

**Minutes for the
CLINTON COUNTY REGIONAL PLANNING COMMISSION
OR THE EXECUTIVE COMMITTEE**

January 18, 2022

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

ROLL CALL

Chairman Mr. Dwayne Dearth called the meeting to order at approximately 5:00 p.m. local time, with the following Planning Commission Executive Committee members present.

Mr. Dewayne Dearth
Mr. John Cohmer
Mr. Robert Thobaben
Ms. Ruth Brindle

The Commission attained a quorum.

A motion to approve the agenda by Mr. Robert Thobaben, seconded by Mr. John Cohmer and a voice vote: all yea.

NEW BUSINESS

FINANCIAL REPORT

Mr. Taylor Stuckert presented the financial report and four invoices for Planning Next, MySidewalk, GoDaddy, and OSU Planning and Zoning Training.

The report and invoice were approved by motion from Mr. John Cohmer, seconded by Mr. Robert Thobaben and voice vote: all yea.

A motion to adjourn was made by Mr. Robert Thobaben at 5:12pm.

Respectfully submitted and approved this _____ day of _____ 2021.

Dwayne Dearth, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

Minutes for the CLINTON COUNTY REGIONAL PLANNING COMMISSION OR THE EXECUTIVE COMMITTEE

February 15, 2022

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

ROLL CALL

Chairperson Dwayne called the meeting to order at approximately 7:00 p.m. local time with the following Planning Commissioners present.

Dwayne Dearth
Jon Branstrator
Robert Thobaben
John Carman
Ruth Brindle

John Cohmer
Ryan Bowman
Michelle Morrison (7:07pm)
Jim Fife
Kerry Steed

Bruce Beam
Matt Purkey

The Commission attained a quorum.

A motion was made to approve the agenda by John Cohmer, seconded by Robert Thobaben, and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the November 16, 2021, RPC meeting and minutes of the December 15, 2021 and January 18, 2022 Executive Committee Meetings, were presented and approved by motion from Jim Fife, seconded by John Carman and a voice vote: all yea, 1 abstention.

OLD BUSINESS

2022 RPC Officers

Taylor Stuckert reported that the executive committee received and reviewed nominees for the 2022 RPC Officers. Taylor Stuckert explained that executive committee did not want to approve officers outside of a full board meeting. From their report, the executive committee stated the current set of officers wished to be nominated again for this year.

A motion to approve the 2022 RPC Officers was made by John Carman, seconded by Matt Purkey and a roll call vote: 11 yea, 0 nay, 0 abstention

NEW BUSINESS

Application # 2022-01: Request to Rezone—Myron Hale

Application for a proposed zoning change from Rural Residential (R-R) to Agriculture-Residential Transition District (A-3) presented by Myron Hale (Application #2022-01). The applicant stated that they were seeking the zoning change as they are interested in keeping the land in agricultural use and would like to build a new barn that could be used for events such as weddings, which is a conditional use under A3, discussion followed. Taylor Stuckert read the staff report. Based upon review of the application, and the reduction in development intensity allowed by the zoning change, in addition to the review that would follow with a conditional use permit and site plan review, staff recommended approval of the proposed zoning change.

A rezoning recommendation to the Rural Zoning Commission to approve the request was approved by motion from Matt Purkey, seconded by John Cohmer and a roll call vote: 12 yea, 0 nay, 0 abstention.

Application #2022-02—Site Plan Review- R+L Carriers/Neil Mullens

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application #2022-02) for an expansion to the truck terminal with a new trailer shop and paved areas as an addition to existing structures at 600 Gillam Road. Neil Mullens presented on behalf of the application and gave a historic overview of the site, discussion followed. Robert Thobaben asked the applicant about the relationship between the site history and Dutch Creek.

Taylor Stuckert read the staff report and stated that staff received comments from the Clinton County Building and Zoning Department that they discussed the site plan and longer-term development plans with R+L Carriers, and that there are no zoning issues pertaining to this proposal. Additionally, Taylor Stuckert received comments from Clinton County Engineer's Office stating that there are several outstanding items related to stormwater management review as well as access management review. The Engineer's Office has requested the CCRPC refrain from issuing approvals on the final site plan until these issues have been resolved. Given the recommendation from the Clinton County Engineer's Office, staff of the Commission recommended that the Site Plan be tabled.

A motion to table the Site Plan from the staff report was made by Michelle Morrisson, seconded by Ruth Brindle and a roll call vote: 12 yea, 0 nay, 0 abstention.

Clinton County Zoning Resolution Amendment 1

Joshua Harmon with the Clinton County Building and Zoning Department, presented to the board an amendment request to the and the Clinton County Zoning Resolution to modify existing language to Renewable Energy Systems. Discussion followed Josh's presentation. Taylor Stuckert stated that he felt that the amendment was in line with the draft Comprehensive Plan and is a needed change.

A motion to approve the amendment was made by John Cohmer, seconded by Jon Branstrator and a roll call vote: 12 yea, 0 nay, 0 abstention

Clinton County Zoning Resolution Amendment 2

Assistant Prosecutor Justin Dickman of Clinton County Prosecutors Office, presented to the board a request to amend Article 10 of the Clinton County Zoning Resolution. Justin presented to the board the need for this amendment as it relates to serving notices of zoning violations.

A motion to approve the amendment was made by Matt Purkey, seconded by Robert Thobaben and a roll call vote: 12 yea, 0 nay, 0 abstention.

FINANCIAL REPORT

Taylor Stuckert presented the financial report and four invoices: Curless Printing, Indoff Office Supply, American Planning Association dues, and an invoice from GoDaddy.

The report and bills were approved by motion from Robert Thobaben, seconded by John Comer and voice vote: all yea.

RPC STAFF UPDATE

Taylor Stuckert updated the board on the following items: the Comprehensive Plan; the County Coordinated Homelessness Plan; the County broadband analysis; the Quaker Scenic Byway; Age Friendly Clinton County; and the County Land Bank. Mr. Stuckert also mentioned that he will be presenting at the Greater Ohio Policy Center Summit in June 2022. There was also discussion on the state of the collapsed building in New Vienna.

With no further business to conduct, the Commission adjourned by motion from Robert Thobaben, seconded by John Cohmer at approx. 8:58 pm.

Respectfully submitted and approved this _____ day of _____ 2022.

Dwayne Dearth, Chairman

Robert Thobaben, Secretary

DRAFT

Minutes for the CLINTON COUNTY REGIONAL PLANNING COMMISSION OR THE EXECUTIVE COMMITTEE

March 15, 2022

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

ROLL CALL

Chairperson Dwayne Dearth called the meeting to order at approximately 7:00 p.m. local time with the following Planning Commissioners present.

Dwayne Dearth
Jon Branstrator
Robert Thobaben
John Carman
Ruth Brindle

Ben Collings
Ryan Bowman
Michelle Morrison
Jim Fife
Sally Orihood

Kirk Knoblauch
Matt Purkey
Rick Walker
James Myers

The Commission attained a quorum.

A motion was made to approve the agenda by Robert Thobaben, seconded by Matt Purkey, and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of February 15, 2022, RPC meeting were presented and approved by motion from Jim Fife, seconded by Ruth Brindle and a voice vote: all yea.

OLD BUSINESS

Application #2022-02—Site Plan Review- R+L Carriers/Neil Mullens

A motion was made to table Application #2022-02 until the April 19, 2022, meeting by Mr. John Carman, seconded by Matt Purkey and a roll call vote: 14 yea, 0 nay, 0 abstention.

