

REGIONAL PLANNING AND
COORDINATING COMMISSION
OF GREENE COUNTY

The meeting of the Regional Planning and Coordinating Commission of Greene County was held on **Tuesday, September 27, 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
Beavercreek Township.....	Jeff Roberts
Bellbrook City.....	Dona Seger-Lawson
Caesarscreek Township	Don VanTress
Greene County Commissioners	Bob Glaser
Greene County Commissioners	Tom Koogler
Jamestown Village.....	Les Cox
Miami Township.....	Chris Mucher
New Jasper Township.....	Michael Rasey
Silvercreek Township	Tony Whaley
Spring Valley Village	Gloria Graziano
Sugarcreek Township.....	Michael Pittman
Yellow Springs Village.....	Karen Wintrow

MEMBERS ABSENT

Cedarville Township.....	Kent Campbell
Clifton Village	Anthony Satariano
Jefferson Township.....	Mark Klingler
Greene County Commissioners	Alan Anderson
Ross Township.....	Steve Hart
Spring Valley Township	Carrie Smith
Xenia Township.....	Steve Combs

STAFF PRESENT

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

OTHERS PRESENT

Don Hunter.....	Schottenstein Real Estate Group
Wes Smith.....	Schottenstein Real Estate Group
Bob Garlock.....	Bayer Becker
Marshall Foiles	Buckminns D&D
David Coteral	Kil-Kare, Inc.
Greg O'Connor	McNamee and McNamee Law Offices

Introductions

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

Approval of Minutes

Vice President Pitstick asked if everyone had an opportunity to review the August 23, 2016 RPCC meeting minutes. Ms. Wintrow moved, second by Mr. Pittman, to approve the minutes. Motion passed 7-0-6, with Mr. Roberts, Ms. Seger-Lawson, Mr. Glaser, Mr. Koogler, Mr. Cox and Mr. Whaley abstaining.

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

Mr. LeBlanc said Oberer Development is requesting an extension of the preliminary plan approval for Oak Brooke subdivision in Sugarcreek Township. The subdivision regulations require recording within a year. This subdivision is one of two that were delayed because of a Greene County water and sewer assessment project. The request is to extend to May 31, 2017. Mr. Mucher moved, second by Ms. Wintrow to grant the extension until May 31, 2017. Motion passed 12-0-1 with Mr. Pittman abstaining. Resolution #16-9-27-1C.

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

Mr. LeBlanc presented a request for change of zoning of 11.38 acres on Dayton Xenia Road in Beaver creek Township from A-1 Agriculture to I-1 Light Industrial. The applicant is Kil-Kare, Inc. Mr. LeBlanc described the surrounding land uses and zoning districts. The land is currently vacant and is situated between Dayton-Xenia Road and Creekside Trail. Area to the west and south is zoned I-1 Light Industrial. Land to the north and east is zoned A-1 Agriculture with flood plain north of the trail. The Greene County Land Use Plan and Beaver creek Township Land Use Plan both designate the area as agriculture. The buried valley aquifer in this area is one of the most productive in Greene County. The mining operations to the south have created lakes, exposing the aquifer's water. Public water and sewer are to the east and west, but would require substantial extensions to serve this site from either direction. The parcel in question is situated at the eastern edge of the Beaver creek wastewater facility planning area, but outside the urban service boundary. The reclamation plan for mining across Dayton Xenia Road calls for the RPCC of Greene County, City of Xenia, Beaver creek Township and Xenia Township to jointly decide future land use in this area. In April, a similar request for B-3 Business was presented for the applicant's adjacent parcel in Xenia Township, and that request was denied. Development of this area needs to involve changing the urban service boundary. If Xenia's sewer system is used, changes to facility planning areas would be needed. Based on these issues, the Executive Committee recommended denial until these issues could be resolved. Vice President Pitstick asked if there were any questions or comments. Mr. Glaser said the purpose of this request is to construct store and lock buildings. It is next to a DP&L substation, there is a gravel pit across the road and the owner owns the frontage all the way to Hawkins Road. This decision is holding the developer captive and land-locking him. He also said the property is not used for agriculture, the applicant followed direction recommended by Beaver creek Township staff and a store and lock does not need water and sewer. He said a Beaver creek Zoning Commission member was getting this mixed with the drag strip. The owner has a right to develop, and if not allowed it will be a taking. Ms. Wintrow said the I-1 district uses are too broad and all the I-1 uses will be allowed. Mr. LeBlanc said the applicant could request store and lock be added as a permitted or conditional use in the agriculture district. The text amendment procedure would be the same as the map amendment procedure. He said the recommendation is based on the adopted policies of both the county and township land use plans. Mr. Koogler said the RPCC is a recommending body and the final decision will be made by the Beaver creek Township Trustees. Mr. Roberts said that he did not

want to delve into this proposal's merit at this time, however, Beaver Creek Township staff does a great job. Vice President Pitstick asked for a motion and show of hands for the vote. Ms. Wintrow moved, second by Mr. Mucher, to accept the recommendation of the Executive Committee. Motion passed 8-3-2 in favor, with Mr. Glaser, Mr. Cox and Mr. Pittman voting no and Mr. Roberts and Mr. Koogler abstaining. Resolution #16-9-27-2C.

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

Mr. LeBlanc presented the request for rezoning of property located on the north side of Brown Road in Sugar Creek Township. The request is to rezone 47.686 acres from A-1 Agriculture to PUD-R and PUD-B2. The current land use is a golf course and driving range. To the east and north is residential, land to the south is planned for commercial and residential. Greene County provides water and sewer. Storm water drainage is handled by a swale emptying into a pond on the east end of the property and then through the stormwater system of the development to the east. Water will be available from Brown Road and developments to the east and north. Brown Road would need upgrading as this proposal and Cornerstone build out, including a traffic signal at the Wilmington intersection. Mr. LeBlanc said the proposal is compatible with the land use concepts set forth in Sugar Creek Township's plan. Mr. Don Hunter from Schottenstein Real Estate Group explained the proposal. He said Schottenstein Real Estate Group is located in Columbus and has recently focused on development in southwest Ohio in communities with positive growth such as Mason. They want to appeal to those who chose to rent instead of own. While the four-bedroom home sale market is still strong, there is an increase of people turning 65 and young professionals who choose to rent. They seek to construct the best product in the best communities. Their design is a two-story high quality unit with resort style pool, garden area, dog park and walking trails throughout. Ms. Graziano asked if any units have basements. There are none. Mr. Glaser asked about parking. There is an average of 2.2 spaces per unit. The different units are mixed deliberately for streetscape appeal. Exterior is mix of stone and vinyl siding. Discussion about quality and type of siding ensued. There will be 272 units not including twin housing (duplex). Mr. Roberts asked if there were any concerns from surrounding residential areas. Mr. Hunter said there was a recent meeting with leaders of neighboring HOAs and they had a positive conversation. Mr. Koogler moved, second by Ms. Wintrow to recommend approval. Motion passed 12-0-1, with Mr. Pittman abstaining. Resolution #16-9-27-3C.

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. Please share with all the zoning board members, zoning inspectors and trustees. Ms. Wintrow requested the notice be e-mailed to all members.

Other Business

The Greene County Township Association meeting will be hosted by Xenia Township on October 11 and will be held at Xenia Township's new facility, the former Carboline Plant across from the Greene County Fairgrounds on Fairground Road.

There being no further business, Ms. Wintrow moved, second by Mr. Whaley, to adjourn the meeting. Motion unanimously passed and the meeting was adjourned at 8:37 p.m.



Tom Pitstick
Vice President



Kenneth A. LeBlanc
Secretary