Minutes for the

**Clinton County Regional Planning Commission**

**Or the Executive Committee**

February 20, 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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| Ryan Bowman  | Benjamin Collings | Damian Snyder | Bob Thobaben |
| Dauna Armstrong | Jim Fife | James Myers  | Dwayne Dearth |
| Ruth Brindle | Michelle Morrison | Pat Thompson |  |
| John Carman | Mike McCarty | Dan Thompson |  |
|  John Cohmer | Sally Orihood | Rick Walker |  |

The Commission attained a quorum.

Application #2024-04 was moved to the March meeting. A motion was made to approve the agenda by James Myers, seconded by Bob Thobaben, and a voice vote: all yeas.

**Minutes from the Previous Meeting**

Minutes of the January 16, 2024, Regular Meeting (Full Commission) and the February 15, 2024Meeting (Executive Committee) were presented and approved by motion from Pat Thompson seconded by Bob Thobaben and voice vote: all yeas.

**OLD BUSINESS**

**NEW BUSINESS**

Applicant #2024-03—Site Plan Review— New Sabina Industries / Ferguson Construction

Kelly Snively and Doug Fortkamp with New Sabina Industries and Ferguson Construction presented a presentation for a Final Site Plan Review approval for an approximately 178,500 square foot building expansion located at 12555 SR 22 3. The staff report was read which recommends that upon review of the application, plans, and agency comments that the Site Plan be approved. Staff needed confirmation of the following: Total acreage & Development area measurements.

A motion to approve the Final Site Plan Review was made by John Carman, seconded by Dwayne Dearth, and a roll call vote: 18 yea, 0 nay, 0 abstention.

Applicant #2024-05—Site Plan Review — QuikTrip/ McBride Dale Clarion

Jonathan Wocher presented their request on behalf of QuikTrip Corporation for the Site Plan Review of a new approximately 7,300 square foot convenience store and fuel sales facility on the North East corner of the intersection of State Route 73 and State Route 380. The proposal indicates 16 auto-fueling positions to the south of the convenience store and 6 truck fueling lanes towards the north. The applicant was required to perform a Traffic Impact Study that

determined access management plans. Access restrictions are proposed to limit the driveway on SR 73 to right-in/

right-out and no trucks. The proposed plans include construction of deceleration turn lanes on SR 73 and for the

southern full access driveway on SR 380. QuikTrip will coordinate with Wawa to install a traffic signal at the Staff has been discussing the site plan with the Ohio Department of Transportation, and there aren't any initial

concerns. However, the City of Wilmington just relocated a 24-inch raw water line within ODOT's right-of-way

along SR 73. The water main is there by permit, so the City can not require the developer to relocate the line. The

proposed right-hand turn lane along SR 73, which is warranted by the Traffic Impact Study, could potentially be

located above the line. ODOT is not concerned due to the depth of the line, but construction will have to be

carefully coordinated - particularly in that location. Staff will continue to work with ODOT and the developer to

ensure the improvements are authorized southbound ramp of I-71 and SR 73 and will build a right turn lane on the northbound exit ramp for I-71 at SR 73. The staff report was read, which recommends that Site Plan be approved contingent on the approval of the Ohio Department of Transportation for all roadway improvements.

A motion to approve the Final Site Plan Review contingent upon the approval of the Ohio Department of Transportation for all roadway improvements was made by Rick Walker, seconded by John Carmen, and a roll call vote: 18 yea, 0 nay, 0 abstention.

Applicant #2024-06— Construction / Improvement Plan — Kratzer Realty Group, LLC

Kratzer Realty Group, LLC applied for the approval of Construction Plans for a Major Subdivision in Adams

Township. The preliminary plans were previously approved in 2008. Preliminary Plans are submitted at the

discretion of the developer and not required per Section 300.13(B) of the Clinton County Subdivision

Regulations. The plans indicate 16 residential lots on 39.518 total acres with a minimum lot size of 1.79 acres. Based on conversations with the engineer/surveyor, lot 15 may not have sufficient frontage. The staff report was read, which recommends that the approval of the Construction Plan be contingent on satisfying the comments of the Clinton County Engineers office. Which were as follows:

* The property ownership information for adjoining properties is lacking information and should be

completed on future submittals per Section 300.13.B.2.a.II of the Regulations

* Drainage easements should be labelled per Section 300.13.B.2.f.II
* For areas draining more than 50-acres, the 100-yr flood elevation should be shown on the plan per Section

300.13.B.2.f.I. The plan should indicate the name of the receiving streams per Section 300.13.B.2.f.II.

* We have reviewed a stormwater management plan submitted in June of 2023. The plans and calculations

appear to demonstrate compliance with the water quantity (detention) portions of the Clinton County Water Management and Sediment Control Regulations. The Soil and Water Conservation District may have comments related to the erosion control portions of these Regulations.

* The final plat will need to include notations that lots 21 and 28 will not be permitted access to Ogden Rd. These frontages do not meet the safety requirements outlined in the Access Management Regulations for Clinton County, Ohio.
* The Office recommends that the cul-de-sac be extended through lots 16 and 17 to the south property line.
* The cul-de-sac should be designed such that the width of the right-of-way ball is 70' where it meets the

south property line similarly to the way the cul-de-sac at the opposite end of Hunter's Glen Drive is

designed. The Construction Drawings will need to be updated to show the additional roadway.

A motion to approve the Construction Plan contingent on satisfying the comments of the Clinton County Engineers Office, excluding the need to extend the cul-de-sac to the property line, was made by Benjamin Collings, seconded by John Carmen, and a roll call vote: 17 yea, 0 nay, 1 abstention.

**FINANCIAL REPORT AND BILLS**

Drew DeMarsh presented the financial reports and noted that bills were approved at the Executive Committee meeting and the bills were listed in the meeting minutes. The two bills were to USPS and McBride Dale Clarion.

**RPC STAFF UPDATE**

Drew DeMarsh discussed the process of formulating staff recommendations and how RPC staff leans heavily towards the recommendations of other County staff. Drew also mentioned that the board has had very productive conversations with recent applicants, and that he looks forward to that continuing. Mackenzie Edison gave an update that her, Drew DeMarsh and David Milender were all going to be attending the Ohio Land Bank Association Conference at the end of April and that she was attending the one-day Brownfields Conference at the beginning of May. David Milender gave an update on the Land Bank audit that is being conducted, due to title defects. Mr. Milender noted that sale of property is on hold and that the issues are being remediated by outside counsel, along with help and support from other agencies including the State Auditor, Prosecutors Office, Land Bank Office, and the Ohio Land Bank Association.

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

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 |  |