NEW BUSINESS

Clinton County 2040 Comprehensive Plan

Executive Director Taylor Stuckert provided a presentation of the final draft of the Clinton County 2040 Comprehensive Plan to the Commission and presented Resolution #2022-01 to adopt the plan, discussion followed. Kirk Knoblauch asked about accountability when referencing or using the plan to match the guidelines and vision. Taylor Stuckert explained that staff reports will reflect more direct reference to the Plan, and that in general, county policies should also be in alignment with the plan. Taylor Stuckert also explained that a Plan Audit Committee has been discussed to provide a regular review and measure of the implementation of the plan.

Bob Thobaben asked about how the county can better control land prices and if there will be a final public meeting before plan adoption. Taylor Stuckert explained that the Plan does not specifically address the price of the land, but the Plan should apply to any new land development. Additionally, Taylor Stuckert said there will not be a final public meeting since there have already been two rounds of public engagement in the process.

A motion to approve Resolution #2022-01 to approve recommendation to the Board of Commissioners to adopt the Clinton County 2040 plan was made by Rick Walker, seconded by John Carman and a roll call vote: 14 yea, 0 nay, 0 abstention.

FINANCIAL REPORT

Taylor Stuckert presented the financial report and three invoices: Professional Development Series with the Chamber of Commerce, PlanningNext Invoice, Adobe Software subscription invoice.

The report and bills were approved by motion from Matt Purkey, seconded by Ruth Brindle and voice vote: all yea.

RPC STAFF UPDATE

Taylor Stuckert updated the board that the ODOD Grant Application is officially submitted. Staff is waiting to hear back to start the grant initiative.

With no further business to conduct, the Commission adjourned by motion from Robert Thobaben, seconded by John Cohmer at approx. 7:58 pm.

Respectfully submitted and approved this _____ day of _____ 2022.

Dwayne Dearth, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

Minutes for the CLINTON COUNTY REGIONAL PLANNING COMMISSION OR THE EXECUTIVE COMMITTEE

April 19, 2022

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

ROLL CALL

Chairperson Dwayne Dearth called the meeting to order at approximately 7:00 p.m. local time with the following Planning Commissioners present.

Jon Branstrator

John Carmen

John Cohmer

Benjamin Collings

Dwayne Dearth

Jim Fife

Kirk Knoblauch

Damian Snyder

Kerry Steed

Robert Thobaben

The Commission attained a quorum.

A motion was made to approve the agenda by Robert Thobaben, seconded by John Cohmer, and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of March 15, 2022, RPC meeting were presented with one modification and approved by motion from Jim Fife, seconded by Ben Collings and a voice vote: all yea.

OLD BUSINESS

Application #2022-02—Site Plan Review- R+L Carriers/Neil Mullens

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application #2022-02) for an expansion to the truck terminal with a new trailer shop and paved areas as an addition to existing structures at 600 Gillam Road. Taylor Stuckert read the staff report and stated that staff received comments from the Engineer's Office and Building and Zoning Department. The Engineer's Office stated that it was satisfied with outstanding criteria in its review except for road improvements needed for Gillam Road as well as storm water review fees needing paid. Building and Zoning stated that parking specific to this development will need to be identified and additional tree plantings are needed.

A motion was made to approve the Site Plan contingent upon stormwater fees being paid, road improvement plans for Gillam Road provided by the applicant and approved by the Engineer's Office and the Liberty Township Trustees and address the non-conformities per the Building and Zoning Department by Mr. John Cohmer, seconded by Kerry Steed and a roll call vote: 10 yea, 0 nay, 0 abstention.

NEW BUSINESS

Application #2022-10—Site Plan Review- Cherokee Self Storage

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application #2022-10) for an additional two buildings to the existing commercial storage site on SR 73. The two buildings were included in the previously approved site plan in 2017 but were not constructed prior to the site plan approval expiring. Taylor Stuckert read the staff report and stated that staff received comments from Clinton County Engineer's Office stating that the site demonstrates conformance with the requirements of the Clinton County Water Management and Sediment Control Regulations as well as to stormwater management design requirements from the approved plan in 2017, staff of the Commission recommends that the Site Plan be approved.

Clinton Black, neighbor to the proposed site expressed concerns about water run-off from this development on to his property to the west, discussion followed. Kari Shankar, Mark Shawver of Cherokee Storage, and Ruth Campbell, representative from WYCO Consulting presented to the board the changes made to combat any major flooding issues. Discussion followed. Board member Kirk Knoblauch suggested the matter be tabled until the County Engineer's Office could re-affirm its review and that the applicant is properly managing its storm water run-off, others supported this suggestion.

A motion to table the Site Plan to allow Clinton County Engineer's Office to provide additional feedback was made by Kirk Knoblauch, seconded by Jim Fife and a roll call vote: 10 yea, 0 nay, 0 abstention.

Application #2022-11—Zoning Recommendation- Thomas and Michelle Lennon

Application for a proposed zoning change from Rural Residential (R-R) to Agriculture-Residential Transition District (A-3) presented by Thomas and Michelle Lennon (Application #2022-11). The applicant stated that they were seeking the zoning change as they are interested in keeping the land primarily in residential and agricultural use, but would like to renovate an existing hangar structure to be used for events such as weddings, which is a conditional use under A3, discussion followed. Taylor Stuckert read the staff report. Based upon review of the application, and the reduction in development intensity allowed by the zoning change, in addition to the review that would follow with a conditional use permit and site plan review, staff recommended approval of the proposed zoning change.

A motion to approve the application # 2022-11 was made by John Cohmer, seconded by John Carmen and a roll call vote: 10 yea, 0 nay, 0 abstention.

Application #2022-12—Site Plan Review- Faith Family Church/ Diverse Building Solutions

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application #2022-12) for a new assembly and sanctuary space with additional parking facilities at the existing Faith Family Church on Williams Road. Taylor Stuckert read the staff report and stated that staff received comments from the Ohio Environmental Protection Agency (OEPA), Clinton County Engineer's Office, and Clinton County Building and Zoning Department (CCBZ).

Comments from the Ohio Environmental Protection Agency (OEPA) stated that the OEPA issued a PTI (#1470046) on January 27, 2022 and approves of the plans as presented. Comments from the Clinton County Engineer's Office stated that the site demonstrates conformance with the requirements of the Clinton County Water Management and Sediment Control Regulations as well as to stormwater management design requirements. Comments from the Clinton County Building and Zoning Department (CCBZ) noted that the parking facility shown is short 9 parking spaces, showing 69, where 78 are required based on the number of added seats in the facility. In addition, the applicant shows an insufficient tree count on the landscaping plans and will need to conform to the zoning resolution. Finally, the applicant shows plans for a wall sign, which is not permitted in the Rural-Residential district (R-R). Each of these items will either need to be modified or have an approved variance to be conforming.

A motion to approve the Site Plan contingent upon the applicant either acquiring the needed variances and/or modifying the plans to conform to zoning was made by Ben Collings and second by Kirk Knoblauch and a roll call vote: 10 yea, 0 nay, 0 abstention.

FINANCIAL REPORT

Taylor Stuckert presented the financial report and the following bills: ESRI, APA NPC Registration, Greg Dale Invoice.

The report and bills were approved by motion from Robert Thobaben, seconded by Jon Branstrator and voice vote: all yea.

RPC STAFF UPDATE

Taylor Stuckert provided a staff update to the board. He updated the board that the ODOT Grant Application is officially submitted, and that staff is still waiting to hear back to start the grant initiative. He stated that the Clinton County 2040 Plan is on the Commissioners agenda tomorrow for final review and approval. He also updated the board on the BZA workshop held in April, upcoming Fellows interviews, the county broadband analysis, and the installation of age-friendly benches in downtown Wilmington as part of the Legacy Fund grant project.

