

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, July 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 Vice President Pitstick at 1:30 p.m. He asked for self-introductions.

MEMBERS PRESENT

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

STAFF PRESENT

Ken LeBlanc
Rhonda Painter

MEMBERS ABSENT

Kent Campbell

Mr. Mucher moved, second by Mr. Klingler, to approve the minutes of the Executive Committee for June 21, 2016. Motion passed 6-0.

Payment of Vouchers

Mr. Koogler moved, second by Mr. Pittman, to approve the vouchers listed below. Motion passed 6-0 as Resolution #16-7-19-1E.

<u>Voucher #</u>	<u>To</u>	<u>For</u>	<u>Code</u>	<u>Amount</u>
16-0028728	Jessica Maggard	GIS Services	0065-0015.5305.00	\$ 1,075.00
16-0021809	Greene County WAN	Telephone 11/20/15-6/19/16	0065-0015-5839.00	\$ 692.01
16-0021810	Greene County Services	Postage June 2016	0065-0015-5203.00	\$ 10.10
16-0021808	Greene County Services	Copier April-June	0065-0015-5305.00	\$ 514.47
16-0021810	Office Depot	Office Supplies	0065-0015-5203.00	\$ 282.23
TOTAL				\$ 2,573.81

Zoning Review A & B-3 to B-2 – Xenia Township

Mr. LeBlanc explained the request to rezone two portions of land located along the east side of US Route 68 South from A to B-2 and B-3 to B2. The request is from Dollar General for the purpose of constructing a retail store. The total rezoning area would be a newly created 2.1701-acre parcel. The proposed new parcel will leave an existing 12.56-acre panhandle-shaped parcel with no frontage, so an access easement abutting the south side of the rezoning area is proposed. Xenia Township is working with the property owner for a variance to authorize eliminating public road frontage on the panhandle-shaped property. The zoning district to the north is B-3 and to the south is A and R-1. The B-2 would be a transition area. The Greene County land use plan and the unadopted Xenia Township land use plan show the intent for this area to be all business. The closest water and sewer are the City of Xenia's systems at the intersection of Union Road and Innovation Drive, 3,000 feet away. The rezoning proposal includes on-site water and septic. Access will be by easement on an adjoining property. ODOT has more questions about the US Route 68 access point for the easement. Greene County Public Health said water use would determine whether it would be under county or Ohio EPA jurisdiction. Mr. Mucher asked if B-2 requires public water and sewer. The zoning resolution calls for it to be available for B-2 development, but it is not available at this time. Mr. Mucher asked if a variance is required to have well and septic. Mr. LeBlanc said no. Mr. Pittman asked if the existing R-1 district to the south had public water and sewer. Mr. LeBlanc advised no, the residences all have well and septic systems. There are no wetlands or flood plain on the site. Mr. Mucher moved, second by Mr. Klingler, to recommend conditional approval of the rezoning. Motion passed 6-0 as Resolution #16-7-19-2E.

Zoning Review – Agritourism and Flood Plain Text Amendment – Caesarscreek Township

Mr. LeBlanc explained the proposed text amendments submitted by Caesarscreek Township. The Zoning Commission initiated the text amendment for agritourism to be a conditional use in all three zoning districts. The setbacks will be based on a sliding scale. The Zoning Commission also proposed a text amendment to change the illustration and definitions for flood plain. Mr. Pittman moved, second by Mr. Klingler, to recommend approval of the proposed text amendments. Motion passed 6-0 as Resolution #16-7-19-3E.

Zoning Review – Agritourism and Flood Plain Text Amendment – Cedarville Township

Mr. LeBlanc explained the proposed text amendments submitted by Cedarville Township. The Trustees initiated the text amendment for agritourism to be added to the Cedarville Township Zoning Resolution, but will let the Zoning Commission determine whether agritourism activities will be a conditional use or a permitted use. The Trustees also initiated an amendment to change the illustration for flood plain. Ms. Wintrow moved, second by Mr. Koogler to recommend approval of the proposed text amendments. Motion passed 6-0 as Resolution #16-7-19-4E.

Zoning Review – Flood Plain Text Amendment – New Jasper Township

Mr. LeBlanc explained the proposed text amendment submitted by New Jasper Township. The Trustees initiated the text amendment to change the graphic as requested by the Greene County Flood Plain Administrator. Ms. Wintrow moved, second by Mr. Klingler to recommend approval of the proposed text amendment. Motion passed 6-0 as Resolution #16-7-19-5E.

Zoning Review – Agritourism Text Amendment – Xenia Township

Mr. LeBlanc explained the proposed text amendment submitted by Xenia Township. The Zoning Commission initiated the text amendment to add the definition for agritourism, and for agritourism activities to be a conditional use in all zoning districts except B-1 and B-3. The proposed amendment does not include definitions for agritourism provider, farm, agricultural production and conservation practices as provided by the new legislation. Also, the proposed amendments do not address size and setback of structures parking and ingress and egress, nor do they provide any

requirement for the applicant to prove the property is an active farm and the relationship to agriculture. It is recommended the amendments include definitions and guidelines be provided for the Board of Zoning Appeals. Mr. Mucher moved, second by Mr. Pittman, to recommend approval of the proposed text amendment. Motion passed 6-0 as Resolution #16-7-19-6E.

Audit Committee Report – Second Quarter 2016

Mr. LeBlanc discussed the findings of the second quarter audit. All three months balance, with personnel costs at 47% of total budgeted, while revenue is at 89% of projection for the year. More subdivisions are expected to be submitted this year, which will increase the revenue. A discussion followed comparing expenses and revenues over the past few years to this year. Mr. Klingler moved, second by Mr. Pittman, to approve the 2016 Second Quarter Audit Committee Report. Motion passed 6-0 as Resolution #16-7-19-7E.

Second Quarter Activity Report

Mr. Mucher asked about the status of the subdivision tracking spreadsheet which was presented at the last Executive Committee meeting. Mr. LeBlanc advised staff and GIS department are still working on it. It will be presented to the jurisdictions who will use it before being added to the website. Mr. LeBlanc reviewed the second quarter activity report.

Other Business

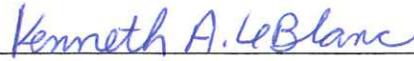
Mr. LeBlanc said he met with Bellbrook City Manager Mark Schlagheck and MVRPC and developed a list of businesses in preparation for their downtown workshop. He also attended the second public hearing held by the Greene County Commissioners regarding the land bank. There was discussion on the right time for the RPCC to take a vote of support for the land bank. Mr. Koogler said the County Commissioners will take a closer look at how the land bank will work, and what alternatives there are without a land bank for dealing with blighted properties. A decision by the County Commissioners would be in order after that investigation.

There being no further business, Ms. Wintrow moved for adjournment.

Mr. Pitstick adjourned the meeting at 2:15 p.m.



Tom Pitstick
Vice President



Kenneth A. LeBlanc
Secretary