

**MONTGOMERY COUNTY PLANNING COMMISSION
COUNTY ADMINISTRATION BUILDING
451 WEST THIRD STREET
P.O. BOX 972
DAYTON, OHIO 45422-1350**

MINUTES

NINTH REGULAR MEETING

SEPTEMBER 22, 2009

The Ninth Regular Meeting of the Montgomery County Planning Commission was held Thursday, September 22, 2009, at 2:30 p.m. in the Tenth Floor Hearing Room, County Administration Building, 451 West Third Street, Dayton, Ohio.

MEMBERS PRESENT:

**David Bills* *Charles Hewitt*
Susan Bantz *Michael Kelly*
Judy Dodge *Deborah Lieberman*
Dan Foley

OTHERS PRESENT:

Bert Kelsey, County Engineer=s Office
A. Charles Schaffer, County Water Services Dept.
Walt Ruf, County Prosecutor=s Office
Joseph Tuss, Executive Director
Joseph Klosterman, Planning Manager
Larry Weissman, Planning Staff

**Vice Chairman Bills presided over the meeting in the absence of Chairman Clarke.*

MINUTES:

On a motion by Mr. Kelly and seconded by Mrs. Bantz, it was moved to approve the Minutes of the Eighth Regular Meeting held Thursday, August 13, 2009.

On a call of the roll: Mrs. Bantz, aye; Mr. Bills, aye; Ms. Dodge, aye; Mr. Foley, aye; Mr. Hewitt, aye; Mr. Kelly, aye; Mrs. Lieberman, aye. Motion carried.

PLATS - PRELIMINARY

Austin Landing - Miami Township

Mr. Weissman described the plat. He noted that it is a street dedication plat for the future Austin Landing development at the New Austin Road I-75 Interchange in Miami Township. He explained that the staff has no objections to the proposed design. There are, however, some traffic and construction issues which need to be addressed when the final street dedication plats are submitted. Mr. Weissman further advised that the developer will need Ohio Department of Transportation (ODOT) approval for the intersections with Springboro Pike (State Route 741), and will need to work with the ODOT for the Austin Road (currently Miamisburg Springboro Pike) intersection.

Mr. Weissman explained that the design of these intersections is dependent upon a traffic study, which is currently in process. He further remarked that the developer is requesting a waiver of the sidewalk requirement. He indicated there is a bikeway along the major thoroughfare, specifically Loop Road, Road A and Road C. He noted also that the developer will be providing sidewalks throughout the development on easements rather than within the public right-of-way.

Mr. Weissman advised that the staff is recommending approval of the street dedication preliminary plat subject to final approval from the County Engineer=s Office and the Ohio Department of Transportation.

The members of the Commission expressed concern regarding the connection of the bikeway with other bikeways in the area. Mr. Tuss stated that the plan is to connect the bikeway with a bikeway through Waldruhe Park located on the east side of Springboro Pike. He explained that the proposed bikeway will then be extended through the developments to the east.

Steve Stanley, Director of the Transportation Improvement District, spoke with regard to the bikeway. Mr. Stanley indicated that the bikeway will also extend across the New Austin Road overpass over I-75 and eventually connect with the Great Miami River Bikeway.

Mr. Kelly questioned the rationale for waiving the sidewalk requirements. Mr. Weissman indicated that the developer is requesting flexibility for the development. He explained that it will be a unique development, and will have walkways throughout.

Mr. Bills inquired about approval of the intersections. Mr. Weissman advised that the Ohio Department of Transportation will need to approve the design of the intersections with State Route 741, and the County Engineer will need to approve the Austin Road intersection subject to ODOT's approval.

Mr. Tuss commented that when they developed the access management plan for this area, the Ohio Department of Transportation did not object to the location of the intersections.

Mr. Stanley remarked that the Transportation Improvement District is conducting a traffic study which will help determine the design of the intersections. He explained that it will be necessary for the improvements to be submitted for the bid process by November 1st because the developer has plans to start construction of an office building this year.

No one else spoke concerning the preliminary plat. After review, on a motion by Mr. Kelly and seconded by Commissioner Lieberman, it was moved to approve the Preliminary Plat for Austin Landing in Miami Township.

On a call of the roll: Mrs. Bantz, aye; Mr. Bills, aye; Ms. Dodge, aye; Mr. Foley, aye; Mr. Hewitt, aye; Mr. Kelly, aye; Mrs. Lieberman, aye. Motion carried.

REAPPROVALS

Estates of Paragon, Section 4 - Washington Township

The Exchange At Spring Valley, 1C Replat - Miami Township

McGregor Subdivision - Clay Township

Singing Ridge, Section 5 - Butler Township

Somerset, Section 4 - Washington Township

Mr. Klosterman indicated that these plats have been approved but not recorded within the 120-day time limit, and are on the agenda for reapproval.

On a motion by Mr. Kelly and seconded by Mr. Hewitt, it was moved to reapprove the following plats subject to the conditions of the original approval: Estates of Paragon, Section 4 in Washington Township, The Exchange At Spring Valley, 1C Replat in Miami Township, McGregor Subdivision in Clay Township, Singing Ridge, Section 5 in Butler Township and Somerset, Section 4 in Washington Township.

On a call of the roll: Mrs. Bantz, aye; Mr. Bills, aye; Ms. Dodge, aye; Mr. Foley, aye; Mr. Hewitt, aye; Mr. Kelly, aye; Mrs. Lieberman, aye. Motion carried.

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

Joseph P. Tuss
Executive Director

David Bills
Vice Chairman

Date Approved: _____