Taylor Stuckert congratulated Ben Collings for being recently sworn in as mayor of Sabina. With no further business to conduct, the Commission adjourned by motion from Robert Thobaben at approx. 8:18 pm.

Respectfully submitted and approved this _____ day of _____ 2022.

Dwayne Dearth, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

Minutes for the CLINTON COUNTY REGIONAL PLANNING COMMISSION OR THE EXECUTIVE COMMITTEE

May 17, 2022

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

ROLL CALL

Chairperson Dwayne Dearth called the meeting to order at approximately 7:00 p.m. local time with the following Planning Commissioners present.

Dauna Armstrong
John Branstrator
Ruth Brindle
John Carman

Benjamin Collings
Dwayne Dearth
Jim Fife
Michelle Morrison

James Myers
Robert Thobaben
Rick Walker

The Commission attained a quorum.

A motion was made to approve the agenda by Rick Walker, seconded by James Myers, and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of April 19, 2022, RPC meeting were presented with one modification and approved by motion from Michelle Morrison, seconded by Benjamin Collings and a voice vote: all yea.

OLD BUSINESS

Application #2022-10—Site Plan Review- Cherokee Self Storage

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application #2022-10). The applicant is requesting site plan review for an additional two buildings at an existing commercial storage site on SR 73. The two buildings were included in the previously approved site plan in 2017 but were not constructed prior to the site plan approval expiring.

In the April 19, 2022 RPC meeting, the application was tabled by the commission due to questions related to the storm water system and issues presented by the neighboring property owner, Clint Black. The commission requested that the Clinton County Engineer's Office visit the site and determine if there are any issues needing addressed.

Taylor Stuckert read the staff report and stated that the County Engineer's Office visited the site on April 28, 2022 and noticed that downspouts on Building F were not connected to the storm water system, which would cause water to drain onto the Black's property. The Engineer's Office stated that this should be corrected prior to approval. Cherokee Storage stated that their contractor wished to install the new downspouts after pouring new foundations so that neither were adversely affected, and that they would devise a temporary solution in the meantime. The County Engineer's Office re-visited the site on May 17, 2022, to confirm that the temporary downspouts have been installed. They could not confirm the effectiveness of this solution and said that it should be viewed only as temporary until the permanent solution is installed.

Taylor Stuckert stated that Clinton County Building and Zoning has done phased building permits where some work could be completed and inspected prior to any additional work commencing, but that Walt Daniel would like to discuss this with the applicant prior to agreeing to this approach.

The applicant contractor, Ruth Campbell of Wyco Consulting presented an updated plan to re-route water. The applicant is requesting that they be allowed to pour footers prior to fully completing the storm water corrections. The applicant stated that the storm water corrections would be fully installed by June 30, 2022. Public comment was heard from Clint Black.

A motion to approve the site plan review contingent upon an approved phased building permit for the pouring of the footers, with no additional work on the proposed site plan commencing until the storm water corrections can be verified by the Clinton County Engineer's Office was made by John Carman, seconded by Robert Thobaben and roll call vote: 9 yea, 0 nay, 2 abstention.

NEW BUSINESS

Application #2022-19- Subdivision Variance (Driveway Separation)

The applicant is requesting to split a residential structure, along with 4.192 acres of land, and a separate 6.189-acre parcel of land from the 47.723-acre parcel.

Taylor Stuckert read the staff report and stated that staff received comments from the Clinton County Engineers Office stating that they visited the site and did not observe any safety concerns needing addressed. Staff felt that the request satisfied the criteria for a variance and would request that the parcels being split be restricted. The larger tract should be granted only a farm access drive until it is improved by the property owner to a dedicated street, and the smaller tract should be labeled an exempt tract transferrable to only adjoining property owners.

A motion to approve the subdivision variance request with access and development restrictions being placed on the 37.342-acre tract and the 6.189-acre tract be restricted as a non-building lot due to satisfaction of the criteria for a variance was made by Jim Fife, seconded by Rick Walker and roll call vote: 11 yea, 0 nay, 0 abstention.

FINANCIAL REPORT

Taylor Stuckert presented the financial report and the following bills: Treetop Product invoice for Age Friendly Benches and refund for Adobe Suite Products.

The report and bills were approved by motion from Robert Thobaben, seconded by John Carmen and voice vote: all yea.

RPC STAFF UPDATE

Taylor Stuckert provided a staff update to the board. He updated the board on the following: the Clinton County 2040 Plan was approved and adopted, The Clinton County Broadband Analysis is in its final draft, 4 new Fellows start this summer working on a range of projects for the Fellows Program, ODOT Grant results are still pending but Land Banck has sold 11 properties this month, Age Friendly Benches have been fully installed, and Taylor Stuckert presents at the Greater Ohio Policy Center Summit in June 2022.

With no further business to conduct, the Commission adjourned by motion from Robert Thobaben at approx. 7:52 pm.

Respectfully submitted and approved this _____ day of _____ 2022.

Dwayne Dearth, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

Minutes for the CLINTON COUNTY REGIONAL PLANNING COMMISSION OR THE EXECUTIVE COMMITTEE

June 21, 2022

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

ROLL CALL

Chairperson Dwayne Dearth called the meeting to order at approximately 7:00 p.m. local time with the following Planning Commissioners present.

Dauna Armstrong (7:21 p.m.)

John Branstrator

Ruth Brindle

John Carman

John Cohmer

Benjamin Collings

Dwayne Dearth

Michelle Morrison

James Myers

Matt Purkey

Robert Thobaben

The Commission attained a quorum.

A motion was made to approve the agenda by John Cohmer, seconded by Matt Purkey, and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of May 17, 2022, RPC meeting were presented and approved by motion from James Myers, seconded by Matt Purkey and a voice vote: all yea.

OLD BUSINESS

NEW BUSINESS

Application #2022-20—Site Plan Review- R+ L Carriers

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application #2022-20). The applicant has applied for Site Plan Review for a new 17,650 square foot new building for a Disaster Recovery Data Center at 600 Gillam Road.

The applicant states that this development, with the addition of new landscaped areas, will reduce the current impervious area by approximately 0.3 acres. The building elevations provided show the design of the building will match the existing office buildings on site.

Taylor Stuckert read the staff report and reported that staff has received comments from the Clinton County Engineer's Office stating that the plans demonstrate compliance with the Clinton County Water Management and Sediment Control Regulations. Additionally, staff has received comments from the Clinton County Building and Zoning Department stating that setbacks should be shown on the site plan, and additional detail is needed on the landscaping plan to demonstrate conformance. Discussion followed.

A motion to approve the site plan review contingent upon addressing plan details with Building and Zoning to demonstrate conformance with the Zoning Resolution was made by John Cohmer, seconded by John Carman and roll call vote: 10 yea, 0 nay, 0 abstention.

Application #2022-21-Major Subdivision/ Construction Plan Review- G+L Development LLC

The applicant, G + L Development LLC, is requesting approval of Construction Plans for Phase Two of the development at Todd's Fork Estates, with the addition of fifteen (15) lots. This request follows previous CCRPC approval of Phase Two Preliminary Plans on June 15, 2021.

Taylor Stuckert read the staff report and stated that the applicant received Preliminary Plan Approval on June 15, 2021, for Phase Two to plat an additional fifteen (15) lots. Staff previously received comments from the Clinton County Health

District stating that the applicant will need to complete a review to follow OAC 3701-29-08 prior to Final Plat, but that the Health District has no objections to the Commission approving Construction Plans prior to this review.

Additionally, staff has received comments from the Clinton County Soil and Water Conservation District stating that they have reviewed the plans for conformity to their regulations and that they will be on-site to ensure that regulations are appropriately followed during construction.

