MONTGOMERY COUNTY PLANNING COMMISSION

**COUNTY ADMINISTRATION BUILDING**

**451 WEST THIRD STREET**

**DAYTON, OHIO 45422-1350**

**MINUTES**

**REGULAR MEETING**

# June 12, 2025

The Sixth Regular Meeting of the Montgomery County Planning Commission was held Thursday, June 12, 2025, at 8:30 a.m. in the 10th Floor Hearing Room, County Administration Building, 451 West Third Street, Dayton, Ohio.

MEMBERS PRESENT: Gina Coates Jack Kuntz

Sheila Crane Kiya Patrick

Michael Cromartie Steve Rhoades

Rick Holmes

OTHERS PRESENT: Tawana Jones, Planning Staff

Larry Weissman, Planning Staff

Erin Doherty, Planning Staff

Jenn Hinch, County Environmental Services

Mark Stuart, County Engineer’s Office

Steve Lisle, Reinke Group

MINUTES:

On a motion by Mr. Holmes and a second by Mr. Kuntz it was moved to approve the minutes meeting held Thursday, June 12, 2025.

All Approved. Motion carried.

FINAL PLATS:

Washington Township – Mill Creek

Mr. Weissman stated that this item is a Record Plan for the creation of 38 buildable lots, and 4 open lots for on-site detention of storm water, all on a total of 26.25 acres. Typical lot width will be 95 feet, and typical depth is 175 feet. The site is located to the east of Clyo Road, roughly equidistant to Nutt Road to the north and Social Row Road to the south. Access to the lots will be available via an internal system of public streets (constructed to a 50 ft wide local public street profile) connecting to Clyo Road to the west and Tillman Road to the north. Tillman Road currently serves residential development to the north. The development will be served by public water and sanitary sewer and will be served by a storm drainage and sewer system. Streets will include curb, gutter and sidewalk.

The lot layout and density overall design of the development have been approved for zoning

purposes by the Township Trustees.

Mr. Weissman stated that there are no major issues. Construction plans have been reviewed and no major issues have emerged. The plat complies with Township zoning.

Mr. Steve Lisle of Reinke Group was on hand to answer any questions.

Mr. Weissman stated that Staff recommends approval of the record plan, subject of approval of the final construction plans, posting of bond or irrevocable letter of credit and execution of the

subdividers contract.

On a motion by Ms. Crane and seconded by Ms. Patrick it was moved to approve the Mill Creek Replat in Washington Township.

All approved; Motion carried.

OTHER BUSINESS:

There being no further business to come before the Planning Commission, on a motion by Mr. Rhoads and a second by Mr. Cromartie, it was moved to adjourn the meeting at 8:35 am.

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Tawana Jones Richard Holmes

Director of Community & Planning Commission Chairperson

Economic Development

Date Approved: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_