

**MONTGOMERY COUNTY PLANNING COMMISSION  
COUNTY ADMINISTRATION BUILDING  
451 WEST THIRD STREET  
DAYTON, OHIO 45422-1350**

**MINUTES  
APRIL REGULAR MEETING**

**April 12, 2018**

**The Fourth Regular Meeting of the Montgomery County Planning Commission was held Thursday, April 12, 2018, at 8:45 a.m. in the Tenth Floor Hearing Room, County Administration Building, 451 West Third Street, Dayton, Ohio.**

**MEMBERS PRESENT:**     *Sheila Crane*                             *Doug Harnish*  
                                  *Michael Cromartie*                     *Richard Holmes*  
                                  *Carl Daugherty*                         *James Zengel*

**OTHERS PRESENT:**     *Larry Weissman, Planning Staff*  
                                  *Angela Swartz, Planning Staff*  
                                  *Bert Kelsey, County Engineer's Office*  
                                  *Charles Schaffer, County Environmental Services Dept.*  
                                  *David Swanson, County Environmental Services Dept.*  
                                  *Alex Hale, County Prosecutors Office*  
                                  *Ryan Lee, Washington Township*  
                                  *Jeff Puthoff, Choice One Engineering*  
                                  *Steve Lisle, Reinke*

**MINUTES:**

On a motion by Ms. Crane, and seconded by Mr. Zengel, it was moved to approve the minutes from the Regular Meeting held Thursday, March 8, 2018.

On a call of roll: Ms. Crane, aye; Mr. Cromartie, aye; Mr. Daugherty, aye; Mr. Harnish, abstained; Mr. Holmes, aye; Mr. Zengel, aye. Motion carried.

**FINAL PLATS:**

**The Galleria Replat # 1 – Washington Township**

Mr. Weissman stated this is a replat to create two commercial lots on a total of 9.814 acres, located to the southeast of the intersection of Yankee Street and Lyons Road, in Miami Township. The subject property is accessed directly from Yankee Street. The property has been platted and developed for commercial use (large office building, parking and landscaping, on Lot #1)), and the developer wishes to construct a new office building on Lot # 2. Lot # 1 will encompass 9.814 acres, and Lot # 2 will encompass 1.589 acres of and. Each lot will be accessed from Yankee Street, subject to approval by the County Engineer.

The developer must submit the detailed scaled layout, from the engineer, of the water meters for the meter room prior to plans being approved for the water main extension.

Staff recommends approval, subject to approval of the final construction plans by the County Engineer, County Environmental Services, posting of bond or irrevocable letter of credit, and execution of the subdivder's contract.

On a motion by Mr. Daugherty and seconded by Mr. Holmes, it was moved to recommend approval of the final plat for The Galleria Replat #1 in Washington Township as recommended by the Planning Staff.

All approved; Motion carried.

**Washington Glen, Section 1 – Washington Township**

Mr. Weissman stated the developer has submitted a Record Plan to create 25 single-family residential lots, and two reserve areas on a total of 10.363 acres, located west of the intersection of Yankee Street and Waterbury Woods Drive. The lots will be accessed via an internal public street system that will connect to Yankee Street.

This plat has been submitted in conjunction with another plat – The Greens at Washington Glen Section 1. Both plats are part of the Washington Glen Planned Residential Development, and have been submitted to the Planning Commission by a single development group. Although no Preliminary Plat has been submitted, the development is being pursued subsequent to Township approval of the zoning for a large scale, multi phase planned development.

The developer has submitted a single set of construction plans for the public improvements necessitated by both of the above mentioned plats. Therefore, a security for public drainage and road improvements will be obtained by the County Engineer to guarantee the improvements for both plats. The improvements include, but are not limited to, the construction of Glennon Blvd., and the signalization of the intersection of Glennon Blvd and Waterbury Woods Drive as indicated by the construction plans that have been submitted by the developer.

Bonding or other security will be required for all construction improvements shown on the final construction plans titled “The Greens at Washington Glen Section 1, Washington Glen Section 1”, including those relating to the Greens at Washington Glen Section 1, as well as those relating to Washington Glen, Section 1. The traffic improvements at the intersection of Yankee Street and Glennon Blvd, including the traffic signal, will need to be completed and operational before the either of the Washington Glen plats are recorded. Please note, the Developer was made aware of this at a meeting on April 18, 2017.

The Township Development and Zoning Department have stated that Walking/hiking paths not included within the right of way must be contained within easements and maintenance responsibilities must be included within the Home Owners Association documents.

Staff recommends approval, subject to the approval of the final construction plans and Home Owners Association documents by the County Engineer, County Water Services posting of bond

or irrevocable letter of credit and execution of the subdivider's contract, and additional notation of walking/hiking trail easements on the Record Plan, and the submission of all outstanding filing fees and inspection fees by the developer.

On a motion by Mr. Zengel and seconded by Mr. Cromartie, it was moved to recommend approval of the final plat for Washington Glen, Section 1 in Washington Township as recommended by the Planning Staff.

All approved; Motion carried.

**The Greens @ Washington Glen, Section 1 – Washington Township**

Mr. Weissman stated the developer has submitted a Record Plan to create 26 single family residential lots on a total of 10.363 acres, located approximately .30 miles to the west of the intersection of Yankee Street and Waterbury Woods Drive. The lots will be accessed from Glennon Boulevard, a public street to be constructed by the developer.

This plat (The Greens at Washington Glen Section 1) has been submitted in conjunction with another plat - Washington Glen Section 1. Both plats are part of the Washington Glen Planned Residential Development, and have been submitted to the Planning Commission by a single development group. Although no Preliminary Plat has been submitted, the development is being pursued subsequent to Township approval of the zoning for a large scale, multi phase planned development.

