

REGIONAL PLANNING AND
COORDINATING COMMISSION
OF GREENE COUNTY

The meeting of the Regional Planning and Coordinating Commission of Greene County was held on **Tuesday, April 26, 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
Cedarville Township.....	Kent Campbell
Jefferson Township.....	Mark Klingler
Miami Township.....	Chris Mucher
New Jasper Township.....	Michael Rasey
Silvercreek Township.....	Tony Whaley
Sugarcreek Township.....	Michael Pittman
Spring Valley Village.....	Gloria Graziano
Xenia Township.....	Steve Combs
Jamestown Village.....	Les Cox
Yellow Springs Village.....	Karen Wintrow
Greene County Commissioners.....	Tom Koogler

MEMBERS ABSENT

Bath Township.....	Tom Pitstick
Caesarscreek Township.....	Don VanTress
Ross Township.....	Steve Hart
Spring Valley Township.....	Carrie Smith
Bellbrook City.....	Dona Seger-Lawson
Clifton Village.....	Anthony Satariano
Greene County Commissioners.....	Alan Anderson
Greene County Commissioners.....	Bob Glaser

STAFF PRESENT

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

OTHERS PRESENT

Ed Amrhein.....	Beavercreek Township
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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 March 22, 2016 RPCC meeting minutes. Mr. Mucher moved, second by Mr. Klingler, to approve the minutes. Motion passed 12-0.

Zoning Review – Kil Kare Inc. – A Agriculture to B-3 Highway Business – Xenia Township

Mr. LeBlanc presented the Executive Committee report for a request for zoning map amendment in Xenia Township. The request is to rezone 22.9 acres from A-Agriculture to B-3 Highway Business District on property owned by Kil Kare, Inc. fronting along Dayton Xenia Road. The surround zoning is M-3 Mineral Extraction to the south, R-1 Residential to the east, and Agriculture to west and north. The property is outside but on the edge of the Urban Service Boundary in the Perspectives 2020 Plan. There is no public water and sewer currently available at the site. Mr. LeBlanc presented a view of the Martin Marietta reclamation plan and the 2012 Xenia Township Land Use Plan that was never adopted. The Thoroughfare Plan shows Hawkins Road connecting to US 68 in the future. He indicated Xenia Township's Zoning Resolution requires water and sewer services for B-3 areas. Mr. Combs said some other B-3 areas in Xenia Township do not have public water and sewer. Mr. LeBlanc said they were zoned B-3 before Xenia Township put that requirement in and are in the urban service area of Xenia where utilities are planned for extension. The intent of the request is to allow store and lock facilities on the property. The Executive Committee recommends denial of the request, as the rezoning seems premature due to lack of public water and sewer services and the B-3 zone allows quite a variety of commercial uses without an adopted plan indicating such. Mr. Koogler commented it is not feasible to run water and sewer lines in that area at this time. It is recommended Xenia Township, Greene County, Beavercreek Township and City of Xenia coordinate a land use concept in the area and agree on a plan for providing utilities. It is also recommended Xenia Township look at allowing store and lock facilities in the Agriculture zone as a conditional use. Ms. Wintrow moved, second by Mr. Pittman to support the recommendation of the Executive Committee. Motion passed 11-0-1, with Mr. Combs abstaining. Resolution #16-4-26-1C.

Zoning Review – Central State University – R-1 One Family Residential to B-3 Highway Business – Xenia Township

Mr. LeBlanc presented the Executive Committee report for a request for zoning map amendment in Xenia Township. The rezoning requests a change from R-1 One Family Residential to B-3 Highway Business on two parcels located at the intersection of Wilberforce Switch Road and US 42. The property is inside the City of Xenia Urban Service Boundary and public water and sewer are available. The unadopted 2012 Xenia Township Land Use Plan shows the connection of Bickett Road to Wilberforce Switch and Wilberforce Switch to be realigned with Brush Row Road. The area along US 42 between these road improvements is recommended for mixed use compatible with the surroundings in the unadopted plan. Mr. LeBlanc presented a comparison of B-2 Neighborhood Business and B-3 Highway Business zoning districts and added the uses should be compatible and appropriate with the university and surrounding neighborhood. For example, B-3 allows a lumber yard, which would be inappropriate. Central State proposes an office building. The Executive Committee recommends a University Support overlay which would specify the types of uses to be encouraged. Mr. Koogler moved, second by Ms. Wintrow, to approve the recommendation as submitted. Motion passed 11-0-1, with Mr. Combs abstaining. Resolution #16-4-26-2C.

First Quarter Activity Report

Mr. LeBlanc reviewed RPCC activities in the first quarter of 2016. Three subdivisions were recorded, 10 addresses assigned, and he attended the public hearings for the Spring Valley Township rezoning. There were two zoning trainings, improvements to RPCC website, and a F.A.R.M. Committee meeting. He is involved in a SPOKES project to develop a historical bike path in Wilberforce. Mr. Koogler said he recently attended a meeting where it was noted \$700 million was spent in Greene County for development during 2015, and out of that, \$400 million was in Beavercreek Township alone.

Address Coordination

Mr. LeBlanc said staff is working with Greene County GIS to convert the paper system for addressing properties to a digital system. The new computers and plotter are up and functioning. The Executive Committee approved hiring an intern to work on the addressing upgrade project and to set up mapping for planning and presentations.

F.A.R.M. and Open Space Activity

The F.A.R.M. Committee is waiting for information back from jurisdictions regarding the types of businesses in Greene and surrounding counties that support agriculture. The group is also looking at farming trends and how they might affect Greene County.

Update Process for Greene County Subdivision Regulations

Mr. LeBlanc said the update to the subdivision regulations is moving along. He has assembled the comments and had a meeting with the review entities to discuss what can be done to improve the process. He is scheduled to talk to the Home Builders Association of Dayton for their input as well.

Other Business

Ms. Wintrow asked if Mr. LeBlanc attends the MVRPC meetings. Mr. LeBlanc replied there was limited time during 2015 to become involved, but with the addition of a part-time administrative support person he has had more time to foster that relationship. RPCC staff worked with MVRPC on the open space inventory in 2015. He remains in close contact with MVRPC staff via telephone and email, and seeks input and expertise when compiling information for reviews.

Mr. Koogler moved, second by Ms. Wintrow to adjourn the meeting. Motion passed 12-0. Meeting adjourned at 8:20 p.m.



Kent Campbell
President


Kenneth A. LeBlanc
Secretary