

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

**MINUTES  
REGULAR MEETING**

**April 11, 2024**

**The First Regular Meeting of the Montgomery County Planning Commission was held Thursday, April 11, 2024, at 8:31 a.m. in the Ninth Floor HR Conference Room, County Administration Building, 451 West Third Street, Dayton, Ohio.**

**MEMBERS PRESENT:**

<b>Gina Coates</b>	<b>Kiya Patrick</b>
<b>Sheila Crane</b>	<b>Carolyn Rice</b>
<b>Michael Cromartie</b>	<b>Steve Rhoads</b>
<b>Judy Dodge</b>	<b>Eric Sauer</b>
<b>Richard Holmes</b>	
<b>Jack Kuntz</b>	

**OTHERS PRESENT:**

- Gwen Eberly, Planning Staff**
- Larry Weissman, Planning Staff**
- Erin Doherty, Planning Staff**
- Ken Stewart, County Environmental Services**
- Mark Stuart, County Engineer's Office**

**ADMINISTRATION OF OATH**

Carolyn Rice swore in new Planning Commission member Steve Rhoads to serve on the Montgomery County Planning Commission for three year terms ending December 31, 2026.

**MINUTES:**

On a motion by Mr. Kuntz and seconded by Ms. Rice, it was moved to approve the minutes from the regular meeting held Thursday, March 14, 2024.

All Approved. Motion carried.

**FINAL PLATS:**

**Washington Township – Williams and Streibel Property**

Mr. Weissman stated that This is a replat to slightly alter the dimensions of two platted lots in order to better accommodate the construction that has occurred on the lots. Lot #1 will increase in area by approximately .0402 acres, and Lot #2 will decrease by approximately .0402 acres. The

total acreage of both lots is 1.415 acres, located at the intersection of Viewpoint Drive and Folkstone Road. Access both lots will be from Viewpoint Drive. No public infrastructure is necessitated by this replat, however, the developer will need alter the course of a utility easement that is shown on the Record Plan to remove the easement from a building set back area, or provide documentation indicating that the easement is acceptable as shown.

Mr. Weissman stated the County Engineer stated that the developer will need to add or document the proper utility easement for Lot #1. He stated that County Water Services and Township Zoning had no major issues.


Mr. Weissman stated that staff recommends approval of the Record Plan, subject to the addition of the necessary easement data.

On a motion by Ms. Rice and seconded by Mr. Sauer it was moved to approve the Washington Township – Williams and Streibel Property Replat.

All approved; Motion carried.

**OTHER BUSINESS:**

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:38 am.

  
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Tawana Jones  
Executive Director

  
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Planning Commission Chairperson

Date Approved: 5/9/2024