

REGIONAL PLANNING AND
COORDINATING COMMISSION
OF GREENE COUNTY

The meeting of the Regional Planning and Coordinating Commission of Greene County was held on **Tuesday, March 26, 2019 at 7:00 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 7:00 p.m. by President Campbell.

MEMBERS PRESENT

Beavercreek Township Jeff Roberts
Caesarscreek Township Don VanTress
Clifton Village Anthony Satariano
Jefferson Township Mark Klingler
Miami Township Chris Mucher
New Jasper Township Mike Horsley
Silvercreek Township Tony Whaley
Spring Valley Village Gloria Graziano
Sugarcreek Township Nadine Daugherty
Xenia Township Steve Combs

MEMBERS ABSENT

Bath Township Tom Pitstick
Bellbrook City Dona Seger-Lawson
Cedarville Township Kent Campbell
Fairborn City Rob Hoffman
Greene County Commissioners Tom Koogler
Greene County Commissioners Dick Gould
Greene County Commissioners Bob Glaser
Jamestown Village Steve Sweat
Ross Township Steve Hart
Spring Valley Township Carrie Smith
Yellow Springs Village Brian Housh

STAFF PRESENT

Devon Shoemaker Executive Director
Rhonda Painter Administrative Assistant
Jessica Hansen GIS Planner

OTHERS PRESENT

Laurie Brown – Beavercreek Township
Jim Watson-McGill Smith Punchon

Introductions

Acting Chair Mike Horsley welcomed everyone in attendance and asked for self-introductions.

Approval of January 22, 2019 minutes

Mr. Mucher moved, seconded by Mr. Whaley to approve the January 22, 2019 meeting minutes. Motion passed 4-0-6, with Mr. VanTress, Mr. Satariano, Mr. Whaley, Ms. Graziano, Mr. Combs and Mr. Klingler abstaining.

Claiborne Greens at Stonehill Village Phase 5- Final Plan Approval-Beavercreek Township

Ms. Hansen presented the final subdivision plan for Claiborne Greens at Stonehill Village Phase 5. It is located on the west side of Trebein Road, and will have nineteen single family dwellings on 5.9754 acres

and one open space lot. It will be serviced by Greene County Sewer and Water. The owner and developer is M/I Homes. The site has Class II soils and is inside the urban service boundary. The only conditions from the Executive Committee were to meet the new Sanitary Engineering regulations, add side yard setbacks to the drawings, add the full and correct dates, and add signature lines for zoning inspector, sanitary engineering and county engineering. Ms. Daugherty moved, second by Mr. Mucher to recommend approval. Motion passed 9-0 as **Resolution #19-03-26-1C**.

River Reserve Section 1 Phase 1B – Final Plan Approval- Beavercreek Township

Ms. Hansen presented the final subdivision plan for River Reserve Section 1 Phase 1B. It is located on the south side of Indian Ripple Road and contains .8620 acres which will be dedicated to ODNR per Section 523 of the Greene County Subdivision Regulations. The property is classified as residential in the Greene County Land Use Plan and the Beavercreek Township Land Use Plan. The Executive Committee recommends approval with the conditions to add signature lines for county engineering, sanitary engineering and zoning on the record plan. Mr. Klinger moved, second by Ms. Graziano to recommend approval. Motion passed 9-0 as **Resolution 19-03-26-2C**.

At this time Mr. Roberts entered the meeting.

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

Mr. Shoemaker presented a new application developed by the Greene County GIS Department. This will be a great tool for RPCC as well as zoning inspectors and developers. Ms. Hansen gave a demonstration of the different layers and how a report is produced with selected information such as soil types, zoning, stormwater flow and location of manholes and catch basins. Mr. Shoemaker asked everyone to please try using it and if there are questions he can pass on to GIS. The members were impressed with the capabilities of the new application.

Planning Session

Mr. Shoemaker said the members will now engage in an interactive planning session in preparation for the upcoming comprehensive plan update. He presented some of the elements which are considered in a comprehensive plan such as trails, land use, farmland, and housing among others. He asked the members to divide into three groups. Mr. Shoemaker distributed a checklist of issues and accompanying definitions. Each group will discuss the elements and decide which are the top priority for the comprehensive plan.

At this time, Mr. Combs had to leave for family reasons.

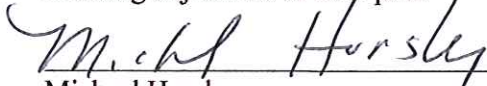
The members broke into groups and then reconvened to report their discussions.

After each group presented their five priority elements, Mr. Shoemaker continued explaining the purpose of each and how the elements are interrelated. Mr. Shoemaker will take the results of the exercise to the Executive Committee to develop a scoping document. Mr. Roberts suggested Mr. Shoemaker distribute the checklist and definitions to those members who are absent.

Other Business

Mr. Shoemaker said the subdivision regulations update is still being worked on.

Meeting adjourned at 8:15 p.m.



Michael Horsley
Acting Chair



Devon Shoemaker
Secretary