

REGIONAL PLANNING AND
COORDINATING COMMISSION
OF GREENE COUNTY

The meeting of the Regional Planning and Coordinating Commission of Greene County was held on **January 28, 2020 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. He asked for self-introductions.

MEMBERS PRESENT

Bath Township	Tom Pitstick
Beavercreek Township	Tom Kretz
Bellbrook City	Ernie Havens
Cedarville Township	Kent Campbell
Clifton Village	Anthony Satariano
Fairborn City	Colin Morrow
Greene County Commissioners	Dick Gould
Greene County Commissioners	Tom Koogler
Jefferson Township	Mark Klingler
New Jasper Township	Mike Horsley
Ross Township	Mike Brown
Spring Valley Township	Carrie Smith
Spring Valley Village	Gloria Graziano
Yellow Springs Village	Laura Curliss
Xenia Township	Steve Combs

MEMBERS ABSENT

Caesarscreek Township	Don VanTress
Greene County Commissioners	Bob Glaser
Jamestown Village	Steve Sweat
Miami Township	Chris Mucher
Silvercreek Township	Bob Frost
Sugarcreek Township	Nadine Daugherty

STAFF PRESENT

Devon Shoemaker	Executive Director
DeAndra Navratil	Planner
Rhonda Painter	Administrative Assistant

OTHERS PRESENT

Kassie Lester	Bath Township Trustee
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President Campbell asked for a moment of silence in prayer for the passing of Sugarcreek Township Trustee Michael Pittman.

Approval of December 17, 2019 Minutes

Mr. Koogler moved, seconded by Mr. Horsley, to approve the minutes of the December 17, 2019 meeting. Motion passed 7-0-8, with Mr. Kretz, Mr. Havens, Mr. Satariano, Mr. Morrow, Mr. Brown, Ms. Smith, Ms. Graziano and Ms. Curliss abstaining.

Nomination of Officers

Nominating Committee Chair Ms. Smith said Mr. Colin Morrow has agreed to be nominated for the municipal representative to the Executive Committee. All other Executive Committee members have agreed to be nominated to their same positions - Mr. Campbell, President, Mr. Pitstick, Vice President, Township Trustees Chris Mucher, Mike Horsley, and Mark Klingler, and County Commissioner Tom Koogler. Ms. Smith moved, second by Ms. Graziano, to nominate the incumbent officers and nominate Colin Morrow for the municipal seat. Motion carried 15-0.

Introduction of DeAndra Navratil, Planner

Mr. Shoemaker introduced DeAndra Navratil, who is the new planner on RPCC staff. Ms. Navratil gave a brief history of her background. She was the City Planner for City of Richmond, IN and graduate of Auburn University.

Discussion of Subdivision Regulations

Mr. Shoemaker gave a presentation about subdivisions and the differences between minor and major subdivisions. The current Greene County Subdivision Regulations are going to be amended. With regard to the process of approving major subdivisions, often the preliminary and final plans are submitted at the same time. He is proposing a three step process. The preliminary plan of the entire subdivision will be submitted and reviewed. The review of the preliminary plan will look for good access, adequate water and sewer, environmental, stormwater, and overall design. This gives the RPCC the comprehensive view of the development site. Then construction drawings for the first section of a subdivision is reviewed and approved by the Technical Review Committee (County Engineer, Sanitary Engineer, Township, etc..). Once construction plans are approved, then the subdivider can proceed to final plat approval by the RPCC Executive Committee and the Full Commission. The technical review committee will consist of sanitary engineering, fire department, zoning, county engineer, etc. to ensure the plan meets public standards. Mr. Koogler asked if there will be an additional cost associated with multiple reviews. He said the technical review committee is being used to find and review errors and sometimes it takes multiple reviews before the subdivision is corrected. Mr. Shoemaker said the amendment could include a pre-application meeting and consultation. There was further discussion about a fee if the developer waives the pre-application meeting or if the pre-application meeting could be required. Mr. Shoemaker went into more detail about what each phase would consist of. Mr. Koogler asked if the developers have been included in the discussion about subdivision regulations amendments. He would like the developers to know this change is may take place and to gather input. Mr. Shoemaker said he would like the amendments to be completed this year, but there is a public hearing process. He will have a review by the Greene County Prosecutor's Office to be sure the process is legal. The Township Trustees will be notified. Mr. Shoemaker will make a list of the objections to the amendment, but he believes this process will create a better product and will be more efficient than it currently is. Our standards are out of date, especially with regard to storm water, so an amendment is necessary. Final approval of the amendment is done by the County Commissioners. Mr. Koogler asked if our process is more difficult than the surrounding counties. Mr. Shoemaker said he can create a comparison chart to show the difference between Greene County and surrounding counties. He believes the proposed process is in line with the process used by some surrounding counties.

Other Business

Mr. Shoemaker advised of the following upcoming meetings:

Master Trails Plan kickoff meeting – February 21 at 10:00 a.m.

Land Use Plan Update – March 3 10:00 a.m.

Land Use Plan Community Engagement open house will be held at the Ledbetter Road Meeting Room on March 25 from 6:00 – 8:00 p.m.

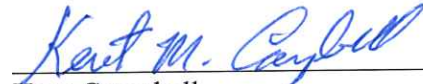
Census 2020 job fair –Fairborn Library January 31. The employment need for Census is only 30% filled in Greene County.

February 27 – 2:00 Zoning Inspector meeting

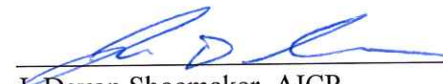
Mr. Kretz advised Zoning Administrator Ed Amhrein is retiring January 31, but will remain on staff for special projects. Randy Grogean will be the Planning Director as well as Fire Marshal for Beavercreek Township.

Mr. Koogler welcomed all the new members of the Full Commission.

Mr. Koogler moved, second by Ms. Smith to adjourn the meeting. Meeting adjourned at 8:15 p.m.



Kent Campbell
President



J. Devon Shoemaker, AICP
Secretary