Taylor Stuckert stated that the applicant has met with the Ohio Environmental Protection Agency (OEPA) and had follow up discussion with these entities on whether they are required a Section 404 permit and Section 401 certification certifications. These will need to be confirmed with the OEPA by the applicant.

Staff has received comments from the Clinton County Engineer's Office on June 8, 2022, stating that the applicant has satisfied the requirements of the Construction Methods and Technical Specifications of the Clinton County Engineer and the Clinton County Water Management and Sediment Control Regulations. Discussion followed.

A motion to approve the Construction Plans contingent upon all remaining items pertaining to the start of Construction and Final Plat be satisfied by either start of construction or Final Plat submission was made by Robert Thobaben, seconded by James Myers and roll call vote: 10 yea, 0 nay, 0 abstention.

Applicant #2022-23- Request to Rezone Property- BGW Land Development LLC

BGW Land Development LLC requested a recommendation to rezone the property at Parcel #010030201000000, 4352 US22/3, from Agriculture and Open Space Preservation (A-1), to Suburban-Residential (S-R). The developed area adjacent to the property to west is currently zoned S-R. The subdivision neighborhood, Country Manor, to the east of the proposed area is currently zoned Rural-Residential (R-R), which has similar lot dimensional requirements.

Taylor Stuckert read the staff report which did not receive any comments from Ohio Department of Transportation, Engineer's Office, Health Department, Building and Zoning, and Soil and Water.

From the Comprehensive Plan, the property does not have major Constrained Land concerns though there are some steep slopes to observe should the property be developed. The property does not fall under a high concentration of prime farmland, does have soil drainage suitable for development, and falls under the Rural-Mixed classification in the Future Character Areas Map, which identifies low-density residential subdivisions as an appropriate land use.

A motion to approve the proposed zoning change based upon review of the application, along with the Clinton County 2040 Comprehensive Plan was made by James Myers, seconded by John Cohmer, and roll call vote: 9 yea, 0 nay, 1 abstention.

Applicant # 2022-24- Site Plan Review- Buckeye RV/Cincinnati Commercial Contracting

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application #2022-24). Agent Christian Stone (Cincinnati Commercial Contracting) on behalf of WFE Properties, LLC is requesting site plan approval for a new 7,420 square foot sales office to an existing development on SR 73.

Taylor Stuckert read the staff report Staff received comments from the Clinton County Building and Zoning Department that the plans conform to the Clinton County Zoning Resolution. Staff also has received comments from the Clinton County Engineer's Office stating that they have reviewed the plans, and the plans do appear to follow the Clinton County Water Management and Sediment Control Regulations. Staff received comments from the Ohio Environmental Protection Agency (OEPA) that the applicant has received its Permit to Install (PTI) for the development.

A motion to approve the Final Site Plan was made by Matt Purkey seconded by Michelle Morrison, and roll call vote: 11 yea, 0 nay, 0 abstention.

FINANCIAL REPORT AND

Taylor Stuckert presented the financial report and the mileage reimbursement bill.

The report and bills were approved by motion from Robert Thobaben, seconded by Matt Purkey and voice vote: all yea.

RPC STAFF UPDATE

Taylor Stuckert provided a staff update to the board. He updated the board on the following: Cherokee Storage inspection is complete, Fellows have started their work and will be at the July 2022 meetings, Land Bank is still waiting for the ODOD Grant update, but demolitions will be moving forward, and Age Friendly Benches press release has been completed and published.

Lastly, Taylor Stuckert updated the board on the Memorial Event for Dan Evers will be at the Murphy Theatre on Wednesday June 22, 2022, at 6:00 p.m. All the donations received at the event will go to the American Heart Association. Taylor Stuckert encouraged the board to attend if they are able.

With no further business to conduct, the Commission adjourned by motion from Jon Branstrator at approx. 7:41 pm.

Respectfully submitted and approved this _____ day of _____ 2022.

Dwayne Dearth, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

Minutes for the CLINTON COUNTY REGIONAL PLANNING COMMISSION OR THE EXECUTIVE COMMITTEE

July 19, 2022

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

ROLL CALL

Chairperson Dwayne Dearth called the meeting to order at approximately 7:00 p.m. local time with the following Planning Commissioners present.

Dauna Armstrong (left 8:22pm)	Kirk Knoblauch	Rick Walker
John Branstrator	Michelle Morrison	
John Carman	James Myers	
Benjamin Collings	Matt Purkey	
Dwayne Dearth	Robert Thobaben	

The Commission attained a quorum.

A motion was made to approve the agenda by Rick Walker, seconded by John Carman, and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of June 21, 2022, RPC meeting were presented and approved by motion from James Myers, seconded by Matt Purkey and a voice vote: all yea.

OLD BUSINESS

NEW BUSINESS

Application #2022-26—Variance—Access Management—James and Angel Aubry

The applicant, James and Angel Aubry are requesting a variance to the Access Management Regulations related to driveway separation requirements on Turner Road in Clark Township. The applicant is requesting to split a 3.587-acre parcel, which currently has two residential structures on it, into two lots, Tract A at 1.473 acres and Tract B at 2.114 acres.

Taylor Stuckert read the staff report and reported that staff has received comments from the Clinton County Engineer's Office stating that they did not observe any safety concerns should the new tract be required to meet one of the following conditions: an ingress/egress easement over the existing driveway on the current parcel or through a new driveway located on the extreme west side of the 2.1105-acre tract that is proposed. Taylor continued that staff felt that the applicant satisfied the four criteria of the Unnecessary Hardship Test noting the established existence of the driveway, that it is residential, so low-volume, and no new drive would be created. Discussion followed.

A motion to approve the variance request due to satisfaction of the Unnecessary Hardship Test per the ORC and contingent upon access being restricted to easement on the existing drive for both parcels was made by Dauna Armstrong, seconded by Robert Thobaben and roll call vote: 11 yea, 0 nay, 0 abstention.

Application #2022-28—Variance (Subdivision Regulations)—David and Sue Maple FLRT/Cross Development

The applicant Cross Development, on behalf of property owner David and Sue Maple FLRT, requested a variance to the Subdivision Regulations related to driveway separation requirements per Clinton County Access Management Regulations on US Route 68 South at SR 350 on Parcel #330010514000000. Specifically, the applicant requested to split a vacant 6.287-acre parcel of land into two parcels, Parcel A—2.245 acres and Parcel B—1.603 acres.

The lot proposed to be developed has a proposed lot frontage of two hundred and sixteen (216) feet and establishes a new commercial drive at most approximately three hundred and thirty (~330) feet from the adjacent residential driveway to the north instead of the required six hundred (600) feet per the access management regulations.

Taylor Stuckert read the staff report. Staff received comments from the Clinton County Engineers Office stating that, should the variance be approved, they would recommend that at least one of the parcels be subject to restrictions that would prohibit future access to US 68 and restricted conveyance to adjacent property owners via notes on the survey and deed restrictions. Taylor Stuckert continued the report, which stated that staff did not feel the variance request satisfies all of the criteria for the Unnecessary Hardship Test per ORC 5552.07. Specifically, staff felt that Criteria One (1), variance would not be contrary to public interest, could not be satisfied given the commercial nature of the proposed use and proximity of proposed drives to the intersection of two thoroughfares and adjacent residential driveway, Criteria Two (2) due to the lack of special conditions specific to the site where literal enforcement will result in unnecessary hardship, or Criteria Four (4), that substantial justice shall be done by granting the variance. Staff also noted that Section 100.11 (3)(b) in the Clinton County Subdivision Regulations states that, "under no circumstances shall a variance be granted for the sole purpose of increasing the economic benefit of the applicant," which staff felt applied to this request give the applicant could develop the lot as proposed as currently configured but is requesting to subdivide strictly for economic benefit. Taylor Stuckert stated that staff recommends denial of the variance request due to the request not satisfying the criteria of the Unnecessary Hardship Test related to ORC 5552.07.

