

REGIONAL PLANNING AND  
COORDINATING COMMISSION  
OF GREENE COUNTY

The meeting of the Regional Planning and Coordinating Commission of Greene County was held on **April 23, 2019 at 7:00 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 7:00 p.m.

MEMBERS PRESENT

Bath Township..... Tom Pitstick  
Beavercreek Township..... Tom Kretz  
Cedarville Township..... Kent Campbell  
Clifton Village .....Anthony Satariano  
Jamestown Village..... Steve Sweat  
Miami Township.....Chris Mucher  
New Jasper Township.....Mike Horsley  
Spring Valley Township ..... Carrie Smith  
Spring Valley Village .....Gloria Graziano  
Xenia Township..... Steve Combs

MEMBERS ABSENT

Bellbrook City..... Dona Seger-Lawson  
Caesarscreek Township .....Don VanTress  
Fairborn City.....Rob Hoffman  
Greene County Commissioners ..... Tom Koogler  
Greene County Commissioners ..... Dick Gould  
Greene County Commissioners .....Bob Glaser  
Jefferson Township.....Mark Klingler  
Ross Township.....Steve Hart  
Silvercreek Township ..... Tony Whaley  
Spring Valley Township ..... Carrie Smith  
Sugarcreek Township..... Nadine Daugherty  
Yellow Springs Village..... Brian Housh

STAFF PRESENT

Devon Shoemaker..... Executive Director  
Jessica Hansen ..... GIS Planner

OTHERS PRESENT

Ed Amrhein – Beavercreek Township  
Graham Parlin-HPA Development Group  
Jim Watson-McGill Smith Punchon

Approval of March 26, 2019 Minutes

Mr. Mucher moved, seconded by Mr. Pitstick, to approve the minutes of the March 26, 2019 meeting. Motion passed. 10-0.



**Bellasera (Formerly Bell Meadows) – Preliminary and Final Plan Section 1, Sugarcreek Township**

- **Preliminary Plan Approval Resolution #19-04-23-1C**
- **Variance from Maximum Cul-de-Sac Length of 700 ft for “Road D” (Section 506 and Table 1) Resolution #19-04-23-2C**
- **Final Plan Approval for Bellasera Section 1 (Formerly Bell Meadows) Resolution #19-04-23-3C**

Ms. Hansen began the presentation for Bellasera Preliminary and Section 1 Final subdivision. There are three resolutions for this subdivision – the preliminary plan, the final plan for Section 1 and a variance to length of cul-de-sac. . The subdivision is located at the intersection of Darst Road and Swigart Road and is in the R-PUD zoning district. There will be a total of 187 lots; 125 conventional homes and 62 patio homes. A hiker/biker trail, as well as a community garden and playground are among some of the amenities. There will be two entrances for ingress and egress – one on Swigart Road and one on Darst Road. The subdivision will be serviced by Greene County Sewer and Water. The current land use according to the county auditor is agricultural. According to the Perspectives 2020 the site is classified as Low Density Urban Residential. The Sugarcreek Land Use Plan the site is in the North Central Sugarcreek Planning Area. This classifies the area as planned residential which is to be determined on a case by case basis. According to the Farmland Preservation Plan, 39.8 acres are classified as Class II Prime Soils but the site is located inside the Urban Service Boundary and not designated for preservation. The Executive Committee granted Conditional Approval on the basis that the developer meet all the requirements from the review agencies by April 19<sup>th</sup>, which he did meet. Mr. Campbell asked if the length of Cul-de-sac is approved now will they have to approve another again later. Mr. Shoemaker explained that the approval for length of cul-de-sac for the preliminary plan would be for the whole subdivision and additional approval would not be need for other sections of the development. Mr. Campbell entertained a motion. Mr. Pitstick moved, seconded by Mr. Horsley to recommend approval with the changes as requested. Motion carried 10-0 as Resolution #19-04-23-1C (preliminary plan);Resolution #19-04-23-2C (length of cul-de-sac) and Resolution #19-04-23-3C (Final Plan Section 1)

**Spring Valley Township Rezoning TB Township Business to E1-Residential**

Mr. Shoemaker presented a rezoning request submitted by Daniel and Robyn Witherell, owners of a 2.24 acre property. The request is to change from Township Business to E-1 Suburban residential. The property is located on the southwest side of SR 725 near Schnebly Road and across from the Spring Valley Estates Mobile Home Park. A large portion of the property is in the flood plain and Gladly Run Creek runs through on the southeast portion of the site. The existing use is a residence. There was a store at one time in an accessory building and now is used for storage. The property is serviced by well and septic system. The intent of the Township Business Zoning District is to serve the daily needs of the township resident and to discourage trip development. The purpose of the E-1 Residential District is to provide low density residential sites. Since it is currently used as a residence, it would not be a good location for business. Ms. Graziano asked how the zoning change would be affected by the flood plain overlay. Mr. Shoemaker explained that any new buildings would have to go through the county Flood Plain Administrators office. Ms. Hansen explained that the flood plain is an overlay on the map and that doesn't change if the underlying zoning is changed .Mr. Campbell entertained a motion, Mr. Mucher moved, seconded by Mr. Kretz to recommend approval of the rezoning with Ms. Smith abstaining. Motion carried 9-0-1 as Resolution #19-04-23-4C.

**Summary of Comprehensive Plan exercise**

Mr. Shoemaker provided a summary of the comprehensive plan exercise which discussed elements of the plan at the Full Commission meeting in March. The element rated highest was Land Use, followed by Farmland Preservation and then Environment. Mr. Shoemaker said he would like to move forward with developing the land use and farmland preservation sections of the comprehensive plan. All elements have to be included eventually. Staff can finish the Thoroughfare Plan for the County Commissioners. Staff can also develop the complete streets and active transportation sections overtime. He has contacted Parks and Trails about the Master Trail Plan. Items such as Economic Development could be handled by a county department. Mr. Shoemaker also stated that RPCC is working with MVRPC to get a revised scoping document and real cost estimates. There was also some discussion about the public meetings regarding the Thoroughfare Plan meeting.

**Other Business**

Mr. Shoemaker said correspondence has been sent to each jurisdiction with a request to designate someone as contact for the Census Complete Count Committee. Each jurisdiction should contact Ms. Hansen with the designated person name and contact information. All County websites and emails will have information about the census.

Ms. Smith moved, seconded by Mr. Horsley to adjourn the meeting. All voted in favor. Meeting adjourned at 7:41 p.m

  
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Kent Campbell  
President

  
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J. Devon Shoemaker, AICP  
Secretary