

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

October 21st, 2025

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

ROLL CALL

Chairperson Ruth Brindle called the meeting to order at approximately 7:01 p.m. local time with the following Planning Commissioners present.

Andy Borton	Pat Thompson	Mike McCarty	
Ruth Brindle	Michelle Morrison	Rick Walker	
John Carman	James Myers		
Benjamin Collings	Sally Orihood		
Eric Hayslett	Damian Snyder		

The Commission attained a quorum. Anya Tipton (RPC), Brenda Woods (Board of County Commissioners).

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

MINUTES FROM THE PREVIOUS MEETING

Minutes of the following meetings were presented to the Commission:

- September 16th, 2025 Full Commission Meeting (Regular)

Michelle Morrison made a motion to approve the minutes, seconded by Pat Thompson and approved with a voice vote: all yea.

Ruth Brindle made a motion to strike the previous motion and approve the minutes with an amendment reflecting Benjamin Collings' self-recusal from the hiring discussion under the Staff Update. The motion was seconded by James Myers and approved with a voice vote: all yea.

OLD BUSINESS

Ruth Brindle explained that all Commission members are required to take a constitutional oath under State law. Going forward, oaths will be administered yearly at every January meeting. County Commissioner and RPC Board Member Mike McCarty will administer oaths at future meetings for those not present currently.

County Commissioner Brenda Woods administered oaths to the Regional Planning Commission members present.

NEW BUSINESS

Applicant #2025-11—Zoning Resolution and Map Amendments

Anya Tipton presented the first staff report for the application. The Board of County Commissioners (BoCC) is currently in the process of updating the Clinton County Zoning Resolution (CCZR). The BoCC hopes to adopt the new Resolution in early 2026. Per Section 2.11(5) of the CCZR, it is the duty of the CCRPC to "review all proposed amendments and changes to this Resolution and associated Zoning District Map requested to the Rural Zoning Commission (RZC) and

provided a recommended course of action.” The County has retained McBride Dale-Clarion, a regional Ohio planning firm, to render consulting services in association with the proposed zoning resolution update. The proposed revisions aim to modernize the zoning resolution, eliminate inconsistencies, clarify existing language, and better align the zoning regulations with the County’s long-term planning objectives, as outlined in the Clinton County 2040 Plan. The updated Code is structured into 12 Articles, with notable changes in the following categories: Minimum Lot Sizes; Lot Coverage Allowances; Use Regulations; Planned Unit Development Standards and Review Process; Dimensional and Design Standards; Off-Street Parking and Loading; Landscaping and Buffering; Signage Regulations and Review Process; Lighting Standards; Administration and Procedures; and Use Definitions. Staff finds the proposed Zoning Code to be consistent with the goals of sound planning and development practices in Clinton County. The update improves clarity, enhances regulatory flexibility, and supports agricultural, commercial, and residential development objectives.

The Board discussed the proposed Zoning Resolution. Topics of discussion included the following:

- Signage: What exactly can RPC review, with regards for the proposed “option for the Planning Commission to review and approve ‘Sign Development Plans’”? Is this left solely to the discretion of the RPC and/or its staff?
- Accessory Dwelling Units (ADUs): Benjamin Collings asked if Accessory Dwelling Units are permitted under the current zoning resolution. They are not; Commissioner Mike McCarty explained that the ADU question necessitates a longer discussion and more consideration. The goal is to pass the proposed zoning resolution as-is and return to the ADU issue with an amendment proposal sometime in 2026 after the County is able to conduct a deeper dive. Benjamin Collings suggested that areas with more utilities (i.e. Suburban Residential Zoning Districts) be targeted for ADU integration.
- Planned Unit Developments (PUDs):
 - Benjamin Collings asked why there would be a need to differentiate between residential and commercial PUD standards, given residences are permitted in both. It was theorized by staff and the Board that the residential option could serve as a backstop for developers when neighborhoods do not want commercial activity in their area, or when there is not adequate infrastructure to service it.
 - Rick Walker asked why metal roofing would not be permitted under PUD design regulations.
 - Benjamin Collings asked why there are parking requirements for PUDs.
 - Collings suggested providing pre-approved PUD plans for each category to provide a template and guide future developers.
- Administrative/Organizational Procedures:
 - The Commission was curious about which changes specifically will improve efficiency and streamline the process. Staff explained that the new Zoning Resolution allows staff greater flexibility for administrative approvals, especially regarding minor changes to developments. Moreover, the proposed Zoning Resolution more clearly outlines the various steps in approval processes for different development proposals (e.g., through graphics and flowcharts).
- Hotels/Motels
 - Collings inquired if there could be greater flexibility in the Zoning Code for the allowance of hotels and motels in particular zoning districts.