Discussion from the board followed with questions on the nature of the proposed development, land use, and precedent of the board. The applicants, Susan Maple and Cross Development spoke in favor of the proposed development and that the Dollar General is a viable need for the area. Taylor Stuckert reiterate that the application is focused on the justification for the subdivision variance and needs to satisfy the criteria of the Unnecessary Hardship Test and is not an endorsement on business viability. Assistant Prosecutor Justin Dickman emphasized to the board the need to focus on the facts of the proposed subdivision and the requirements for granting a variance.

A motion to deny the variance application, due to not satisfying all the criteria of the Unnecessary Hardship Test was made by Robert Thobaben, seconded by John Carman and roll call vote: 9 yea, 1 nay, 1 abstention.

Applicant #2022-29—Preliminary Site Plan Review—Lotus Storage dba Cherokee Self Storage

Applicant Cherokee Self Storage is requesting a preliminary site plan approval for a proposed Recreational Vehicle (RV) Storage facility on approximately thirteen (13) acres at the corner of Old Denny Road and SR 73 West in Chester Township on an undeveloped portion of land currently owned by Caesar Hills LLC (Caesar Hills Flea Market).

The applicant had previously applied for Conditional Use approval from the Clinton County Board of Zoning Appeals (BZA) but requested to seek Preliminary Site Plan approval first on the access to SR 73 West in order gauge project feasibility.

Taylor Stuckert read the staff report. Staff received several comments from the Clinton County Engineer's Office concerning this request. The Engineer's Office documented several studies and improvements that would be required for Old Denny Road provided by the applicant and that compliance with the Clinton County Water Management and Sediment Control Regulations would be required consistent with all commercial developments in Clinton County. In addition, a variance to the Clinton County Subdivision Regulations would need to be granted to allow for a new driveway on SR73 due to driveway separation limitations, and given that Section 6.04 of the Clinton County Access Management Regulations state that "no new driveways or driveway upgrades shall be permitted along a roadway from parcels or contiguously owned parcels where access is available or can be made available from a lower classification road or street."

Paul Goodhue, an engineer contracted by Cherokee Storage, reported that adding access via Denny Road is not feasible due to costs and time to renovate the road. Additionally, Paul Goodhue and applicant, Mark Shawver stated that they have received a verbal approval from the Ohio Department of Transportation (ODOT) on approving a variance. Taylor Stuckert stated that ODOT has not approved a required variance from ODOT for the driveway.

Discussion from the board followed. Michelle Morrisson commented that the board has previously addressed issues on SR73 West and Caesar Hills was required to provide access improvements to their entry point that would be negatively

effected by this proposal. Other board members spoke to the existing challenges along that stretch of SR 73 West and concerns about exacerbating those issues.

A motion to deny the Preliminary Site Plan Review was made by Robert Thobaben, seconded by Michelle Morrison, and roll call vote: 11 yea, 0 nay, 0 abstention.

FINANCIAL REPORT AND BILLS

Taylor Stuckert presented the financial report and one invoice.

The report and bills were approved by motion from Robert Thobaben, seconded by Matt Purkey and voice vote: all yea.

RPC STAFF UPDATE

Taylor Stuckert provided a staff update to the board. Taylor Stuckert introduced two of the four Clinton Community Fellows. The Fellows presented a brief introduction to their summer projects. Their final presentation will be August 4, 2022, at 8 am in the Hilton Hotel Conference Room. Additionally, Taylor Stuckert updated the board that the Land Bank has received \$500,000.00 from ODOT Grant to complete upcoming demolitions of 11 properties.

Taylor Stuckert updated the board that County Commissioners have published the County Broadband Study and is meeting with contractors for future EV Charging Study.

Lastly, Taylor Stuckert updated the board that he has offered our support on work to the staff at the Clinton County Port Authority given the recent loss of Executive Director, Dan Evers.

With no further business to conduct, the Commission adjourned by motion from Robert Thobaben at approx. 8:37 pm.

Respectfully submitted and approved this _____ day of _____ 2022.

Dwayne Dearth, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

Minutes for the CLINTON COUNTY REGIONAL PLANNING COMMISSION OR THE EXECUTIVE COMMITTEE

August 16, 2022

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

ROLL CALL

Chairperson Dwayne Dearth called the meeting to order at approximately 7:00 p.m. local time with the following Planning Commissioners present.

Ryan Bowman
John Branstrator
Ruth Brindle
John Carman

John Cohmer
Benjamin Collings
Dwayne Dearth
Jim Fife

Kirk Knoblauch
James Myers
Matt Purkey
Robert Thobaben
Rick Walker

The Commission attained a quorum.

A motion was made to approve the agenda by James Myers, seconded by John Cohmer, and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of July 19, 2022, RPC meeting were presented and approved by motion from Jim Fife, seconded by Rick Walker and a voice vote: all yea.

OLD BUSINESS

NEW BUSINESS

Application #2022-30—Site Plan Review—Midwest Service Station Maintenance/7111 State Property LLC

Applicant, Midwest Service Station is requesting a site plan approval for a proposed installation of a new station canopy to provide a new service to semi-truck traffic on approximately 2.96 acres at the corner of Denny Road and SR 73 West in Chester Township.

Larry Keith, the architect representing the applicant, presented to the board an overview of the proposed canopy installation. Larry Keith noted that the plan is to install 20,000-gallon tanks and about 5 to 6 trucks a day will be using the facility. Additionally, Larry Keith added that they plan to have a surveyor visit the site to work on the consolidation of the parcel lots and they are meeting with Ohio Environmental Protection Agency (OEPA) to discuss the sewer issues. Applicant has not reached out to Ohio Department of Transportation (ODOT).

Taylor Stuckert read the staff report. Staff has not seen details on any planned signage or traffic management plans for the addition of semi-truck traffic to this site. Additionally, staff received comments from the Clinton County Engineer's Office, and they stated this site would not require any detention analysis under the Water Management and Sediment Control Regulations.

Josh Harmon from Clinton County Building and Zoning presented their report. Josh noted that the applicants will require a conditional use permit from the BZA if this project were to move forward.

A motion to table the site plan review request until the applicant has provided additional details regarding ingress/egress controls for the proposed new use, sanitary requirements of OEPA, conditional use permit, and consolidation survey are near complete was made by Robert Thobaben, seconded by Matt Purkey, and roll call vote: 13 yea, 0 nay, 0 abstention.

Application #2022-31— Site Plan Review—Terry Tegtmeier

The applicant Terry Tegtmeier is seeking a site plan approval for a proposed installation of three (3) new storage buildings for a total of 19,800 square feet at the corner of Meadowview Lane and US 68 North in Liberty Township.

Josh Harmon read the BZA report. Josh Harmon stated that applicant will need to rezone the property from C2 to C3 or the applicant will need to seek a variance then a conditional use permit to have commercial storage units. Additionally, John Harmon stated that the applicant is lacking plans for parking and additional details. Josh Harmon recommends tabling the request or the applicant will need to present to the BZA if the Planning Commission decides to approve the project.

Taylor Stuckert presented the staff report. Taylor stated that the applicant had been approved for the first set of storage facilities in 2013 by the CCRPC. Though approved for Minor Subdivision in October 2021, the applicant has not yet recorded a deed for the proposed parcel identified in the plans presented.

Staff received comments from the Clinton County Engineer's Office. The Engineer's Office noted that the applicant has not submitted a stormwater analysis or erosion control plan. Due to this, the Engineer's Office has not provided any review as required by the Site Plan Review process. The Engineer's office notes that in order for the applicant's site to be exempted from meeting these requirements of the Water Management and Sediment Control Regulations, the applicant will need to acquire a variance approval from the Clinton Soil and Water Conservation District per those regulations.

