

EXECUTIVE COMMITTEE
REGIONAL PLANNING AND
COORDINATING COMMISSION

The Executive Committee meeting of the Regional Planning and Coordinating Commission of Greene County was held on **March 19, 2019 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.

MEMBERS PRESENT

Mike Horsley
Tom Pitstick
Brian Housh
Chris Mucher
Tom Koogler
Kent Campbell

MEMBERS ABSENT

Mark Klingler

STAFF PRESENT

Devon Shoemaker
Rhonda Painter
Jessica Hansen

OTHERS PRESENT

Laurie Brown-Beavercreek Township
Mike Athen-M/I Homes
Jim Watson-McGill Smith Punchon
Tammy Burtchfield-Arnold Development

Approval of February 19, 2019 Minutes

Mr. Mucher moved, seconded by Mr. Koogler, to approve the minutes of the February 19, 2019 meeting. Motion passed 6-0.

Approval of Vouchers

Mr. Koogler moved, seconded by Mr. Pitstick, to approve the vouchers listed below. Motion passed 6-0, as Resolution #19-03-19-1E.

Voucher #	To	For	Code	Amount
19-0001472	Greene County Services	Copier – February 2019	0065-0015-5305.00	\$114.84
19-0001561	Office Depot	Office Supplies	0065-0015-5203.00	\$132.69
18-0006443	Greene County Services	Postage - December	0065-0015-5203.00	\$12.22
18-0006443	Greene County Services	Postage - February	0065-0015-5203.00	\$3.00
19-0003967	APA	Membership Dues-Devon	0065-0015-5432.00	\$350.00
TOTAL				\$612.75

Claiborne Greens at Stonehill Village Phase 5 – Final Plan Approval

Ms. Hansen presented the staff report for Claiborne Greens at Stonehill Village, Phase Five Final Plan. This residential development is located on the west side of Trebein Road in Beavercreek Township, and consists of 19 building lots on 5.9 acres, and one open space lot. Greene County will provide public sewer and water. The applicant is Michael Athen with M/I Homes, and the engineer is James Watson with McGill Smith Punshon. Access will be from Windham Lane in Stonehill Village Phase IV. The Beavercreek Township Comprehensive Plan classifies the area as residential and Perspectives 2020 classifies as urban residential. The site has Class II soils and is within the Urban Service Boundary. Staff recommends conditional approval, subject to the conditions in the report. Mr. Koogler said he is disappointed there is no bike trail in the subdivision. He asked staff to review the conditions. Mr. Shoemaker said the substantive issues

are from Sanitary Engineering to construct SDR 26, which is a type of pipe consistent with a new standard effective January 2019; from Beavercreek Township to add side yard setbacks to the drawings; and add correct dates, engineer's seal and zoning inspector, county engineer and sanitary engineer signature lines. Mr. Koogler moved, seconded by Mr. Pitstick to recommend approval. Motion passed 6-0 as Resolution #19-03-19-2E. Mr. Koogler noted it would have been easy to add a bike trail at the rear of the plan to the school.

River Reserve Phase 1B – Preliminary Plan/Final Plan Approval

Ms. Hansen presented the staff report for River Reserve Phase 1B. The owner is Arnold Development and the Engineer is VanAtta. It is located on the south side of Indian Ripple Road in Beavercreek Township. This is a park land dedication as per Section 523 of the Greene County Subdivision Regulations. It has Class III soils and contains .86 acres to be dedicated to Ohio Department of Natural Resources. There is a fencing requirement. Staff recommends conditional approval. Mr. Koogler moved, seconded by Mr. Housh to recommend approval. Motion passed 6-0 as Resolution #19-03-19-3E.

Greene County Web-based Site Analysis Application developed for the RPCC and Local Jurisdictions

Mr. Shoemaker presented a new tool which will be available on the GIS website. It was created by Travis Owens who works in the GIS Department. The new information will help with site reviews and creates a report. It isn't available to members yet. Mr. Shoemaker gave a demonstration using the Black Farm. Information such as wetlands, parcel numbers, soils, etc. can be selected, and then a summary is provided in a table. The summary contains details such as class and characteristics of soils. This will eventually be available to all jurisdictions. Mr. Koogler said Mr. Owens should be commended by the Greene County Commissioners for his work on this.

Comprehensive Plan Pre-Planning Session-Phase One Draft Scope and Draft Budget

Mr. Shoemaker said he has received a framework document from MVRPC for the visioning stage of the comprehensive plan. All the elements of the plan interact with each other. Perspectives 2020 is a land use plan. The new plan could be comprehensive to include all elements, not just land use. It should be a living document which is updated every three years. The jurisdictions that have their own plans will be incorporated into the county land use plan. Mr. Koogler expressed a concern that the jurisdictions will be sensitive to the county dictating to them. Maybe the jurisdictions should have their own plans. The county could help them do their own. Mr. Koogler asked if the new plan is an update or starting over? Mr. Shoemaker said the land use portion of the plan can be an update, but much of the plan is new. There will be a steering committee with a representative from each jurisdiction. With public meetings, we will receive input. Mr. Shoemaker asked if the approach should be all elements or divided into a few at a time. Mr. Koogler said there is too much to do all at once, and the top four or five elements should be prioritized. Mr. Shoemaker said the elements with priority would be land use, trails and farmland preservation. All jurisdictions will be invited to a meeting to begin the process. Mr. Shoemaker also discussed the cost. Mr. Koogler said this is a county plan and cost will have to be discussed by the county commissioners. It should not be paid by individual jurisdictions. He would like an estimate for the whole plan.

Census 2020 – Complete Counts Committee Update

Mr. Shoemaker said the complete count is broken down into three main phases – education, promotion and motivation/action. The census is asking members to advertise census jobs on all

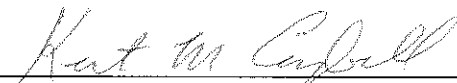
websites. He is meeting with Mr. Huddleson to discuss the subcommittee types and outreach. Every jurisdiction is a member. Sanitary Engineering and Greene Cats are two county resources that can help with correspondence. Members will be asked to correspond with residents and colleges.

Other Business


Mr. Shoemaker provided an update on the progress of the Subdivision Regulations with regard to major and minor subdivision policies. There should be a nondevelopment restriction on deeds for properties in flood areas. There should not be a lot split of less than five acres on a state highway without the approval of an access from the state. An adjoining parcel transfer doesn't have to meet zoning code. For major subdivisions, the review of the preliminary plan is the best opportunity to determine access, bike paths. Minor details come phase by phase. Submission of the preliminary plan used to be an option. The Final Plan can have three review options – a technical review committee, such as health department, sanitary engineering, zoning, etc. If the plans need too many revisions, it can be changed and resubmitted. Option 2 is a bond project. Option three is to submit the preliminary and final combined at the same time. This should only be an option for small subdivisions.

Mr. Shoemaker said there are also new road typicals from the county engineer. The board will decide if they want to keep estate style streets. We are waiting for a recommendation from a storm water consultant on the storm water regulations.

Meeting adjourned at 3:00 p.m



Kent Campbell
President



J. Devon Shoemaker, AICP
Secretary