

REGIONAL PLANNING AND
COORDINATING COMMISSION
OF GREENE COUNTY

The meeting of the Regional Planning and Coordinating Commission of Greene County was held on **Tuesday, August 23, 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

Bath Township Tom Pitstick
Caesarscreek Township Don VanTress
Cedarville Township Kent Campbell
Clifton Village Anthony Satariano
Jefferson Township Mark Klingler
Miami Township Chris Mucher
New Jasper Township Michael Rasey
Spring Valley Village Gloria Graziano
Sugarcreek Township Michael Pittman
Yellow Springs Village Karen Wintrow
Xenia Township Steve Combs

MEMBERS ABSENT

Beavercreek Township Jeff Roberts
Bellbrook City Dona Seger-Lawson
Greene County Commissioners Alan Anderson
Greene County Commissioners Bob Glaser
Greene County Commissioners Tom Koogler
Jamestown Village Les Cox
Ross Township Steve Hart
Silvercreek Township Tony Whaley
Spring Valley Township Carrie Smith

STAFF PRESENT

Kenneth LeBlanc Executive Director
Tamara Ennist Planner
Rhonda Painter Administrative Assistant

OTHERS PRESENT

Mary Lou Hopun, Resident Beaver Creek Township
Cathy Mannix
Shane DeLong RVP Engineering
Michael Athan M/I Homes
Leslie Ratliff Aberlin Springs
Maureen McDermott NorthPointe Group

Introductions

President Campbell welcomed everyone in attendance and asked for self-introductions.

Approval of Minutes

President Campbell asked if everyone had an opportunity to review the July 26, 2016 RPCC meeting minutes. Mr. Mucher moved, second by Mr. Pitstick, to approve the minutes. Motion passed 9-0.

Special Presentation – “Agri-hoods”: Leslie Ratliff – Aberlin Springs Development – Warren County

Mr. LeBlanc said there is relatively new type of development which preserves farmland and includes a farm-to-table feature. There are about twelve of these types of development in the United States. While researching, he discovered there is an agrihood recently approved in Warren County. He introduced Leslie Ratliff, owner and developer of Aberlin Springs and Maureen McDermott, consultant for marketing and design.

Ms. Ratliff said this development is taking place on her family’s farm, which had sheep and cattle. It has Swiss style homes and barns and a courtyard to create a Swiss village feel. After an illness, she was inspired to grow organic foods. As a developer, she has some fundamental beliefs about society today. She believes communities are disconnected. Children and older people need to connect, and older people should be able to age in place. She believes it is important to retain rural heritage. But as a developer, she wanted to mix rural and residential. In this development, the main house will be the community center. There will also be a wellness center, and education building, full time farmers and a store on-site for meat and vegetables. The farmers will live on the site and will raise and grow all the food sold at the store. The development has a total of 141 acres - 53 acres in active farm and pastures, and the remainder in homesites backing to wooded areas. With 139 homes proposed, the overall density is one lot per acre. The soil will be created by composting the animal manure, and the pasture will also be the location of a common septic system. There will be various size lots and various home sizes. The smallest house is a 550 square foot cabin and the largest will be estate style. Also available will be accessory dwelling units, allowing a second dwelling at the rear of the main dwelling. Ms. Ratliff explained the fee structure of the HOA and CSA and how the funds will be used to sustain the development. There will be an open house on August 28. After several questions, the Board thanked Ms. Ratliff and Ms. McDermott for their presentation.

Mr. VanTress arrived at 7:50 and Mr. Rasey arrived at 7:57.

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

Ms. Ennist presented the final plan for Landings at Sugarcreek Section Four. The developer is Jim Obert with Inverness Group, the Engineer is Shane Delong, who is present. The development is located on the west side of Upper Bellbrook and contains 14.678 acres. Zoning is PUD-R and will have 22 lots with three lots in open space. City of Bellbrook will provide water and Greene County will provide sewer. Ingress and egress will be from Cypress Point through Section 2. This is the first section to cross the Vectren high pressure gas line. The plat notes will contain restrictions for property owners around the gas line. There is an issue with paving of the end of the road, which the developer will work out with the Trustees. There will also be a dry detention pond and an existing wetland. No comments have been received by the review entities. Mr. Wintrow moved, second by Ms. Graziano to recommend conditional approval. Motion passed 10-0-1 with Mr. Pittman abstaining. Resolution #16-8-23-1C.

