

EXECUTIVE COMMITTEE
REGIONAL PLANNING AND
COORDINATING COMMISSION

The Executive Committee meeting of the Regional Planning and Coordinating Commission of Greene County was held on **June 18, 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 Vice President Pitstick at 1:30 p.m. Vice-President Pitstick asked for self-introductions.

MEMBERS PRESENT

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

MEMBERS ABSENT

Mark Klingler

STAFF PRESENT

Devon Shoemaker
Rhonda Painter
Jessica Hansen

OTHERS PRESENT

Greg Smith
Ed Amhrein
Stephanie Goff
Brian Martin
Martin Kim
Elizabeth Whitaker

Approval of May 21, 2019 Minutes

Mr. Koogler moved, seconded by Mr. Housh, to approve the minutes of the May 21, 2019 meeting. Motion passed 4-0-1 with Mr. Pitstick abstaining.

Approval of Vouchers

Mr. Koogler moved, seconded by Mr. Mucher, to approve the vouchers listed below. Motion passed 5-0, as Resolution #19-06-18-1E.

Voucher #	To	For	Code	Amount
19-0001472	Greene County Services	Copier – May 2019	0065-0015-5305.00	\$114.84
18-0006443	Greene County Services	Postage - May	0065-0015-5203.00	\$ 1.50
19-0001473	Data Processing	Telephone-May 2019	0065-0015-5389.00	\$104.70
19-0001473	Data Processing	Telephone – June 2019	0065-0015-5389.00	\$104.70
TOTAL				\$325.74

Jefferson Township Text Amendment – Small Wind Generators

Mr. Shoemaker presented the text amendment initiated by Jefferson Township Zoning Commission. The requested amendment would add a section to regulate small wind generators in all zoning districts. Maximum height would be 50 feet. Staff recommends approval but suggests adding language that wind generators are installed according to safety standards. Mr. Koogler moved, seconded by Mr. Mucher to recommend approval of the request. Motion carried 5-0 as Resolution #19-06-18-2E. Mr. Housh suggested the amendment be shared with other jurisdictions.

Oak Brooke, Section 4, Sugarcreek Township – Final Plan

Ms. Hansen presented the staff review for Oak Brooke, Section 4, located east of Sugarcreek Road in Sugarcreek Township. This final plan follows the preliminary plan approved in May 2015. There will be 28 single family dwellings on 13.5 acres with 1.75 acres in the right of way. Greene County will provide public water and sewer. Ingress and egress will be from Oak Creek Drive onto Sugarcreek Road. The area is classified as low density residential in the Perspectives 2020 Land Use Plan. The plan is located inside the Urban Service Boundary so it is not considered prime farmland. Staff recommends approval with a few minor conditions. Mr. Mucher moved, seconded by Mr. Housh to recommend approval. Motion passed 5-0 as Resolution #19-06-18-3E.

Shawnee Hills Section 1 Replat – New Lot- New Jasper Township

Mr. Shoemaker stated that this replat is an unusual situation where a lot is being added to a subdivision and requires approval from the planning commission. The HOA has approved it and so has the township. The lots being created were two lots at one time, then combined in 2003, and now being separated again. Replats can be approved by Regional Planning administratively when no new lots are being created. At this time Mr. Campbell entered the meeting (1:40 p.m.) Staff recommends approval and requests it be expedited by waiving going forward to the Full Commission. Mr. Koogler moved, seconded by Mr. Mucher to approved the replat with additional lot and not to forward to the Full Commission. Motion carried 5-0-1 with Mr. Horsley abstaining, as Resolution #19-06-18-4E.

