

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, August 16, 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
Chris Mucher
Mike Pittman
Mark Klingler

STAFF PRESENT

Ken LeBlanc
Rhonda Painter
Tamara Ennist

MEMBERS ABSENT

Tom Koogler
Tom Pitstick
Karen Wintrow

OTHERS PRESENT

Jim Obert, Iverness Group, Inc.
Jim Watson, McGill Smith Punshon, Inc.

Mr. Pittman moved, second by Mr. Klingler, to approve the minutes of the Executive Committee for July 19, 2016. Motion passed 4-0.

Payment of Vouchers

Mr. Klingler moved, second by Mr. Mucher, to approve the vouchers listed below. Motion passed 4-0 as Resolution #16-8-16-1E.

Voucher #	To	For	Code	Amount
16-0028728	Jessica Maggard	GIS Services	0065-0015.5305.00	\$1,165.00
16-0021810	Greene County Services	Postage June 2016	0065-0015-5203.00	\$ 9.58
TOTAL				\$1,174.58

Final Subdivision Review – Landings at Sugarcreek, Section 4 – Sugarcreek Township

Ms. Ennist presented the final review of Landings at Sugarcreek, Section 4. Access is off Cypress Pointe Drive in Section 2. The applicant is Jim Obert of Iverness Group, and the Engineer is Shane DeLong of MVP Engineering, LLC. There are 14.678 acres of the remaining 85.82 acres. The zoning is PUD-R and has 22 lots on 6.2 acres and three lots with 6.67 acres in open space. Public water supplied by Bellbrook City and public sanitary sewer supplied by Greene County. The substantive issues include crossing of a Vectren high pressure gas line. Vectren requires an inspector on site during construction of the street crossing and a plat note identifying Vectrens' restrictions. Other issues are storm water management and landscaping. Staff recommends conditional approval subject to these conditions. Mr. Pittman said there is another issue that has to do with a stub road to the north property line. The road is not shown extended to the property line on the north on the current plan. Ms. Ennist said staff has been talking to the developer about this. This issue will be in front of the Sugarcreek Township Trustees on September 19. Mr. Mucher moved, second by Mr. Klingler, to recommend conditional approval with conditions as presented by staff and that the

developer comply with the decision of the Sugarcreek Township Trustees with regard to extending the road to the north property line. Motion passed 3-0-1, with Mr. Pittman abstaining as Resolution #16-8-16-2E.

Final Subdivision Review – Claiborne Greens at Stonehill Village, Phase 3 – Beaver Creek Township
Ms. Ennist presented the final review of Claiborne Greens at Stonehill Village subdivision. It is located on the west side of Trebein Road north of Dayton Xenia Road. The developer is MI Homes, and the engineer is Jim Watson, with McGill Smith Punshon, who is present. The subdivision consists of 11.604 acres and will have 27 lot on 6.889 acres. Five lots will be in open space. Public water and sewer are provided by Greene County. Access will be through Phase 1 and 2A via Stonebury and Amberley Courts. Substantive issues are sensitivity to the Little Miami River and landscaping to avoid invasive species. The emergency access is already in place. Staff recommends conditional approval. There was a discussion about the proximity to the schools and whether students could walk if a path was provided. Mr. Amrhein said there is discussion among Beaver Creek Township and Beaver Creek City officials to apply for Safe Routes to Schools grant. Mr. Pittman moved, second by Mr. Mucher, to recommend conditional approval. Motion passed 4-0 as Resolution #16-8-16-3E.

Zoning Review – Case #797 – A-1 Agriculture to R-1AA Residential – Beaver Creek Township
Mr. LeBlanc explained the request to rezone 5.02 acres located along the west side of South Fairfield Road from A1 Agriculture to R-1AA Residential. The request is in compliance with the Greene County Land Use Plan for the area to be rural residential. The land is inside the urban service boundary and is adjacent to an existing R-1AA Residential District. Staff recommends approval of the rezoning request. Mr. Amrhein provided some background information. This subdivision was developed in 1976. There is precedence in this subdivision to divide larger parcels, as the developer has done to land he owned in the subdivision. The health department has some reservation about the split since there is poor water recharge for onsite wells and the area for leaching fields is limited. Mr. Klingler moved, second by Mr. Pittman, to recommend approval of the rezoning request. Motion passed 4-0 as Resolution #16-8-16-4E.

Extension of Contract for GIS Services

Mr. LeBlanc said Intern Jessica Maggard has finished approximately two-thirds of addressing. He requests an extension of her contract until October 28 to allow more time for completion. Mr. Mucher moved, second by Mr. Klingler, to extend the GIS Services Contract. Motion passed 4-0 as Resolution #16-8-16-5E.

Agrihood Developments

Mr. LeBlanc said he saw a television show about a new type of development in Atlanta Georgia. The new development preserves farmland by incorporating a farm into the development. He discovered there is one in Warren County, and has invited the owner to attend the full commission meeting next week. The development centers around a working farm which provides fresh produce to the development, similar to a CSA (community supported agriculture). Mr. LeBlanc presented the layout of the development, which includes cabins and cottages to estate style larger homes. Mr. Pittman shared he visited some similar sites, and is impressed with the concept.

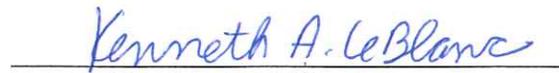
Other Business

Mr. LeBlanc updated the members about the location and number of rezoning areas and surveys done in Greene County this year and compared to last year. Mr. Klinger asked why there is no lettering on the building to indicate Regional Planning Department as there are on other buildings in the campus. There is only a paper in the window indicating the presence of the Regional Planning Department. Mr. LeBlanc said he will inquire about lettering and signage. There being no further business Mr. Klinger moved, second by Mr. Mucher, for adjournment.

Mr. Campbell adjourned the meeting at 2:45 p.m.



Kent Campbell
President



Kenneth A. LeBlanc
Secretary

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