

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, June 21, 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  
Tom Koogler  
Tom Pitstick  
Chris Mucher  
Karen Wintrow

MEMBERS ABSENT

Mike Pittman  
Mark Klingler

STAFF PRESENT

Ken LeBlanc  
Tamara Ennist  
Rhonda Painter

OTHERS PRESENT

Jim Obert  
Richard Lemming  
Andrew Powers

Mr. Pitstick moved, second by Mr. Mucher, to approve the minutes of the Executive Committee for May 17, 2016. Motion passed 5-0.

Payment of Vouchers

Mr. Mucher moved, second by Mr. Koogler, to approve the vouchers listed below. Motion passed 5-0 as Resolution #16-6-21-1E.

<u>NUMBER</u>	<u>TO</u>	<u>FOR</u>	<u>CODE</u>	
16-0028728	Jessica Maggard	Contract Services	0065-0015.5305.00	\$1445.06
16-0021810	Screen Play	Letterhead	0065-0015-5203.00	\$ 127.00

Proposed RPCC By-Laws Amendment

This amendment was approved at the May 17 meeting as Resolution #16-5-17-2E. It will be acted upon at the full RPCC Commission meeting this month.

Final Subdivision Review – The Landings at Sugarcreek, Section 3, Sugarcreek Township

Tamara Ennist presented the final application for The Landings at Sugarcreek. The owner and developer is Iverness Group Inc. It is located on the west side of Upper Bellbrook Road north of Bellbrook City in Sugarcreek Township. The subdivision has a total 85.53 acres, with this section containing 32 lots on 8.206 acres and 6.445 in open space. Public water will be supplied by Bellbrook and sanitary sewer by Greene County. Substantive issues are storm water management and landscaping. The plans propose a temporary swale to the west of Section 3 with a sediment trap that would outlet into a hillside swale that runs down through Highview Terrace. The developer is looking at replacing the swale on the Landings property with a detention pond. Mr. Koogler asked Mr. Obert if there has been any feedback from surrounding property owners, and

Mr. Obert indicated there has been none. Staff recommends conditional approval. Mr. Pitstick moved, second by Ms. Wintrow to recommend conditional approval. Motion passed 5-0 as Resolution #16-6-21-3E.

Zoning Review – Agritourism Text Amendment – Jefferson Township

Mr. LeBlanc explained the proposed text amendment submitted by Jefferson Township. The Zoning Commission initiated the text amendment for agritourism to be a conditional use in all zoning districts. The setbacks and parking area will be determined on a case-by-case basis by the Board of Zoning Appeals. Ms. Wintrow moved, second by Mr. Pitstick to recommend approval of the proposed text amendment. Motion passed 5-0 as Resolution #16-6-21-4E.

Zoning Review – Agritourism Text Amendment – New Jasper Township

Mr. LeBlanc explained the proposed text amendment submitted by New Jasper Township. The Trustees initiated the text amendment for agritourism to be added to the New Jasper Township Zoning Resolution, but will let the Zoning Commission determine whether agritourism activities will be a conditional use or a permitted use. Ms. Wintrow moved, second by Mr. Pitstick to recommend approval of the proposed text amendment. Motion passed 5-0 as Resolution #16-6-21-5E.

Zoning Review – Agritourism Text Amendment – Spring Valley Township

Mr. LeBlanc explained the proposed text amendment submitted by Spring Valley Township. The Zoning Commission initiated the text amendment for agritourism to be a conditional use in all zoning districts, similar to Jefferson Township. The Zoning Commission also initiated a text amendment to change the illustration for flood plain definition. A third text amendment proposed to change voting by Trustees to be by majority and not unanimous, in line with Ohio Revised Code. Mr. Mucher moved, second by Ms. Wintrow to recommend approval of the proposed text amendments. Motion passed 5-0 as Resolution #16-6-21-6E.

Zoning Review – Agritourism Text Amendment – Sugarcreek Township

Mr. LeBlanc explained the proposed text amendment submitted by Sugarcreek Township. The Zoning Commission initiated the text amendment for agritourism to be a permitted use in all zoning districts and amended the definition section of the Sugarcreek Township Zoning Resolution. Mr. Mucher moved, second by Mr. Pitstick to recommend approval of the proposed text amendments. Motion passed 5-0 as Resolution #16-6-21-7E.

Other Business

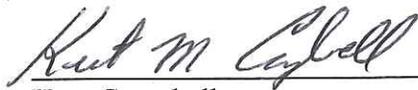
Mr. LeBlanc is working with Greene County Auditor's Office IT Department on developing a spreadsheet to track progress of subdivisions. Andrew Powers, IT Intern, worked under the direction of Richard Lemming to create it. They presented it to the Board and explained how developers as well as county departments could check for plan status. There are three tables, one each for replats, subdivisions and bonds. The bonds will be only for employees of the county to view. Still to be determined is maintenance of the data and the browser component. A discussion followed about the pros and cons of being viewed by the public. Mr. Koogler suggested the names and phone numbers of the review entities also be provided on the spreadsheet so developers can contact them directly. He further suggested Mr. LeBlanc present the plan status spreadsheet to the County Commissioners and townships who will be using the system. Mr. Koogler thanked Mr. Powers for a job well done.

Mr. LeBlanc advised Jessica Maggard is reconciling the RPCC address assignment cards with maps and the Auditor's Office database, and will finish soon. Also, Mr. LeBlanc has scheduled two walkable community workshops, one with Bellbrook and one with Spring Valley Village.

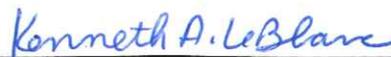
Both will be held sometime after Labor Day. Jamestown has expressed interest but no meeting scheduled at this time.

There being no further business, Mr. Pitstick moved, second by Mr. Mucher, for adjournment.

Mr. Campbell adjourned the meeting at 2:11 p.m.



Kent Campbell  
President



Kenneth A. LeBlanc  
Secretary

filename:K/data/word/shared/rpcc executive/minutes/ex comm minutes 2016-06-21