

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

**MINUTES
REGULAR MEETING**

February 12, 2026

The Second Regular Meeting of the Montgomery County Planning Commission was held Thursday, February 12, 2026, at 8:31 a.m. in the 10th Floor Hearing Room, County Administration Building, 451 West Third Street, Dayton, Ohio.

MEMBERS PRESENT:

Michael Cromartie
Judy Dodge
Rick Holmes

Jack Kuntz
Carolyn Rice
Steve Rhoads

OTHERS PRESENT:

Emily Bradford, Planning Staff
Gwen Eberly, Planning Staff
Larry Weissman, Planning Staff
Erin Doherty, Planning Staff
Ken Stewart, County Environmental Services
Mark Stuart, Engineer's Office
Matt Detra, Engineer's Office
Brianna Wolfe, Planning Staff
David Marshall, RG Properties

MINUTES:

On a motion by Ms. Dodge and a second by Mr. Rhoads it was moved to approve the minutes of the meeting held Thursday, December 11, 2025.

All Approved. Motion carried.

On a motion by Mr. Rhoads and a second by Ms. Dodge it was moved to approve the minutes of the annual meeting held Thursday, January 8, 2026.

All Approved. Motion carried.

FINAL PLATS:

Miami Township – Austin Crossing – Revision

Per Mr. Weissman This is a revision of a Record Plan that was approved by Planning Commission at the December 11, 2025 meeting. The plat has not been recorded, and the developer is seeking a revision of the approved Record Plan for the plat. The revision maintains the number of lots (eight lots on a total of 10.274 acres) and overall configuration of the site, which is located to the east of Landing Way. The lots will have frontage on an internal public road system to be constructed by the developer, and a private street will be constructed by the developer to enhance accessibility to several of the lots.

The prior approval showed a proposed public street (Andrew Drive) within the development. The revision will include that street as a private drive rather than a public street, thus allowing the use of private street standards. The developer is requesting approval of a variance from a subdivision standard requiring a 50 foot wide easement for private streets so that the developer can construct a 26 foot wide private street (Glennon Drive), and contain the street within a 26 foot wide easement. The rationale of the 50 foot wide easement standard is to provide for construction of a public street in the future, should public dedication of the street become necessary. This method provides for connectivity between other public streets that directly connect to a larger regional road system. The proposed private street in this case does not seem to be located within such a large scale system, but instead will only connect users on site to three lots within the development.

County Engineer stated that they have no major issues, however the construction plans must show the following road section standards for all public and private streets within the development:

- a. Item 441 - 1 ¼" Asphalt Concrete Surface Course, Type 1, (448)
- a. Item 407 - Tack Coat (0.10 gal/sy)
- a. Item 441 - 1 ¾" Asphalt Concrete Intermediate Course, Type 2, (448)
- a. Item 301 - 7" Asphalt Concrete Base
- a. Item 304 - 6" Aggregate Base
- a. Item 204 - Subgrade Compaction

The Engineer notes that the Ohio Department of Transportation will be reviewing a Traffic Impact Study due to the proximity of the site to State Route 741, and that final configuration of the internal streets and proposed roundabout will need to meet any requirements deemed necessary per the study. County Environmental Services stated that there are no major issues relating to the configuration of lots and streets. All necessary easements and connections to public utilities must be fully depicted on the construction plans. All construction must comply with all Department rules and regulations.

Township Zoning has stated that there are no major issues regarding the configuration of the lots and streets. All development must comply with Township zoning and development regulations.

Mr. Weissman stated that staff recommends approval 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 subdividers contract.

David Marshall of RG Properties was on hand to answer any questions. He stated that prior approval had drive as public street, but they discussed with township and will now be making it a private drive and stated that this change will not affect what the commission will be reviewing.

On a motion by Ms. Rice and seconded by Mr. Kuntz it was moved to approve Austin Crossing Revision in Miami Township.

All approved; Motion carried.

Miami Township – Meijer 103B

Per Mr. Weissman this item is a Record Plan (replat) to create six commercial lots on a total of 28.708 acres, located to the southwest of the intersection of Springboro Pike (SR 741) and West Alexandersville Bellbrook Road. The site contains a Meijer retail facility, and the replat will add two new lots to the existing four lots that currently compose the site. The purpose of the replat is to create two new lots for the construction of a new retail shop and parking (Dutch Brothers Coffee). The replat does not involve the demolition or movement of any existing buildings, parking areas or driveways on site. The developer has submitted plans for site grading and for the installation of necessary water and sewer services for the new development.

County Environmental Services stated that they have no major issues, and all construction must comply with Department rules and regulations. Township zoning and the County Engineer also stated they have no major issues.

Mr. Weissman stated that staff recommends approval of the Record Plan, subject to final approval of the construction plans by the County Engineer, County Environmental Services, posting of any necessary bonds or letters or credit, and execution of the subdivider’s contract.

On a motion by Ms. Rice and seconded by Mr. Kuntz it was moved to approve the Meijer 103B Final Plat in Miami Township.

All approved; Motion carried.

OTHER ITEMS:

Resolution 1 – Appointment of Executive Director

Mr. Weissman this item is a Planning Commission Resolution appointing Emily Bradford to the position of Executive Director of the Montgomery County Planning Commission.

The position of Director of Community and Economic Development (CED) is now occupied by Ms. Bradford. Pursuant to certain memoranda of understanding and resolutions, the Director of Community and Economic Development, as an employee of the Board of County Commissioners, will also serve as the Executive Director of the Montgomery County Planning Commission upon being so appointed by Planning Commission. This action will preserve the continuity of management of staff within the CED and Planning Commission and foster the sharing of resources and talents within County government.

Mr. Weissman than read Resolution 1.

On a motion by Ms. Rice and seconded by Mr. Kuntz it was moved to approve the appointment of Emily Bradford to the position of Executive Director of the Montgomery County Planning Commission.

All approved; Motion carried.

OTHER BUSINESS:

There being no further business to come before the Planning Commission, on a motion by Ms. Rice and a second by Mr. Holmes, it was moved to adjourn the meeting at 8:46 am.

Emily Bradford
Director of Community &
Economic Development



Michael Cromartie
Planning Commission Chairperson

Date Approved: _____