Staff recommends denial of the application per the County Engineer's report due to the inability to obtain the Site Plan approval without meeting the requirements of Water Management and Sediment Control Regulations.

Terry Tegtmeier responded stating that he will not be able move forward with the project due to the restrictions in obtaining the necessary requirements, especially stormwater analysis due to lack of space of the property. Terry added that the previous developments on the property were allowed without the stormwater review, and given that, he feels this should be allowed as well. Taylor Stuckert replied that he cannot comment on previous approvals, but that the requirements are to have storm water approval for this development.

Bob Thobaben asked if there are avenues for Terry Tegtmeier could use, I order to "grandfather in" his request. Taylor Stuckert explained that there is a variance process, but he can only be exempted by Clinton Soil and Water, and that the RPC does not have that authority. The RPC's authority is for site plan review and to review the application per those requirements, which includes storm water analysis.

Justin Dickman added that if the board decide to deny, Terry Tegtmeier can appeal the decision. Also, Justin Dickman said he will investigate the board's authority to "grandfather."

A motion to table the site plan review, in order for the applicant to first pursue a variance from the Clinton County Water Management and Sediment Control Regulations from the Clinton Soil and Water Conservation District, was made by Robert Thobaben, seconded by Kirk Knoblauch and roll call vote: 13 yea, 0 nay, 0 abstention.

Applicant #2022-32—Site Plan Review— Stewart Development/Lazy Days RV

Applicant Stewart Development, on behalf of Lazy Days RV, is seeking a site plan approval for a proposed installation of a new RV sales and maintenance facility on approximately 11.98 acres at the terminus of West Curry Road in Liberty Township.

Applicants Vince Odine and Max Paton presented the proposal to the Planning Commission.

Taylor Stuckert read the staff report. Staff received comments from the Clinton County Engineer's Office, Clinton Soil and Water Conservation District, and Ohio Environmental Protection Agency (OEPA). The applicant satisfied the Clinton County Engineer's Office, Clinton Soil and Water Conservation District's requirements. However, the applicant has outstanding issues with the existing design for wastewater treatment and water management with the OEPA. Staff noted that the applicant is responding to those items and appears to be working with the OEPA to get the issues resolved.

Josh Harmon read the BZA report. Josh Harmon stated that the applicant will need to meet signage and parking requirements.

Taylor Stuckert stated that staff recommends approval of the site plan contingent upon final approval from the OEPA, staff review and approval of signage plans, and final consolidation of the lot.

A motion to approve the Site Plan Review contingent upon final approval from OEPA, staff review and approval of new signage, and consolidation of the lot, was made by Rick Walker, seconded by John Cohmer, and roll call vote: 13 yea, 0 nay, 0 abstention.

Todds Fork Construction Update

Taylor Stuckert gave an update to the construction plans the Todd's Fork Estates subdivision. A modification was made to shorten a cul-de-sac and alter a couple lot lines, which will be illustrated on the Final Plat.

FINANCIAL REPORT AND BILLS

Taylor Stuckert presented the financial report and one two bills: 1) A project support invoice and 2) Fellows 2022 invoice.

The report and bills were approved by motion from Matt Purkey, seconded by John Carman and voice vote: all yea.

RPC STAFF UPDATE

Taylor Stuckert provided a staff update to the board.

Taylor Stuckert stated that staff is creating a Land Bank specific progress report covering the last 6 years. Currently, staff has 9 properties expected to be demolished in the coming months through the ODOD awarded grant of \$500,000. Staff expects to add to that sum with the addition of bigger demolition projects such as the old laundromat in New Vienna, owned by the Sabina Library and the Mulberry Street project in Wilmington.

Taylor Stuckert updated the board that the Lumberton Restaurant on US 68 is expected to open this coming Fall.

With no further business to conduct, the Commission adjourned by motion from John Cohmer at approx. 8:02 pm.

Respectfully submitted and approved this _____ day of _____ 2022.

Dwayne Dearth, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

Minutes for the CLINTON COUNTY REGIONAL PLANNING COMMISSION OR THE EXECUTIVE COMMITTEE

September 20, 2022

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

ROLL CALL

Chairperson Dwayne Dearth called the meeting to order at approximately 7:00 p.m. local time with the following Planning Commissioners present.

Ryan Bowman
John Branstrator
Ruth Brindle
John Carman
John Cohmer

Benjamin Collings
Dwayne Dearth
Jim Fife
Kirk Knoblauch
Michelle Morrison

Matt Purkey
Damian Snyder
Robert Thobaben

The Commission attained a quorum.

A motion was made to approve the agenda by John Cohmer, seconded by Bob Tobaben, and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of August 16, 2022, RPC meeting were presented and approved by motion from Jim Fife, seconded by Michelle Morrison and a voice vote: all yea.

OLD BUSINESS

Application #2022-30—Site Plan Review—Midwest Service Station Maintenance/7111 State Property LLC

Applicant Midwest Service Station is requesting a site plan approval for a proposed installation of a new station canopy to provide a new service to semi-truck traffic on approximately 2.96 acres at the corner of Denny Road and SR 73 West in Chester Township. The applicant has stated that the new installation would service 5-6 trucks over a 24-hour period. The application was tabled at the August meeting.

Larry Keith, the architect representing the applicant, presented to the board updates on the progress to the concerns from last month's meeting. Updated ingress/egress controls were added to the site plan, sanitary requirements from OEPA will be assessed by OEPA soon, a consolidation survey is complete and will soon be recorded, and the applicant has applied for a conditional use permit and are awaiting approval from the Board of Zoning Appeals. In addition, Larry Keith stated that signage will be updated and consolidated, and parking will be added to meet zoning code. Discussion followed.

Taylor Stuckert read the staff report. Several of the outstanding issues were addressed by Larry Keith's presentation. However, staff has received updated comments from ODOT stating the applicant needs to provide reasoning on the lack of traffic analysis for the unfeasible turn lane. Additionally, staff has not received confirmation from OEPA.

A motion to approve the site plan contingent upon the final consolidation survey, OEPA approval, and conditional use permit approved was made by Matt Purkey, seconded by Ruth Brindle, and a roll call vote: 13 yea, 0 nay, 0 abstention.

Application #2022-31— Site Plan Review—Terry Tegtmeyer

The applicant Terry Tegtmeier is seeking site plan approval for a proposed installation of three (3) new storage buildings for a total of 19,800 square feet at the corner of Meadowview Lane and US 68 North in Liberty Township. The application was tabled at the August meeting.

Taylor Stuckert presented the staff report. Taylor stated that the applicant had been approved for the first set of storage facilities in 2013 by the CCRPC. Though approved for Minor Subdivision in October 2021, the applicant has not yet recorded a deed for the proposed parcel identified in the plans presented.

Staff received comments from the Clinton County Engineer's Office. The Engineer's Office noted that the applicant has not submitted a stormwater analysis or erosion control plan. Due to this, the Engineer's Office has not provided any review as required by the Site Plan Review process. It was noted at the August meeting, that the applicant would need a variance from the Clinton Soil and Water Conservation District in order to be exempt from storm water review. Staff was informed that the applicant was denied the variance request from the Clinton Soil and Water Conservation District at their September 13, 2022, meeting.

Staff recommends denial of the application per the County Engineer's report due to the inability to obtain the Site Plan approval without meeting the requirements of Water Management and Sediment Control Regulations.