Anya Tipton read the second staff report. In addition to the text update, local governmental agencies are reviewing a large swath of proposed re-zonings across the County to bring the current County Zoning Map into alignment with the proposed text and encourage compatible land use decisions. Several issues have been identified with the existing Zoning Map that warrant correction: 1) Numerous parcels are currently mapped with multiple zoning districts, which is not currently permitted under the existing or proposed regulations. 2) Some areas of Green Twp have never been assigned a zoning district. 3) PUDs were previously approved but never individually identified on the zoning map. 4) Some parcels have zoning classifications that no longer reflect their current use, size, or surrounding context. 5) The Clinton County 2040 Master Plan and other planning documents provide guidance for areas around strategic growth corridors, such as the I-71/SR-73 interchange. Staff finds that the revised map is an improvement to existing circumstances and will provide clear

guidance to property owners, developers, and public officials, while reinforcing the County's goals for orderly and strategic growth.

The Board discussed the proposed Zoning Map Amendments. John Carman asked about properties being rezoned near Blanchester and how it would affect servicing them with utilities.

Pat Thompson made a motion to forward a positive recommendation on the proposed Zoning Resolution to the Rural Zoning Commission, subject to the considerations discussed at the October 21st, 2025 RPC meeting. The motion was seconded by Rick Walker and approved with a roll call vote: 11 yea, 0 nay, 1 abstention (McCarty).

Benjamin Collings made a motion to forward a positive recommendation on the proposed Zoning Map Amendments to the Rural Zoning Commission, subject to the considerations discussed at the October 21st, 2025 RPC meeting. The motion was seconded by James Myers and approved with a roll call vote: 11 yea, 0 nay, 1 abstention (McCarty).

FINANCIAL REPORT AND BILLS

Anya Tipton presented three bills that were previously approved by the Executive Committee earlier in the evening on October 21st, 2025: (1) an outstanding invoice (May 2025) for \$4,572.50 from OHM Advisors for planning consulting services, (2) an invoice of \$627.50 from Bricker Graydon for legal consulting services, and (3) an invoice of \$5,967.50 from Burgess & Niple for services provided in association with the County Thoroughfare Plan Update. Anya Tipton explained that while the latter contract is with Regional Planning, the Engineer's Office, Port Authority, and County Commissioners have agreed to share the cost of the project.

Tipton also presented the Year-to-Date financial report and budget, which were passed around to the Commissioners. The Board discussed plans to review a proposed 2026 budget at an upcoming Full Commission meeting. A motion to approve the financial report and budget was made by Pat Thompson, seconded by John Carman, and approved by a roll call vote: 12 yea, 0 nay, 0 abstention.

RPC STAFF UPDATE

Anya Tipton provided an update on recent activities at Regional Planning (County Thoroughfare Plan, Land Bank, administrative duties). She also informed the board that Regional Planning has closed its application window for the open Executive Director position. The search committee will meet next week to review applicants and schedule interviews.

The Board discussed options for organizing its annual holiday meeting in December 2025.

PUBLIC COMMENT

There was no public comment.

With no further business to conduct, the Commission adjourned by motion from John Carman at approx. 8:24 pm seconded by Benjamin Collings and voice vote: all yeas.

Respectfully submitted and approved this _____ day of _____ 2025.

Ruth Brindle, Chairperson

Benjamin Collings, Secretary

Anya Tipton, Interim Executive Director

DRAFT