Final Subdivision Review – Claiborne Greens at Stonehill Village, Phase 3 – Beaver Creek Township

Ms. Ennist presented the final plan for Claiborne Greens at Stone Hill Village. The developer is M/I Homes and the engineer is McGill Smith Punshon. Michael Athan from M/I Homes was present. The development is located on the west side of Trebein Road, north of Dayton Xenia Road in Beaver Creek Township. There will be 27 lots on 11.604 acres. The zoning is PUD-RB. Greene County will provide public water and sewer. Access will be through streets in Phase 1 and Phase 3. Substantive issues are sensitivity to the Little Miami River and landscaping. No negative comments have been received by review entities. Mr. Mucher moved second by Mr. Klingler to recommend conditional approval. Motion passed 11-0. Resolution #16-8-23-2C.

Zoning Review – A1 to R1AA – Beaver Creek Township

Mr. LeBlanc presented the request for rezoning of property located on South Fairfield Road in Beaver Creek Township. The request is to rezone a 5.02 acre parcel from A1 to R1AA. There is an existing house on the property and the property owner is requesting the rezoning to be able to split the parcel into two 2.5 acre parcels as permitted in the R1AA District. There is R1AA zoning adjacent to the property. The Greene County Land Use as well as the Beaver Creek Township Land Use Plan call for the area to be rural residential. While the property is inside the Urban Service Boundary, there is no public water or sewer available in this area. The Greene County Health Department has concerns about the availability of well water to the site. The Executive Committee recommends approval of the rezoning. Mr. Pittman said he received a telephone call about the property and was informed the plat covenants and restrictions do not permit the lots to be subdivided. Mr. Amrhein clarified the township does not enforce plat restrictions. In addition, the developer of the plat lives on a parcel in the plat which he subdivided, in contradiction to his own covenants. The concern of the health department was related to the septic system, not the water. Mr. Mucher moved, second by Ms. Wintrow to recommend approval. Motion passed 11-0. Resolution #16-8-23-3C.

2016 Miami Valley Planning and Zoning Workshop

Mr. LeBlanc advised the annual Miami Valley Planning and Zoning Workshop will be held at Sinclair on December 2. In honor of the 30th year, the theme is Pearls of Wisdom. Leslie Ratliff developer of Aberlin Springs, will have a more in depth presentation of her agrihood development in Warren County at the workshop.

Agritourism and Medical Marijuana – Zoning Updates

Mr. LeBlanc said eight townships have adopted agritourism provisions in their zoning resolutions in light of the new law which became effective August 16. He attended a planning directors' meeting where agritourism was a main topic. Greene County seems to be the only county in Ohio which has taken any action, so far. Section 519.21 of the Ohio Revised Code has been amended to address medical marijuana growers, processors and dispensaries. Townships can regulate through zoning or prohibit by resolution.

Web Site Updates

Mr. LeBlanc provided updates of RPCC staff projects. The address reconciliation is about 2/3 complete. The Executive Committee approved extending the contract of Intern Jessica Maggard to allow time for completion. All zoning cases, subdivision and replats have been digitized. He reviewed Moving RPCC Forward, which he presented at the July 28, 2015 RPCC meeting, to revitalize the RPCC. The RPCC website has been substantially updated with minutes and agendas from RPCC meetings, as well as a number of county plans and zoning information. Other projects

are underway. He also presented a graph indicating increased usage of the RPCC website as well as different features of the website.

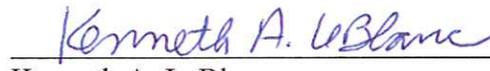
Other Business

The Greene County Township Association meeting will be hosted by the Greene County Commissioners on September 13 and will be held at the Soin Medical Center. President Campbell asked if there were any news events anyone would like to mention. Ms. Graziano said Spring Valley Village is having some issues regarding setbacks. A new committee has been formed to address the zoning regulations in the village.

There being no further business, Mr. Mucher moved, second by Mr. Pitstick, to adjourn the meeting. Motion unanimously passed and the meeting was adjourned at 8:58 p.m.



Kent Campbell
President



Kenneth A. LeBlanc
Secretary