Terry Tegtmeier stated that the previous developments on the property were allowed without the stormwater review, and given that, he feels this should be allowed as well. Taylor Stuckert replied that he cannot comment on previous approvals, but that the requirements are to have storm water approval for this development. Taylor Stuckert responded that the applicant's current buildings are considered grandfathered in, however, new development must follow today's standards and protocol. Similar sentiments were reiterated by several other board members.

Justin Dickman added that if the board decide to deny, Terry Tegtmeier can appeal the decision.

A motion to deny the site plan review, was made by Robert Thobaben, seconded by Kirk Knoblauch and a roll call vote: 13 yea, 0 nay, 0 abstention.

NEW BUSINESS

Applicant #2022-35—Access Management Variance—Lisa and Tyson Castor

The applicant is requesting to add an additional driveway on a 4.104-acre parcel in Liberty Township.

Lisa and Tyson Castor presented to the board their proposal for a new driveway along the western side of the lot along Faulkner Road. Additionally, they wish to construct a new residential structure on the property. Currently, access to the property is on the southern side of the lot on Port William Road. The applicants were sworn in by Assistant Prosecutor Justin Dickman.

Taylor Stuckert read the staff report. The main concern regarding the proposed driveway is that it does not meet the sight distance requirements of the Clinton County Access Management Regulations. Staff received comments from the Clinton County Engineers Office stating that the applicant is required to have 495 feet of sight distance due to the speed of 55 miles per hour. The applicant currently has 305 feet facing the north. The Engineer's Office has suggested an easement on the adjoining property or a petition to have the speed reduced, which would require the performance of a speed study by the Ohio Department of Transportation (ODOT). It is opinion of the Engineer's Office that the variance would result in the creation of a significant safety hazard to the applicant and the traveling public, and that they strongly discourage the issuance of this variance.

Michelle Morrison expressed her sympathy for the applicant's situation, but based on personal experience, the location of proposed drive is a major traffic safety concern. Michelle Morrison also suggests extending current drive on Port William Road or obtaining an easement. The applicant responded that they do not have the funds now to extend the drive. Also, they have reached out the neighbor to explore the easement solution, however, they were not successful.

A motion to table the access management variance request to allow time for the applicants to do due diligence and discuss potential solutions with Township Trustees and the Engineers Office was made by Matt Purkey, seconded by Jim Fife, and a roll call vote: 13 yea, 0 nay, 0 abstention.

Applicant #2022-40—Site Plan Review—Buckeye RV

Agent Christian Stone (Cincinnati Commercial Contracting) on behalf of Buckeye RV requested site plan approval for a new gravel parking area that is approximately 1.3 acres in size with approximately 90 new parking spaces. Christian Stone presented to the board the existing gravel parking lot and the requested extension of the gravel lot to account for the increased inventory of RVs.

Taylor Stuckert read the staff report. Staff received comments from the Clinton County Engineer's Office stating that no stormwater analysis has been submitted to their office and that conformance with the Clinton County Water Management and Sediment Control Regulations has not been confirmed. The Engineer's Office requested that the CCRPC not approve any plans until this has been completed.

Josh Harmon from County Building and Zoning presented to the board and stated that the plan is in conformance to the zoning code. Taylor Stuckert pointed out that signage was not shown in the site plan but will need to be approved by Building and Zoning.

A motion to approve the Site Plan contingent upon the Engineer's Office review and approval of storm water analysis and approval on signage from Building and Zoning was made by John Cohmer, seconded by Bob Tobaben, and a roll call vote: 13 yea, 0 nay, 0 abstention.

2023 Projected Revenues

Taylor Stuckert presented to the board the projected revenue for 2023. Taylor Stuckert presented similar projections as last year but noted that the RPC is new revenue streams to support additional staff and economic development. A motion to approve the projections was made by Matt Purkey, seconded by John Carman, and voice vote: all yea.

FINANCIAL REPORT AND BILLS

Taylor Stuckert presented the financial report and two bills: 1) Mileage Reimbursement and 2) Physical Copies of the Comprehensive Plan 2040.

The report and bills were approved by motion from Ruth Brindle, seconded by Matt Purkey, and voice vote: all yea.

RPC STAFF UPDATE

Ruth Brindle presented to the board regarding the upcoming Career Exploration Fair on September 28, 2022 put on by the Workforce Collaborative. Ruth Brindle asks the board for your engagement in distribution of flyers and spreading the word of the event.

Taylor Stuckert updated the board that the staff printed 50 copies of the Comprehensive Plan 2040. Taylor Stuckert encourages distribution and feedback. The next step for the plan is to create an auditing committee to review and revise the plan and its implementation progress.

Additionally, Taylor Stuckert updated the board that meetings with the County Commissioners regarding improvements to interstate infrastructure and allocating water to the village of Sabina went very well. Next steps include starting the RFP process for the projects.

Taylor Stuckert also updated the board that he has upcoming speaking engagements. Taylor Stuckert said that he will virtually present on a panel on the topic of mass layoffs and local impacts. This panel is part of the Organization for Economic Cooperation and Development based out of Paris, France. Additionally, Taylor Stuckert said that he will be traveling to Grand Rapids, Michigan to present on a panel on Rural Economic Development. This panel is part of the

conference for the Federal Reserve of Chicago titled "Creating Conversations on the Challenges and Opportunities Facing Rural Economic Development."

Taylor Stuckert updated the board that the Land Bank has received its signed Grant Agreement and will be getting the allocated \$500,000 soon.

Taylor Stuckert updated the board that on Saturday Sept 24, 2022, the trail opening of the trail ceremony will commence on Nelson Road. Guest Speakers includes Linda Bailiff and additional ODNR speakers.

With no further business to conduct, the Commission adjourned by motion from John Cohmer at approx. 8:20 pm.

Respectfully submitted and approved this _____ day of _____ 2022.

Dwayne Dearth, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

Minutes for the CLINTON COUNTY REGIONAL PLANNING COMMISSION OR THE EXECUTIVE COMMITTEE

October 18, 2022

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

ROLL CALL

Chairman Mr. Dwayne Dearth called the meeting to order at approximately 5:30 p.m. local time, with the following Planning Commission Executive Committee members present.

Dewayne Dearth
John Cohmer
Robert Thobaben
Ruth Brindle
Excused: Jon Branstrator

The Commission attained a quorum.

A motion to approve the agenda by Mr. John Cohmer, seconded by Mr. Bob Thobaben and a voice vote: all yea.

NEW BUSINESS

2023 Revenue Projection

Executive Director Taylor Stuckert presented an update to the 2023 Revenue Projections. He proposed making changes to the "Grants" line due to possible revenue from the City of Wilmington for special projects for the Comprehensive Plan update and Subdivision Regulations update in 2023 as well as for grant administrative revenue from the land bank's ODOD grant.

A motion to approve the amended 2023 Revenue Projection was made by John Cohmer, seconded Ruth Brindle, and a voice vote: all yea.

Executive Session Pursuant to: RC 121.22(g)(1) to consider the compensation of a public employee.

A motion was made to enter Executive Session pursuant to RC 121.22(g)(1) to consider the compensation of a public employee by Ruth Brindle, seconded by John Cohmer, and a roll call vote: 4 yea, 0 nay, 0 abstention at 5:35pm.

A motion was made to exit Executive Session pursuant to RC 121.22(g)(1) to consider the compensation of a public employee by John Cohmer, seconded by Ruth Brindle, and a roll call vote: 4 yea, 0 nay, 0 abstention at 5:58pm.

2023 Budget Recommendation

Taylor Stuckert presented the 2023 Budget showing increases in staff salaries and related benefits costs and General Services due to the prospect of the two projects for the City of Wilmington.

A motion was made to approve the draft budget and recommend approval to the full commission by Robert Thobaben, seconded by Ruth Brindle, and a roll call vote: 4 yea, 0 nay, 0 abstention.

