

REGIONAL PLANNING AND
COORDINATING COMMISSION
OF GREENE COUNTY

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

MEMBERS PRESENT

Beavercreek Township.....	Jeff Roberts
Caesarscreek Township	Don VanTress
Cedarville Township.....	Kent Campbell
Greene County Commissioners	Tom Koogler
Jamestown Village	Les Cox
Jefferson Township.....	Richard Zehring
New Jasper Township.....	Michael Rasey
Ross Township.....	Steve Hart
Xenia Township.....	Steve Combs
Spring Valley Village	Gloria Graziano
Yellow Springs Village.....	Karen Wintrow

MEMBERS ABSENT

Bath Township.....	Tom Pitstick
Bellbrook City.....	Dona Seger-Lawson
Clifton Village	Anthony Satariano
Greene County Commissioners	Alan Anderson
Greene County Commissioners	Bob Glaser
Miami Township.....	Chris Mucher
Silvercreek Township	Tony Whaley
Spring Valley Township	Carrie Smith
Sugarcreek Township.....	Michael Pittman

STAFF PRESENT

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

OTHERS PRESENT

Fairborn City.....	Rob Hoffman
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Introductions

President Campbell welcomed everyone in attendance and asked for introduction of members.

Approval of Minutes

President Campbell asked if everyone had an opportunity to review the June 28, 2016 RPCC meeting minutes. Mr. Rasey moved, second by Mr. Van Tress, to approve the minutes. Motion passed 11-0.

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

Mr. LeBlanc presented the request for rezoning of property located on US 68 South. The request is to rezone a new 2.1701-acre parcel, created from portions of two parcels, one with A-Agriculture zoning to the south and one with B-3 Highway Business zoning to the north. The new parcel would be B-2 Neighborhood Business with the intent to construct a Dollar General retail store. Access will be by access easement on a neighboring parcel. The Greene County Land Use Plan and the unadopted Xenia Township Land Use Plan recommend the area be commercial. A 2008 ODOT traffic study estimated 9,300 cars per day in this area. ODOT requests confirmation of site distance and access point before approval. There is no floodplain or wetland on the site. The site would be serviced by onsite well and septic since no public water and sewer are available, and would require approval by Greene County Health Department or EPA, depending upon water usage. There was discussion about the location of public water and sewer and how long it will be until it is extended to this area. Mr. VanTress moved, second by Mr. Cox, with Mr. Combs abstaining, to recommend approval if ODOT and health department approve. Motion passed 10-0-1. Resolution #16-7-26-1C.

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

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

Zoning Review – Flood Plain - Text Amendment – New Jasper Township

Zoning Review – Agritourism- Text Amendment – Xenia Township

Mr. LeBlanc explained the proposed text amendments from Caesarscreek, Cedarville, New Jasper and Xenia Townships. Caesarscreek Township proposes the Agritourism be added as a Conditional Use and amend definitions and illustration for flood plain. Cedarville Township initiated amendments to flood plain illustration and to add agritourism to be in compliance with new law. New Jasper Township proposed an amendment to the existing flood plain graphic. Xenia Township proposed an amendment to add agritourism as a conditional use in some zoning districts and add definition of agritourism. The Executive Committee recommended Xenia Township add the rest of the definitions provided by the new legislation.xxPresident Campbell suggested one motion to recommend approval of all text amendments. However, each will be assigned a different resolution number. Ms. Wintrow moved, second by Mr. Hart to recommend approval of all the proposed text amendments. Motion passed unanimously with Mr. VanTress abstaining on Resolution #16-7-26-2C (Caesarscreek Township), Mr. Campbell abstaining on Resolution #16-7-26-3C (Cedarville Township), Mr. Rasey abstaining on Resolution #16-7-26-4C (New Jasper Township) and Mr. Combs abstaining on Resolution #16-7-26-5C (Xenia Township).

Audit Committee Report – Second Quarter 2016

Mr. LeBlanc discussed the findings of the second quarter audit which was approved by the Executive Committee. He pointed out personnel costs at 47% of total budgeted, and other costs are about 63% of budgeted, while revenue is at 89% of projection for the year. Revenue at half of the year is almost what it was for all of 2015. Mr. Koogler asked how much was spent at the end of the second quarter of 2015 compared to 2016, but those figures were not readily available.

Activity Report – Second Quarter 2016

Mr. LeBlanc summarized the Second Quarter Activity Report, including the number of subdivisions which have been reviewed. RPCC staff is approximately one-third the way through the address reconciliation project. The website has been updated to add permit applications and fees, with the exception of Ross and Silvercreek Townships.

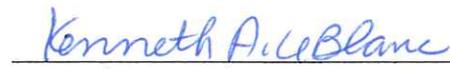
Other Business

Mr. LeBlanc advised the Home-A-Rama is featuring four homes in Greene County built in recently approved township subdivisions. The homes range from \$400,000 to \$1,500,000. Home-A-Rama runs from July 22 – August 7. Mr. LeBlanc also provided the most recent population estimates for Greene County. The per capita fee will be based on the population estimates. A discussion ensued about the CAUV farm taxes, the County's \$25 million carry over and the proposed Greene County Land Bank. Mr. Koogler explained some of the preliminary discussions being held between the Commissioners and the Greene County Auditor to reduce taxes, and use some of the carry over to help the jurisdictions. He also discussed the outcome of the public hearings and decision of the County Commissioners to review how the land bank will be of benefit versus using tools already in place to abate blighted properties. Ms. Graziano left the meeting at 8:05 p.m. President Campbell advised the Farm Bureau office has the official warning signs required for agritourism providers.

Mr. Koogler thanked Mr. Hoffman for attending the meeting and stated he would like to join Mr. LeBlanc and any other board member willing to give a presentation to Fairborn and Xenia about the benefits of belonging to Greene County Regional Planning and Coordinating Commission. There being no further business, Mr. Koogler moved, second by Ms. Wintrow, to adjourn the meeting. The meeting was adjourned at 8:35 p.m.



Kent Campbell
President



Kenneth A. LeBlanc
Secretary