

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

**MINUTES
REGULAR MEETING**

August 8, 2024

The Eighth Regular Meeting of the Montgomery County Planning Commission was held Thursday, August 8, 2024, at 8:35 a.m. in the 10th Floor Hearing Room, County Administration Building, 451 West Third Street, Dayton, Ohio.

MEMBERS PRESENT: Sheila Crane Kiya Patrick
 Michael Cromartie Carolyn Rice
 Rick Holmes Steve Rhoads
 Jack Kunz Eric Sauer

OTHERS PRESENT: Tawana Jones, Planning Staff
 Gwen Eberly, Planning Staff
 Larry Weissman, Planning Staff
 Erin Doherty, Planning Staff
 Pat Hale, County Environmental Services
 Mark Stuart, County Engineer's Office
 Matt Dettra, County Engineer's Office
 Peter Battaglia, LJB, Inc.
 Clay Montgomery, LJB, Inc.

MINUTES:

On a motion by Ms. Rice and a second by Mr. Sauer it was moved to approve the minutes from the regular meeting held Thursday, June 13, 2024.

All Approved. Motion carried.

FINAL PLATS:

Harrison Township – Forest Park Center Redevelopment Section One A

Per Mr. Weissman, this agenda item is a Record Plan to plat two lots on a total of 32.6 acres located to the southeast of the intersection of SR 48 and East Nottingham Road. One of the lots (containing 5.6 acres) is planned for mutli-family residential development by the developer, with access from East Nottingham. This will be a partial redevelopment of the former Forest Park

Center development. No development of the remaining 27 acres of the property is proposed at this time. The Record Plan does not necessitate the construction of any new public improvements.

Mr. Weissman stated that there are no major issues with the County Engineer or Township Zoning and that County Environmental Services have no major issues and state that all construction must comply with department rules and regulations.

Mr. Weissman stated that Staff recommends approval of the record plan.

Mr. Holmes asked if this property had been brought before the Planning Commission previously, Mr. Weissman stated that this lot was a part of an overall property that had been presented before. Mr. Pete Battaglia with LJB Engineering stated that this had been a part of a plan to create two new lots before, but had never been recorded and that they have come back to meet the development needs. Mr. Sauer asked questions regarding zoning stormwater drainage. Mr. Stuart, the standards have been reviewed but are about 40 years old and cannot be forced.

On a motion by Ms. Crane and seconded by Ms. Rice it was moved to approve the Forest Park Center Redevelopment – Section One A Record Plan in Harrison Township.

All approved; Motion carried.

Washington Township – Mill Creek

This case was pulled from the agenda prior to the Planning Commission Meeting

OTHER BUSINESS:

There being no further business to come before the Planning Commission, on a motion by Ms. Crane and a second by Ms. Rice it was moved to adjourn the meeting at 8:52 am.



Tawana Jones
Executive Director



Planning Commission Chairperson

Date Approved: _____