FINANCIAL REPORT

Mr. Taylor Stuckert presented the financial report and three invoices for mileage reimbursement, Auditor of State, and Amazon.

The report and invoice were approved by motion from John Cohmer, seconded by Ruth Brindle and voice vote: all yea.

A motion to adjourn was made by Robert Thobaben at 6:09pm.

Respectfully submitted and approved this _____ day of _____ 2022.

Dwayne Dearth, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

Minutes for the CLINTON COUNTY REGIONAL PLANNING COMMISSION OR THE EXECUTIVE COMMITTEE

November 15, 2022

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

ROLL CALL

Chairperson Dwayne Dearth called the meeting to order at approximately 7:00 p.m. local time with the following Planning Commissioners present.

John Branstrator
John Cohmer
Benjamin Collings
Dwayne Dearth
Jim Fife

Kirk Knoblauch
Michelle Morrison
James Myers
Sally Orihood
Damian Snyder

The Commission attained a quorum.

A motion was made to approve the agenda by John Cohmer, seconded by James Myers, and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of October 18, 2022, Executive RPC meeting and minutes of September 20, 2022, RPC meeting were presented and approved by motion from Michelle Morrison, seconded Damian Snyder by and a voice vote: all yea.

OLD BUSINESS

Applicant #2022-35—Access Management Variance—Lisa and Tyson Castor

In September's meeting, the applicant presented their request to add an additional driveway on a 4.104-acre parcel in Liberty Township.

Taylor Stuckert reminded the board that in September's meeting a motion was made to table the access management variance request to allow time for the applicants to do due diligence and discuss potential solutions with the Liberty Township Trustees and the Engineers Office.

The applicant has confirmed whether they have contacted the Liberty Township trustees since September's meeting. However, the applicant reported to have had positive conversations with the neighbor to acquire land for a safe driveway location which would eliminate the issue with the access management variance.

Taylor Stuckert stated to the board that the variance does not meet the unnecessary hardship test and Clinton County's Engineers Office has major safety concerns if the variance is approved.

A motion to deny the variance due to the lack of evidence in meeting the unnecessary hardship test requirements and the safety concerns from the Engineers Office was made was made by Kirk Knoblauch, seconded by Jim Fife, and a roll call vote: 10 yea, 0 nay, 0 abstention.

NEW BUSINESS

Applicant #2022-43—Site Plan Review—Collette Propane

Mike Newton (Collett Propane) on behalf of Collett Ventures, LTD presented to the board the request for a new 4,900 square foot pole barn to store business-related equipment. Applicant noted that they are working to revise lot lines to conform to the zoning. In addition, the applicant stated that the building will not have any restroom facilities requiring sanitary sewer review.

Taylor Stuckert read the staff report.

Staff received comments from Building and Zoning Department. stating that the applicant will need a Conditional Use Permit from the Board of Zoning Appeals for indoor storage in a C-3 General Commercial Zone.

Additionally, the applicant will be required to dedicate three (3) additional parking spaces and demonstrate compliance on the dustless surface requirements of the Zoning Resolution.

Due to the size of the new structure, and its lack of impact on existing storm water controls, it is exempt from the Clinton County Water Management and Sediment Control Regulations.

A motion to approve Final Site Plan contingent upon satisfaction to the comments provided by CC Building and Zoning was made by Ben Collings, seconded by John Cohmer, and a roll call vote: 10 yea, 0 nay, 0 abstention.

2023 Revenue Update

Taylor Stuckert presented the updated revenues to the board. The City of Wilmington's contributions are planned to increase and admin revenue are planned to increase from the ODOD grant. The changes were adopted at the previous Executive Committee meeting. No vote needed.

2023 CCRPC Budget

Taylor Stuckert presented the Executive Committee's approved recommendation for the 2023 CCRPC budget.

Taylor Stuckert explained the biggest increase is General Services which reflects the City projects for Comprehensive Plan and Subdivision Regulations. Additionally, there are increases recommended by the Executive Committee in Staff Salaries for two existing positions, but also for the new position that will be created in the next year.

Taylor Stuckert explained that staff is expecting higher than normal revenues for next year, but with the carryover projection, and current dues (not including other revenues), the board will likely need to assess the fiscal viability of the new position by 2026.

A motion to approve the 2023 CCRPC Budget was made by Jim Myers, seconded by Ben Collings and a roll call vote: 10 yea, 0 nay, 0 abstention.

2012 Remaining Commissioners Dues

Taylor Stuckert presented on remaining dues not paid by the Commissioners. Since then, the Commissioners have raised their contributions to the CCRPC, but for accounting reasons the dues have remained on the invoices to the Commissioners. Taylor Stuckert requested permission from the board to remove this obligation. Discussion Followed.

A motion to approve the removal of the dues to the Commissioners was made by John Cohmer, seconded by Jon Branstrator and a roll call vote: 9 yea, 1 nay, 0 abstention.

FINANCIAL REPORT AND BILLS

Taylor Stuckert presented the financial report and two bills: 1) Mileage Reimbursement and 2) Portsmouth Lunches (Innovation Hub) 3) APA reimbursement, 4) State Auditor.

The financial report and bills were approved by motion from Michelle Morrisson, seconded by Kirk Knoblach and voice vote: all yea.

RPC STAFF UPDATE

Taylor Stuckert updated the board that Ellen Sizer will be taking the AICP exam; updated the board that there he will be sending out an RFP for Areas Plans; updated the board that he and the Port Authority have been working on Economic Development initiatives, like potential large site development and downtown development initiatives.

Additionally, Taylor Stuckert explained there are several discussions and momentum surrounding County Infrastructure and Zoning Update Planning. Most notable are the positive discussion Taylor Stuckert and the Port have had with the Commissioners regarding 73/71 interstate interchange zoning updates. This initiative aligns with the Comprehensive Plan.

In addition, Taylor Stuckert recently signed a support letter for in support of the partnership between the USDA Land Access Program and Agraria, a local organization whose mission is to encourage and develop more regenerative agriculture practices. This grant would allow Agraria and Clinton County to collaborate in initiatives to encourage more first-generation farmers to adopt a more regenerative vision.

Taylor Stuckert will be presenting at the Miami Valley Planning and Zoning workshop on 12/2. Lastly, Taylor Stuckert updated the board that staff has submitted their first round of reimbursements for the ODOD Grant. Current demolition projects are moving along, as well.

With no further business to conduct, the Commission adjourned by motion from John Cohmer at approx. 7:47 pm.

Respectfully submitted and approved this _____ day of _____ 2022.

Dwayne Dearth, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

**Minutes for the
CLINTON COUNTY REGIONAL PLANNING COMMISSION
OR THE EXECUTIVE COMMITTEE**

December 12, 2022

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

ROLL CALL

Chairman Mr. Dwayne Dearth called the meeting to order at approximately 4:00 p.m. local time, with the following Planning Commission Executive Committee members present.

Dwayne Dearth
John Cohmer
Ruth Brindle
Excused: Jon Branstrator, Bob
Thobaben

The Commission attained a quorum.

A motion to approve the agenda by Mr. Ruth Brindle, seconded by Mr. John Cohmer and a voice vote: all yea.

NEW BUSINESS

FINANCIAL REPORT

Mr. Taylor Stuckert presented the financial report and ten invoices for mileage reimbursement, Auditor of State, and office supplies.

The report and invoice were approved by motion from John Cohmer, seconded by Ruth Brindle and voice vote: all yea.

A motion to adjourn was made by John Cohmer at 4:31pm.

Respectfully submitted and approved this _____ day of _____ 2022.

Dwayne Dearth, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director