Minutes for the

**Clinton County Regional Planning Commission**

**Or the Executive Committee**

May 21, 2024

Training Room, Clinton County Administration Building, 1850 Davids Dr., Wilmington, OH 45177

# ROLL CALL

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

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| Ruth Brindle | Mike McCarty | Rick Walker |  |
| John Carmen | Michelle Morrison |  |  |
| John Cohmer | Sally Orihood |  |  |
| Benjamin Collings @ 7:15PM | Damian Snyder |  |  |
| Dwayne Dearth | Robert Thobaben, Jr. |  |  |

The Commission attained a quorum.

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

**Minutes from the Previous Meeting**

Minutes of the April 16, 2024, Regular Meeting (Full Commission) and the May 16, 2024 Meeting (Executive Committee) were presented and approved by motion from Mike McCarty seconded by John Carmen and voice vote: all yeas.

**OLD BUSINESS**

Applicant #2024-10— Site Plan Review — Sandy Creek Partners, LLC

At the April meeting this application was tabled due to the concerns with potential hazardous wildlife within the Airport Zoning District. Jessica Looper, representing Sandy Creek Partners, LLC was at the meeting to answer any questions. Mike McCarty told Jessica “Thank You” for the MOU. The staff report was read which recommends that after careful review of the application and all related documents, the board approve the proposed Site Plan contingent on the dedication of right-of-way measuring thirty-five feet (35’) in width form the center of the road.

Bob Thobaben, with experience in Wildlife Management, brought in a trap that is commonly used near airports to not kill Eagles and instead trap them to other locations. Bob discussed statistics on Eagles and wants to add more protection. Drew DeMarsh followed up by stating that Sandy Creek was wanting to restore habitats and create land conservation. Michelle Morrison asked if Wildlife Management could approach the Port Authorities Wildlife Manager to discuss this option. Clarification was made on the situation. Benjamin Collings arrived to the meeting at 7:15PM.

Initial Vote: A motion to approve the proposed Site Plan contingent on the dedication of right-of-way measuring thirty-five (35’) in width from the center of the road was made by Mike McCarty and seconded by Dwayne Dearth and a roll call vote: 8 yea, 1 nay, 2 abstention.

Conversation was had about revoting due to Benjamin Collings not being in the room during the application discussion so the board and Drew DeMarsh brought Benjamin up to speed on what discussion was had. Benjamin Collings asked for a revote.

Revote: A motion to approve the proposed Site Plan contingent on the dedication of right-of-way measuring thirty-five (35’) in width from the center of the road was made by Benjamin Collings and seconded by Michelle Morrison and a roll call vote: 9 yea, 1 nay, 1 abstention.

**NEW BUSINESS**

Applicant #2024-11 – Site Plan Review – Great Oaks Career Campuses

Dwayne Boso, representing Great Oaks Career Campuses came to the front of the room to present details of the Site Plan application. The request is for Site Plan approval for an approximately 16,800 square foot building intended to accommodate additional programs for Electric Vehicles and the relocation of a construction lab to accommodate a second welding program. There will also be reconfiguration of the parking area with an additional 128 parking spaces, a reconfiguration of lighting, and a reconfiguration of the walking trail to accommodate new parking along Acorn Drive.

Mike McCarty asked about parking and Dwayne Boso stated that it was approved in 2019. Rick Walker asked if there was fire safety in place, Dwayne Boso responded that he wasn’t sure yet.

A motion to approve the proposed Site Plan contingent on satisfying the requirements from the Clinton County Engineer’s Office and Building and Zoning Department was made by Benjamin Collings and seconded by Damian Snyder and a roll call vote: 9 yea, 0 nay, 2 abstention.

Applicant #2024-12 – Site Plan Review – RLR Investments LLC

Pete Battaglia, representing RLR Investments LLC proposed the construction of two new pole structures totaling 24,220 square feet, removal of asphalt, gravel surfacing, removal of existing billboard, removal of an existing utility pole, the replacement of an existing storm outlet structure, new catch basins, and other storm water structures.

Comments had been provided from Building and Zoning and the Engineers office that included Soil and water Conservation District may have comments related to erosion control portions of the Regulations and that Building and Zoning is unable to provide a recommendation due to the uses and measurements not being identified by the application.

Pete Battaglia gave updates that he has sufficed the concerns from the Engineers office. Mr. Battaglia also said there has been a correct set back and draining has been approved by the County. Pete Battaglia was not sure what Building and Zoning was requesting but that he would follow up with them. Discussion was had about when the old survey was done and Pete Battaglia stated that there was no record on the survey and is unable to find the true restriction number.

A motion to approve the proposed Site Plan contingent on satisfying the requirements from the Clinton County Engineer’s Office and Building and Zoning Department was made by Rick Walker and was seconded by Benjamin Collings and a roll call vote: 8 yea, 0 nay, 3 abstention.

Informal Discussion (PUD) – Jason Wieman, Casey Klaus

Jason Wieman and Casey Klaus presented informal proposal on multiple storage units to hold only boats and RV’s. Staff gave comments on the appropriate process to follow and discussion from the board followed.

**FINANCIAL REPORT AND BILLS**

Drew DeMarsh presented the financial reports and noted that bills were approved at the Executive Committee meeting and that the bills were listed in the Executive Committee meeting minutes. Drew DeMarsh also provided an update that the CCRPC had Harris Eidelman, the RPC’s Co-Op start on May 6th.

A motion to approve the financial reports was made by John Carmen, seconded by Benjamin Collings, and a voice vote: all yeas.

**RPC STAFF UPDATE**

Drew DeMarsh gave an update that the staff report update would be discussed at the June meeting.

With no further business to conduct, the Commission adjourned by motion from John Cohmer at approx. 8:34 pm, seconded by Robert Thobaben, Jr. and voice vote: all yeas.

Respectfully submitted and approved this \_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_ 2024.

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| Ruth Brindle, Chairman |  |
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| Robert Thobaben, Secretary |  |
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| Drew DeMarsh, Interim Executive Director |  |