

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, September 20, 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
Mark Klingler
Tom Koogler
Tom Pitstick
Mike Pittman
Karen Wintrow

STAFF PRESENT

Ken LeBlanc
Rhonda Painter
Tamara Ennist

OTHERS PRESENT

Don Hunter, Schottenstein Real Estate Group
Bob Garlock, Bayer Becker
Cara Tilford, Sugarcreek Township
Barry Tiffany, Sugarcreek Township

MEMBERS ABSENT

None

Mr. Klinger moved, second by Mr. Mucher, to approve the minutes of the Executive Committee for August 16, 2016. Motion passed 4-0, with Mr. Koogler and Mr. Pitstick abstaining.

Payment of Vouchers

Mr. Pittman moved, second by Mr. Klingler, to approve the vouchers listed below. Motion passed 6-0 as Resolution #16-9-20-1E.

Voucher #	To	For	Code	Amount
16-0028728	Jessica Maggard	GIS Services	0065-0015-5305.00	\$1,350.00
16-0021810	Greene County Services	Postage August 2016	0065-0015-5203.00	\$ 3.70
16-0021810	Office Depot	Office Supplies	0065-0015-5203.00	\$ 131.54
16-0021811	Carr Supply Xenia	Sink Sprayer repair	0065-0015-5305.00	\$ 13.50
16-0036010	Screen Play	Vinyl Lettering	0065-0015-5305.00	\$ 204.00
TOTAL				\$1,702.74

At this point, Ms. Wintrow arrived at the meeting.

Extension of Preliminary Subdivision Plan Approval – Oak Brooke – Sugarcreek Township

Mr. LeBlanc presented the request for the extension of Oak Brooke subdivision. It has been a year since the preliminary approval. The developer is asking for an extension to May 31, 2017. Mr. Klingler moved, second by Ms. Wintrow, to extend the approval until May 31, 2017. Motion passed 6-0, with Mr. Pittman abstaining. Resolution #16-9-20-2E

Zoning Review – Case #798 – A-1 Agriculture to I-1 Light Industrial – Beaver Creek Township

A rezoning request was submitted by Kil-Kare, Inc. to Beaver Creek Township to change 11.32 acres along Dayton Xenia Road from A-1 Agriculture to I-1 Light Industrial. A request for B-3 business zoning was denied by Xenia Township on Kil-Kare's adjacent property. Mr. LeBlanc presented maps illustrating zoning of surrounding area. The land use plans of Beaver Creek and Greene County both designate open space and flood plain in this area of the Township. There is no public water supply close to the area. There is a gravel pit across the road and the area is underlain with a substantial aquifer with high pollution potential. The reclamation plan for the mining operation call for RPCC, Xenia and Beaver Creek Townships to work together to decide land uses for the future. The area is not in the Urban Service Boundary but is inside the Beaver Creek facility planning area. The closest sanitary sewer is a part of the City of Xenia system that crosses Hawkins Road north of the bike trail. The staff recommends denying the request because industrial areas should not be developed without public water and sewer and the area should be studied for appropriate land uses. Mr. Mucher asked if there was anything different between this request and the request made to Xenia Township. He said in Xenia Township, the concern was a B-3 would allow quite a few different land uses. Is it the same here? Mr. LeBlanc said the I-1 in Beaver Creek would also allow many different land uses. Ms. Wintrow moved, second by Mr. Pitstick, to accept the staff recommendation. Motion passed 7-0. Resolution #16-9-20-3E.

Zoning Review – Case BZC07-2016 – A-1 Agriculture to PUD-R & PUD-B2 – Sugar Creek Township.

Mr. LeBlanc presented the request from Schottenstein Real Estate Group to rezone 42.491 acres in Sugar Creek Township from A-1 to PUD-R and PUD-B2. It is located on the north side of Brown Road, and is currently developed as the Rollandia Golf and Recreation Center. Single-family residential neighborhoods in the City of Kettering border the property to the west and north. The proposal for the site in question is for the PUD-R to accommodate 272 multi-family units and a number of two-family structures. The proposal also includes 11.872 acres in the center of the property be changed to PUD B-2 and to rezone the 5+ acres currently developed as the Magic Castle as PUD B-2. Wilmington Road has 28,000 vehicles a day but no count for Brown Road. There is no flood plain, but a small wetland is present. Current land use is private recreation. The County Plan shows as agriculture, and Sugar Creek plan indicates small office use. Centerville's plan did not include the Cornerstone property to the south, since it was annexed subsequent to the city's last plan update. Water and sewer are available. Staff recommends the rezoning be approved if the B-2 portion is approved for senior housing and living only. Mr. Don Hunter from Schottenstein Real Estate Group and Mr. Bob Garlock from Bayer Becker added to the presentation. Mr. Hunter said Schottenstein is new to southwest Ohio and Dayton area. Most of his work has been around Columbus. The trends in Sugar Creek indicate a market for people age 65 and over, as this age group is increasing 5-10% greater than the general population. There is a need in the real estate market for high quality development. They propose three types of multi-family rental community apartments. A two story for the young professionals and ranch style duplex for age 55+. Mr. Pittman asked why a duplex, not a free standing single family dwelling? Mr. Hunter said they believe the quad unit is no longer popular and the duplex is the best response to the market. The 272 rental units are proposed in the following mix - 24% will be one-bedroom, 69% will be two-bedroom and 7% will be three-bedroom. The developer will maintain the entire property. All units will have an attached garage, and access to a pool and clubhouse with grill and kitchen area. The frontage on Brown Road will be attractive. All units will have a mix of stone and vinyl exterior and similar architectural style. The development will also have a garden area, central mail and indoor trash disposal. There will be no dead end streets. A similar development in Mason with 294 units has 100% occupancy. The intent of the 12 acre B-2 area is to sell to a senior living center. Ms. Wintrow asked about connection to non-vehicular trails. This would be a good area since the Cornerstone development is progressing across Brown Road from this proposed development. Mr. Hunter said there will be bike path

connection in front and sidewalk along internal streets. Mr. Koogler moved, second by Ms. Wintrow, to recommend approval. Motion passed 6-0, with Mr. Pittman abstaining. Resolution #16-9-20-4E.

Disposition of Obsolete Equipment

Mr. LeBlanc said there are a number of items no longer needed by RPCC. Mr. Mucher moved, second by Mr. Pittman to dispose of obsolete office equipment. Motion passed 7-0. Resolution #09-20-5E.

Other Business

Mr. LeBlanc has been talking with Bellbrook about updating their plan. The last one was done in 1974. The 30th annual Miami Valley planning and zoning workshop will be held December 2 at Sinclair College in downtown Dayton. Mr. Mucher asked about the F.A.R.M. Committee. Mr. LeBlanc said the farmland preservation plan as well as the land use plan and thoroughfare plans all need to be updated.

Mr. Campbell adjourned the meeting at 2:37 p.m.



Kent Campbell
President



Kenneth A. LeBlanc
Secretary