E.

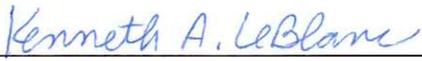
GIS Intern Position

Mr. LeBlanc noted the need for a person with GIS training to set up map templates and organize a system for accessing layers available both internally within the Greene County operations and externally. Jessica Maggard, a student graduating from Wright State, has expressed interest. Since she will not technically be an intern until she enrolls in the graduate program, Greene County personnel department is recommending she be hired as a contractor. He noted the revenue from subdivision activity looks like it will exceed the projection for 2016 and there will be enough money to handle employing her for the summer. Mr. Klingler moved, second by Mr. Pittman, to approve moving \$6,640 in unappropriated funds to the outside services 5305 line in the budget and authorize Mr. LeBlanc to sign an agreement with Jessica Maggard. The motion passed 7-0 as Resolution #16-4-29-7E.

Mr. Campbell adjourned the meeting at 2:58 p.m.



Kent Campbell
President



Kenneth A. LeBlanc
Secretary