

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

MINUTES  
FEBRUARY REGULAR MEETING

February 8, 2018

The Second Regular Meeting of the Montgomery County Planning Commission was held Thursday, February 8, 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*                         *Deborah Lieberman*  
                              *Dan Foley*                                     *James Zengel*

OTHERS PRESENT:     *Gwen Eberly, Planning Staff*  
                              *Larry Weissman, Planning Staff*  
                              *Angela Swartz, Planning Staff*  
                              *Bert Kelsey, County Engineer's Office*  
                              *Ed Petticrew, County Environmental Services Dept.*  
                              *Alex Hale, County Prosecutors Office*  
                              *David Oaks, CESO VWC Creekside IV*  
                              *Rita Montgomery, Rita Montgomery Plat*  
                              *John Gibson, Rita Montgomery Plat*  
                              *Mark Stuart, County Engineer's Office*  
                              *Eliot Blackman, Intern for County Engineer's Office*

MINUTES:

On a motion by Ms. Crane, and seconded by Mr. Cromartie, it was moved to approve the minutes, from the Seventy-First Annual Meeting held Thursday, January 11, 2018.

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

On a motion by Mr. Daugherty, and seconded by Ms. Crane, it was moved to approve the minutes, from the Regular Meeting held Thursday, January 11, 2018.

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

**ZONING:****ZC 426-18 – Miami Township**

Mr. Weissman stated the Miami Township Board of Trustees have initiated this case in order to update the Planned Development Mixed Use (PD5) Zoning District located to the south of the Villages of Miami development, and across from the Dayton Wright Brothers Airport. The subject property is surrounded by Planned residential development to the north east and west, and an open space area zoned AP Airport District to the south.

The current PD5 District calls for residential and commercial uses, but does not contain specific development standards. The proposed PD5 District will exclude residential uses; allow a mixture of non residential uses, and include an extensive set of development standards.

The standards are intended to protect any nearby residential uses through buffering and set back requirements, and provide for a variety of non residential uses that will be controlled by specific regulations to control location, bulk and setbacks. This will add to the predictability and management of new land uses in the area.

Staff recommends the approval of the requested re-zoning.

On a motion by Mr. Zengel and seconded by Mr. Daugherty, it was moved to recommend approval of Zoning Case ZC 426-18 for Miami Township as recommended by the Planning Staff.

**FINAL REPLATS:****Rita M. Montgomery – Butler Township**

Mr. Weissman stated this item is a plat to create two residential lots fronting on Trimdell Lane, in the vicinity of Van Atta Park, in Butler Township. Lot # 1 will contain 1.35 acres, Lot # 2, contains 13.02 acres. Lot # 1 contain a single-family house that is occupied by the applicant. 0344 acres of land will be dedicated on Trimdell Lane. No public improvements or other issues are associated with this plat. Subdivision Review Committee recommends approval.

Staff recommends approval of the Record Plan submitted by the applicant.

On a motion by Ms. Lieberman and seconded by Ms. Crane, it was moved to recommend approval of the record plan for the Rita M. Montgomery plat in Butler Township as recommended by the Planning Staff.

All approved; Motion carried.

**Creekside at the Villages of Winding Creek, Section 4 – Washington Township**

Mr. Weissman stated this is a plat to create 28 lots (27 buildable lots and 1 open space/drainage lot) on a total of 18.704 acres, located to the west of SR 48 and to the south of Social Row Road. The lots will be accessible from an extension of Cobble Brooke Drive, which the developer will construct for this plat. Cobble Brooke Drive provides indirect access to SR 48 and Social Row Road. The plat as submitted does not conform to an important subdivision design standard as noted below.

Mr. Weissman stated that the County Engineer's office has noted that the proposed configuration, with the existing Saddle River Drive stub, does not conform to Montgomery County Subdivision Regulations Section 516 C on block length. 1500' is the maximum spacing between intersections. Also, Section 512 A states; "Permanent dead end streets shall not be permitted". This may be remedied by the extension of Saddleriver Drive (located at lot #76) to Cobble Brooke Drive, thereby creating a looped internal street system. The developer is aware of the issue, and wishes to request a waiver from the requirements. The Township does not object to the requested waivers. The development has been approved as a Planned Residential Development.

The requested waivers can have a deleterious impact on the quality of the development of the subject property, but do not appear to present a traffic safety issue.

The creation of dead end streets not only violates the Regulations, but may also contravene the delivery of public services to homes along the street. In addition, the extension of the street to the western leg of Cobble Brooke Drive will greatly enhance the accessibility of homes along that portion of Cobble Brooke Drive to pedestrians as well as public services.

In general, the use of long, inaccessible streets in residential developments can lead to high rates of vehicular speed, and can conversely isolate homes from the rest of the community.

However, only two residential lots will be accessed from the subject street (Saddleriver Drive ). In addition, Cobblebrooke Drive is configured to provide access to both SR 48 and Social Row Road, and provides connectivity to other sections pf the Villages of Winding Creek development. The requested waivers under the circumstances of this case (number of affected lots and overall street layout ) would enhance the efficiency of the development of the property with minimal impacts. Subdivision Review Committee recommends conditional approval.

Staff recommends the approval of the Record Plan, subject to Planning Commission approval of the requested waivers, and approval of the final construction plans by the county Engineer, County water Services, posting of bond or irrevocable letter of credit and execution of the subdividers contract.

On a motion by Mr. Daugherty and seconded by Mr. Zengel, it was moved to recommend approval of the record plan for the Creekside at the Villages of Winding Creek, Section 4 in Washington Township as recommended by the Planning Staff.

All approved; Motion carried.

**REPLATS:**

**The Hunt Club – A – Washington Township**

Mr. Weissman stated this item is a re-plat of two developed residential lots under common ownership, to create one platted lot. This will eliminate the demarcation between the two existing lots and facilitate new construction (in ground pool) on the property. The lot will be accessed from Quorn Court. The replat does not necessitate any public improvements. The County Water Services does require that abandonment of services must be done in accordance with the Department's per the Department Rules and Regulations. Subdivision Review Committee recommends approval.

Staff recommends approval of the Record Plan submitted by the applicant.

On a motion by Ms. Lieberman and seconded by Mr. Cromartie, it was moved to recommend approval of the record plan for The Hunt Club –A in Washington Township as recommended by the Planning Staff.

All approved; Motion carried.

**LOT SPLITS:**

**Green Oak Land LLC - Jackson Township**

Mr. Weissman stated this item is a lot split to create one residential lot on 2.635 acres, located on Hemple Road, and west of Venus Road. The surrounding remainder will be used for farming. The lot is configured so as to have frontage of approximately 30 feet on Hemple Road, rather than the 200 foot minimum required by the Subdivision Regulations for new lots that are not served by public water and sewer. The design will minimize the loss of active farmland that would otherwise become part of the residential lot. Subdivision Review Committee recommends approval.

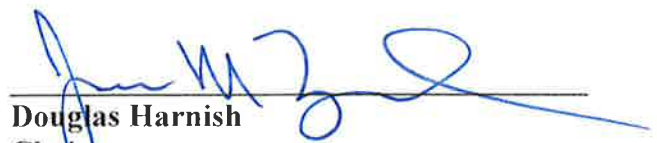
Staff recommends approval the requested variance.

On a motion by Mr. Holmes and seconded by Mr. Daugherty, it was moved to recommend approval of the lot split for Green Oak Land LLC in Jackson Township as recommended by the Planning Staff.

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: 3/8/18