

EXECUTIVE COMMITTEE
REGIONAL PLANNING AND
COORDINATING COMMISSION

The Executive Committee meeting of the Regional Planning and Coordinating Commission of Greene County was held on **May 21, 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. President Campbell asked for self-introductions.

MEMBERS PRESENT

Mike Horsley
Brian Housh
Chris Mucher
Tom Koogler
Kent Campbell
Mark Klingler

STAFF PRESENT

Devon Shoemaker
Rhonda Painter
Jessica Hansen

OTHERS PRESENT

Mitch Cosler
Jeff Vaught
Jim Keyes

MEMBERS ABSENT

Tom Pitstick

Approval of April 16, 2019 Minutes

Mr. Mucher moved, seconded by Mr. Pitstick, to approve the minutes of the April 16, 2019 meeting. Motion passed 6-0.

Approval of Vouchers

Mr. Housh moved, seconded by Mr. Klingler, to approve the vouchers listed below. Motion passed 6-0, as Resolution #19-05-21-1E.

Voucher #	To	For	Code	Amount
19-0001472	Greene County Services	Copier – April 2019	0065-0015-5305.00	\$114.84
19-0001561	Office Depot	Office Supplies	0065-0015-5203.00	\$455.65
19-006814	Office Depot	Desk Riser	0065-0015-55504.00	\$289.99
18-0006443	Greene County Services	Postage - April	0065-0015-5203.00	\$22.50
18-0001807	Data Processing	Telephone-January 2019	0065-0015-5389.00	\$104.70
18-0001807	Data Processing	Telephone-February 2019	0065-0015-5389.00	\$104.70
18-0001807	Data Processing	Telephone-March 2019	0065-0015-5389.00	\$104.70
18-0001807 & 19-0001473	Data Processing	Telephone – April 2019	0065-0015-5389.00	\$104.70
TOTAL				\$1,301.78

Bath Township Rezoning Q Mineral Extraction and Storage to R-1A Suburban Residential

Mr. Shoemaker presented the change of zoning request initiated by Bath Township Trustees. The request is to change a 5.57 acre parcel from Q-Mineral Extraction to R-1A Suburban Residential. The property is located at 221 Sandhill Road and is currently used as a residential property. There are three houses on the property. Mr. Koogler asked if there was an avigation easement on the property. It could be a recommendation. Mr. Campbell asked if the houses were on well and

septic. Mr. Shoemaker said they are. Although the Perspectives 2020 plan is not clear for this area, staff recommends approval. Mr. Housh moved, seconded by Mr. Mucher to recommend approval of the request. Motion carried 6-0 as Resolution #19-05-21-2E.

Mitch Cosler- Informal Discussion of Layout for proposed Elliot Estates (No action will be taken)

Mr. Shoemaker said Mr. Cosler submitted a preliminary plan for Elliot Estates, and after review, proposed some changes. The plan has not been formally submitted. Mr. Cosler presented a subdivision design for thirteen lots on Wilmington Dayton Road in Sugarcreek Township. All the lots meet zoning requirements and all are over five acres, with a public street. There will be public water, but the development will utilize septic systems. The first design submitted had a number of private drives and a 1300 foot cul-de-sac. The newest design extends the street beyond the gas lines. There are still two flag lots with shared driveway, but the fire department granted approval. Mr. Koogler stated there is one way in and out and the street is only 22' wide. With only one entrance the street should be wider. Mr. Keyes said there are only thirteen lots and there won't be on street parking. Mr. Shoemaker stated there will be no open space in the subdivision and large drainage area will need a designed crossing and outlet. Mr. Cosler said as it will have better infiltration especially once there are homes with grass. This is actually an ideal situation for water quality and it will have an outlet structure. Mr. Shoemaker said he would like to see the covenants and restrictions. With no HOA, there shouldn't be any ponds. Mr. Cosler said he will work with Beaver creek wetlands for planting prairie grass. Mr. Koogler asked where will the septic systems be laid? Mr. Cosler said the perk tests will be done on each lot before the sale. Mr. Mucher asked how long is the proposed new road? Mr. Cosler responded that it will be 2000 feet long. Mr. Mucher asked why we always approve lengths in excess of 700 feet since that is the regulation? There was a discussion about road specifications and length in relation to density. Mr. Koogler asked why the street isn't a loop? Mr. Keyes said that would require crossing the wet area twice. He said the road was extended from 1300 feet to 2000 feet to avoid easements.

Complete Count Committee Update

Ms. Hansen reminded everyone that the first committee meeting will be held on May 29 at 2:00. Ms. Hansen stated that fifteen people have accepted the invitation to the CCC Kick-off Meeting.. Ms. Hansen has created a webpage for their reference. All the county departments have added a census logo to their page, as well as Census information to disseminate to the public. We are in the education phase. Mr. Shoemaker said he and Ms. Hansen are doing a presentation for Fairborn Rotary Club on May 22. Greene County Sanitary Department is adding census messages on their website and sewer bills.

Land Use Plan – Discussion on moving forward

Mr. Shoemaker brought to the Executive Committee's attention that MVRPC would like to attend the June Executive Committee meeting to discuss land use concepts. He further stated that some jurisdictions have their own plans, and those that don't adopt could adopt the County Plan. Mr. Koogler said we will probably need an analysis of what is in the current plans and identify conflicts between those and the county land use plan.

Draft Subdivision Regulations

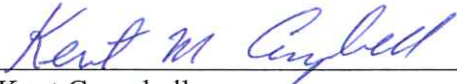
Mr. Shoemaker stated regarding the draft Subdivision Regulations that the estate style street and large lot regulations could be changed to allow the 1500 foot cul-de-sac, being that other jurisdictions generally allow cul-de-sacs approximately that length. There was a discussion about the pros and cons of cul-de-sacs and the problems with narrow streets. When there is high density

and smaller lots, people park on the street. With larger lots and longer driveways street parking is less likely. He also brought to the Executive Committee's attention that the storm water management regulations are going to be an issue in the new regulations.

Other Business

Mr. Shoemaker said the only agenda item for the Full Commission on May 28 is the Bath Township rezoning. Since it was initiated by the Trustees, there is a possibility it can be postponed for another month, and the May Full Commission meeting can be cancelled. Mr. Shoemaker will send a notice of cancellation after checking with Bath Township.

Meeting adjourned at 3:20 p.m



Kent Campbell
President



J. Devon Shoemaker, AICP
Secretary

filename:K/rpcc executive committee/rpcc executive/minutes/ex comm minutes 2019-05-21