MVRPC Presentation-Presentation of Planning Approach and Executive Committee

Confirmation of Planning Approach

Brian Martin, Director of Miami Valley Regional Planning, Martin Kim and Elizabeth Whitaker were present to talk about the update to the Greene County Comprehensive Plan. Ms. Whitaker gave a presentation of a proposed approach. The current plan was adopted in 2001. There has been significant commercial and residential growth since then as well as new ways to gather and present data using modern planning concepts. While retaining the parts of the existing plan that work, new strategies will be used to create a cohesive plan. Some jurisdictions have their own plan, while others adopt the County plan. Since RPCC has a limited staff, MVRPC will be an extension of staff. Each will have different responsibilities, but all will work with community leaders to develop the plan. It is estimated that the plan update will take approximately 12 months, depending on the level of activity, intensity, and diversity. There are no solid figures for budgeting at this time, however, the preliminary cost share concept will be 30% RPCC time and expenses (to be determined if in-kind contribution), 40% MVRPC (in-kind contribution) and 30% cash to MVRPC. This represents a true cost saving compared to hiring a private consultant. Mr. Koogler said in his opinion the County has a duty to pay for this, and costs should not be paid by the jurisdictions. Ms. Whitaker said the goal for today is approval of the approach to the planning approach, and then MVRPC can come up with the scope and budget by August. Hopefully, the plan kickoff will be in the fall. Each jurisdiction can use the plan to drill down further if they choose to make an individual plan, or can adopt the plan when complete and go straight to zoning. President Campbell moved, seconded by Mr. Mucher to approve the planning approach to the Greene County Land Use Plan update with a strong emphasis on farmland preservation and to move forward utilizing the services of MVRPC. Motion carried 5-0-1 with Mr. Koogler abstaining as Resolution #19-06-18-5E.

Master Trails Plan – Authorizing RPCC staff to provide coordinating support for a potential Greene County Master Trails Plan

Mr. Shoemaker said the trails are one of the elements of the strategic planning approach that crosses all jurisdictions. This includes not only bike trails but also blue ways and multi use trails. On June 24 there will be a meeting to gauge the interest in such a plan. Parks and Trails may significantly contribute to the cost of the plan, and RPCC and potentially MVRPC will help facilitate the process, and manage consultants. Mr. Koogler said each jurisdiction needs to add trails to their comprehensive plan and zoning. Mr. Housh said Matt Lindsay from MVRPC will help facilitate the meeting. There are several plans for trails already in the works, such as Yellow Springs to Clifton and Bellbrook to Spring Valley. Rails to Trails is looking for funding from a federal grant called BUILD, which will add fiber broadband in the trails. Mr. Koogler moved, second by Mr. Pitstick, to approve Mr. Shoemaker coordinating and participation in the meetings. Motion passed 6-0 as Resolution 19-06-18-6E. Mr. Dobney will lead, and either a consultant or MVRPC will put the plan together.

Large Format Copier/Scanner Purchase – Authorization to Cost Share with County Engineer for purchase of Large Format Scanner/Printer

Mr. Shoemaker said he would like to cost share a printer/scanner with the County Engineer. Half the cost would be approximately \$3,000. After a preliminary look at the budget, Mr. Shoemaker estimated there should be about \$138,000 carryover into 2020. The printer/scanner can be used for scanning mylars, old maps, review comments for distribution. We can also scan large format for jurisdictions. Mr. Mucher asked about the annual cost for maintenance. Mr. Shoemaker estimates about \$1,700 a year for ink, paper and maintenance. Mr. Campbell moved, seconded by Mr. Housh to proceed with the purchase of the printer/scanner. Motion passed 6-0 as Resolution #19-06-18-6E.

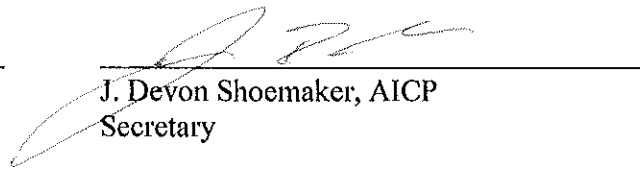
Other Business

Mr. Shoemaker said he would like to join the Farm Bureau. Executive Committee members agreed. Mr. Shoemaker will apply for a membership.

Meeting adjourned at 3:05 p.m



Kent Campbell
President



J. Devon Shoemaker, AICP
Secretary