The Record Plan for the subject plat (The Greens at Washington Glen Section 1) shows two temporary dead end roads; Glennon Boulevard and Tiffin Drive. Any future plats of land directly adjacent to those dead end streets must include the continuation or permanent termination of those streets.

The developer has submitted a single set of construction plans for the public improvements necessitated by both of the above mentioned plats. Therefore, a security for public drainage and road improvements will be obtained by the County Engineer to guarantee the improvements for both plats. The improvements include, but are not limited to, the construction of Glennon Blvd., and the signalization of the intersection of Glennon Blvd and Waterbury Woods Drive as indicated by the construction plans that have been submitted by the developer. Completion of Glennon Blvd, will be necessary for access to the Greens at Washington Glen Section 1. Therefore, the recordation of the Greens at Washington Glen Section 1 must be preceded by the recordation (and provision of satisfactory security) for Washington Glen Section 1.

Bonding or other security will be required for all construction improvements shown on the final construction plans titled "The Greens at Washington Glen Section 1, Washington Glen Section 1", including those relating to the Greens at Washington Glen Section 1, as well as those relating to Washington Glen, Section

The Township Development and Zoning Department has stated that Walking/hiking paths not included within the right of way must be contained within easements and maintenance responsibilities must be included within the Home Owners Association documents.

Staff recommends approval, subject to the approval of the final construction plans and Home Owners Association documents by the County Engineer, County Water Services posting of bond or irrevocable letter of credit and execution of the subdivider's contract, and additional notation of walking/hiking trail easements on the Record Plan, and the submission of all outstanding filing fees and inspection fees by the developer.

On a motion by Mr. Cromartie and seconded by Mr. Daugherty , it was moved to recommend approval of the final plat for The Greens @ Washington Glen, Section 1 in Washington Township as recommended by the Planning Staff.

All approved; Motion carried.

### **The Trails of Saddle Creek, Section 9 – Washington Township**

Mr. Weissman stated this is a plat to create twenty-two (22) lots (twenty buildable lots and two open space lots), on a total of 7.662 acres, located at the southern terminus of Ridings Blvd, in Washington Township. The lots will be directly accessed from an extension of Spindletop Lane, which is a local public street that also serves the adjacent Wynstone plat. Spindletop Lane will also provide indirect access to Clyo Road to the north and Nutt Road to the south.

The plat conforms to the Preliminary Plat that was approved in year 2005 for the Trails of Saddle Creek Subdivision, for the development of 277 acres, at an overall density of 1.4 dwelling units per acre. There are six remaining sites for future sections within the proposed subdivision that have yet to be developed. With the platting of Section 9, staff estimates that there will be approximately 100 remaining acres for development.

Staff recommends approval, subject to approval of the final construction plans by the County Engineer, County Environmental Services, execution of the subdividers contract and posting of bond or irrevocable letter of credit.

On a motion by Ms. Crane and seconded by Mr. Zengel, it was moved to recommend approval of the final plat for The Trails of Saddle Creek, Section 9 in Washington Township as recommended by the Planning Staff.

All approved; Motion carried.

**REPLATS:**

**Bullock Shaw Plat – Washington Township**

Mr. Weissman stated this is a replat to relocate, by approximately 4 feet, the rear lot line that is shared by two developed and platted lots in the Washington Creek Section Two subdivision. Currently a heavy tree line is bifurcated by the lot line, and the property owners would like to see that feature be wholly included within Lot #1. This would also better accommodate the fencing of the rear portion of each of the lots.

The County Environmental Services stated that an additional 10 foot wide utility easement must be added to the northwestern portion of Lot #1.

Staff recommends approval, subject to any necessary changes to the easement shown on the Final Record Plan.

On a motion by Mr. Zengel and seconded by Ms. Crane, it was moved to recommend approval of the replat for Bullock Shaw Plat in Washington Township as recommended by the Planning Staff.

All approved; Motion carried.

**The Springs at the Villages of Winding Creek, Section 3 – Washington Township**

Mr. Weissman stated this is a replat of two platted lots in the Springs at the Villages of Winding Creek subdivision. The purpose of the replat is to “square off” a diagonal lot line that currently separates the two lots. The replat will reconfigure the lot line so as to be at a right angle (90 degrees). This will be a more logical design, and will be easier to develop than would the case if the lots were separated by the diagonal lot line at its current 45 degree orientation. Both lots are vacant, and owned by the developer, but are buildable.

Staff recommends approval of the Record Plan, subject to the addition of any final details that must be included in the final document.

On a motion by Mr. Zengel and seconded by Mr. Cromartie, it was moved to recommend approval of the replat for Bullock Shaw Plat in Washington Township as recommended by the Planning Staff.

All approved; Motion carried.

**PLATS – REAPPROVAL**

7470 Miller Lane (Days Inn) – Butler Township \*(1)

Cadie Avenue – Harrison Township \*(5)

\*(Indicates number of reapprovals)

Mr. Weissman indicated that the aforementioned plats have not been recorded within the 120-day time frame and are on the agenda for reapproval.

On a motion by Mr. Daugherty and seconded by Mr. Zengel, it was moved to recommend reapproval of 7470 Miller Lane Plat in Butler Township and Cadie Avenue in Harrison Township.

All approved; Motion carried.

Meeting was adjourned as there was no further business to come before the Planning Commission.

  
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**Erik Collins**  
**Executive Director**

  
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**Douglas Harnish**  
**Chairman**

**Date Approved:** 5/10/18