

**MONTGOMERY COUNTY PLANNING COMMISSION  
COUNTY ADMINISTRATION BUILDING  
DAYTON, OHIO 45422-1350**

**MINUTES**

**SEVENTY FIRST ANNUAL MEETING**

**January 11, 2018**

**The Seventy First Annual Meeting of the Montgomery County Planning Commission was held *Thursday, January 11, 2018 at 8:30 a.m.* in the Tenth Floor Hearing Room, County Administration Building, 451 West Third Street, Dayton, Ohio.**

**MEMBERS PRESENT:**    *Sheila Crane*  
                              *Michael Cromartie*  
                              *Carl Daugherty*  
                              *Judy Dodge*  
                              *Doug Harnish*

**ADMINISTRATION OF OATH TO MEMEBERS BEING REAPPOINTED**

Commissioner Dodge administrated the oath to Richard Holmes and William Uhl, II reappointing them to serve on the Montgomery County Planning Commission for a three year term ending December 31, 2020.

**ELECTION OF OFFICERS**

**Election of Chairman**  
**Election of Vice Chairman**

The next order of business was the election of Chairman and Vice Chairman and opened the floor to nominations.

Carl Daugherty nominated Doug Harnish to serve as Chairman of the Planning Commission for 2018. The nomination was seconded by Judy Dodge. There being no other nominations, the Planning Commission members unanimously elected Dough Harnish to serve as Chairman for 2018.

Carl Daugherty nominated James Zengel to serve as Vice Chairman of the Planning Commission for 2018. The nomination was seconded by Judy Dodge. There being no other nominations, the Planning Commission members unanimously elected James Zengel to serve as Vice Chairman for 2018.

**APPOINTMENTS TO SUBDIVISION REVIEW COMMITTEE**

Chairman Douglas Harnish stated the next order of business is the appointments to the Subdivision Review Committee. He indicated we currently have five members, but there is an open invitation to any Planning Commission Member who has a desire or commitment to serve and be a part of this Committee.

Mr. Harnish proceeded to appoint the following members to the Subdivision Review Committee for 2018: Mr. Daugherty, Mr. Harnish, Mr. Holmes, Mr. Uhl, and Mr. Zengel.

**APPOINTMENTS TO EXECUTIVE COMMITTEE**

Mr. Harnish reminded the Commission Members that the Executive Committee consists of the President of the Board of County Commissioners, and the Chairman and Vice Chairman of the Planning Commission. The Members of the Executive Committee for 2018 will be Commissioner Lieberman, Douglas Harnish and James Zengel.

There being no further business to come before the Commission, the meeting was adjourned.

  
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Erik Collins  
Executive Director

  
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Douglas Harnish  
Chairman

Date Approved: 2/8/18

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

**MINUTES  
JANUARY REGULAR MEETING**

**January 11, 2018**

**The First Regular Meeting of the Montgomery County Planning Commission was held Thursday, January 11, 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*                         *William Uhl, II*  
                                  *Judy Dodge*

**OTHERS PRESENT:**     *Larry Weissman, Planning Staff*  
                                  *Angela Swartz, Planning Staff*  
                                  *Bert Kelsey, County Engineer's Office*  
                                  *Charles Schaffer, County Environmental Services Dept.*

**MINUTES:**

On a motion by Ms. Holmes, and seconded by Ms. Crane, it was moved to approve the minutes, from the regular meeting held Thursday, November 9, 2017.

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

**FINAL REPLATS:**

York Commons, Section 19 – Butler Township

Mr. Weissman stated this is a plat to create one commercial lot and a public right of way (York Center Drive) on a total of 3.484 acres, generally located southwest of the intersection of Maxton Road and Miller Lane. The lot will be accessed directly from York Center Drive, which will connect to Maxton Road, as well as to York Plaza Lane, which connects to Miller Lane. York Center Drive will be constructed and financed by the Township as a road construction project.

A portion of York Center Drive has been dedicated as public right of way to the south of the subject property, as part of a previous section of York Commons (Section 18). The requested plat for Section 19 will remove the cul de sac terminus of York Center Drive, in order to facilitate the extension of the street to Maxton Road.

Recordation of this plat (York Commons Section 19) will establish the necessary right of way for the road construction to occur. However, recordation will not require the precedent construction or bonding of York Center Drive, as is the case with a typical subdivision. Butler Township will be constructing the improvements as a capital improvement project. The County Engineer has advised staff that because the road construction is a Township road project, the County Engineer Plat Department cannot provide inspection. As a public project the Township will require bonding as part of their contract with the contractor. The County Engineer Plat Department will be reviewing the plans for conformance with the subdivision construction regulations.

Staff recommends approval of the Record Plan.

On a motion by Mr. Daugherty and seconded by Mr. Uhl, it was moved to recommend approval of the record plan for the York Commons, Section 19 in Butler Township as recommended by the Planning Staff.

All approved; Motion carried.

**PLATS - REAPPROVAL**

Washington Woods Section 1A – Washington Township \*(1)

\*(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 Ms. Crane, and seconded by Ms. Dodge, it was moved to recommend reapproval of Washington Woods Section 1A in Washington 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: 2/8/18