

REGIONAL PLANNING AND
COORDINATING COMMISSION
OF GREENE COUNTY

The meeting of the Regional Planning and Coordinating Commission of Greene County was held on **Tuesday, June 28, 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 7:30 p.m. by President Campbell.

MEMBERS PRESENT

Caesarscreek Township	Don VanTress
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
Xenia Township	Steve Combs
Spring Valley Village	Gloria Graziano
Yellow Springs Village	Karen Wintrow

MEMBERS ABSENT

Bath Township	Tom Pitstick
Beavercreek Township	Jeff Roberts
Ross Township	Steve Hart
Spring Valley Township	Carrie Smith
Bellbrook City	Dona Seger-Lawson
Clifton Village	Anthony Satariano
Jamestown Village	Les Cox
Greene County Commissioners	Alan Anderson
Greene County Commissioners	Bob Glaser
Greene County Commissioners	Tom Koogler

STAFF PRESENT

Kenneth LeBlanc	Executive Director
Tamara Ennist	Planner
Rhonda Painter	Administrative Assistant

OTHERS PRESENT

Dick Gould	Greene County Treasurer
Jim Obert	Iverness Group, Inc.

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 April 26, 2016 RPCC meeting minutes. Mr. Klingler moved, second by Mr. Mucher, to approve the minutes. Motion passed 10-0.

Proposed RPCC By-Laws Amendments

An amendment to the RPCC By-laws was initiated by the Executive Committee at the May 17, 2016 Executive Committee meeting to amend Section IV, Article 4.01 County Representatives, to add County Treasurer as ex officio member (Resolution #16-5-17-2E). Mr. Dick Gould, Greene County Treasurer, had expressed a desire to become an ex-officio member of the Regional Planning Commission. Ms. Wintrow moved, second by Mr. Pittman, to amend Section IV, Article 4.01 County Representatives, to add County Treasurer as ex officio member. Motion passed 10-0. Resolution #16-6-28-1C.

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

Tamara Ennist presented the final application for The Landings at Sugarcreek. Jim Obert, representing the owner and developer Iverness Group Inc. was present. The subdivision 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 City and sanitary sewer by Greene County. Substantive issues are storm water management and landscaping. The plans indicate a swale for drainage at the west end, but that will change to a detention pond. The Executive Committee recommended conditional approval subject to conditions of review entities. There was further explanation of the need for the detention pond - to control water flow to an adjoining subdivision downhill from the proposed plat section. Mr. Whaley moved, second by Mr. Mucher, for conditional approval of the final plans per the Executive Committee report. Motion passed 9-0-1 with Mr. Pittman abstaining. Resolution #16-6-28-2C.

Zoning Review – Agritourism- Text Amendment – Jefferson Township

Zoning Review – Agritourism- Text Amendment – New Jasper Township

Zoning Review – Agritourism- Text Amendment – Spring Valley Township

Zoning Review – Agritourism- Text Amendment – Sugarcreek Township

Mr. LeBlanc explained some of the highlights of the recently passed agritourism legislation as it pertains to zoning. Townships were granted authority to regulate setbacks and size of structures, ingress and egress, and size of parking lots. Jefferson, New Jasper, Spring Valley and Sugarcreek Townships have initiated and submitted text amendments. Jefferson Township chose to add agritourism as a conditional use in each zoning district and created a new section 535 to address it. New Jasper Township Trustees initiated the text amendment but will let the Zoning Commission choose whether it will be a permitted or conditional use at their public hearing. RPCC staff has already forwarded model language to all the townships for regulating agritourism as either a permitted or conditional use. Spring Valley Township also chose agritourism as a Conditional Use in each zoning district and will create a new section in the zoning resolution. Spring Valley Township also initiated an amendment to the flood plain definition as requested by Al Kuzma, Greene County Flood Plain Administrator. Mr. LeBlanc presented the illustration requested by Mr. Kuzma and explained why the request was made. Sugarcreek Township chose to add agritourism as a permitted use in every zoning district.

President Campbell suggested one motion to recommend approval of all text amendments. However, each will be assigned a different resolution number. Mr. Pittman moved, second by Mr.

Rasey to recommend approval of all the proposed text amendments. Motion passed unanimously with Mr. Klingler abstaining on Resolution #16-6-28-3C (Jefferson Township), Mr. Rasey abstaining on Resolution #16-6-28-4C (New Jasper Township) and Mr. Pittman abstaining on Resolution #16-6-28-6C (Sugar creek Township).

Other Business

The Greene County Commissioners will hold two public hearings on July 12 to discuss the possibility of establishing a land bank. The hearings will be held at 9:00 a.m. and 6:30 p.m. The draft regulations are posted on the Greene County Commissioners' website. Mr. Gould distributed information about what county land banks do and how they do it. Mr. Gould explained in further detail his understanding of how the land bank will function in Greene County. The main purpose of the land bank will be to return blighted properties to viable tax paying uses. Greene County will serve as a pass through and will not hold the properties. There will be limits on how many properties each political subdivision can submit to the land bank and an end use must be identified before being accepted. A Board of Directors will be established as well as committees to vote on and administer the properties. There was discussion about how properties will be acquired and sold, and how land banks have been beneficial to other communities. Mr. Campbell commented there should be a provision for adjoining landowners. Mr. LeBlanc will send the link of the Greene County Commissioners draft regulations and a summary to all board members via email.

Mr. LeBlanc met with Bellbrook City Manager Mark Schlagheck to set up a walkable community workshop and to discuss updating their 1974 plan. The focus of the workshop will be on downtown Bellbrook. Mr. LeBlanc also met with Spring Valley Village Mayor Doug Walters to discuss a similar project, which will focus more on economic development and taking advantage of the bike path. He has also been talking with the Mayor of Jamestown about the bike path used by students to get to school, and will meet with him soon. These meetings will be an opportunity to focus on needs and wants to benefit the communities, and assemble a list of capital improvements to have ready when funding opportunities become available.

Mr. Mucher asked if there has been any activity for the F.A.R.M. Committee. Mr. LeBlanc said not in the last quarter. He hopes to schedule a meeting in the fall.

There being no further business, Ms. Wintrow moved, second by Mr. Pittman, to adjourn the meeting. The meeting was adjourned at 8:17 p.m.



Kent Campbell
President



Kenneth A. LeBlanc
Secretary