



AGENDA

*Training Room – Room #204
Clinton County Administrative Building
1850 Davids Drive, Wilmington, OH 45177
July 16, 2024
7:00pm Local Time*

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - June 18, 2024 Regular Meeting (Full Commission)
 - July 9, 2024 Special Meeting (Executive Committee)
5. OLD BUSINESS
6. NEW BUSINESS
 - Application #2024-16—Site Plan Review
 - 3353 Gallimore Rd, Liberty Township
 - Applicant: American Equipment Service Inc
 - Staff Report Read
 - Application Presentation
 - Board Discussion
 - Public Comment
 - Board Vote
 - Application #2024-17—Site Plan Review
 - 174 Larrick Rd, Wayne Township
 - Applicant: John Barry c/o East Clinton Local School District
 - Staff Report Read
 - Application Presentation
 - Board Discussion
 - Public Comment
 - Board Vote
7. FINANCIAL REPORT AND BILLS
8. RPC STAFF UPDATE
9. ADJOURNMENT

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

June 18, 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.

Jon Branstrator	Pat Thompson		
Ruth Brindle	James Myers		
John Carman	Damian Snyder		
Benjamin Collings	Noni Wood		
Dan Thompson	Rick Walker		

The Commission attained a quorum.

A motion was made to approve the agenda by James Myers, seconded by Pat Thompson, and a voice vote: all yeas.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the May 21, 2024, Regular Meeting (Full Commission) and the June 13, 2024 Meeting (Executive Committee) were presented and approved by motion from Jon Branstrator seconded by Damian Snyder and voice vote: all yeas.

OLD BUSINESS

NEW BUSINESS

Applicant #2024-13 – Site Plan Review – Busam Ford

Rebecca Schaefer of Miller Valentine Construction, representing Busam Ford, 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 20,000 square foot building intended for a new and improved Ford dealership owned by the Busam family. Rebecca Schaefer went through the construction plans, immediately addressing the concerns of RPC staff regarding the pylon signs, where she a) said that signs such as the pylon were required by Ford in the standard kit of parts, and that she b) stated that the sign is 35' and sized for the state route rather than the highway. This would make it "to scale" with the building, which maxes out at 29' i.e. it would not stick out, which was one concern made by the commissioners

Rebecca Schaefer also remarked that she had discussed moving the pylon sign into the parking lot after conversation with the Clinton County Building and Zoning Department, to be 50' from the road centerline and 15' from the right of way. This would be on a parking lot island that would buffer it from cars in the parking lot as well as on State Route 73.

A major concern of the RPC staff was that if they allowed a pylon sign in this project, that site developers might use it as an example to include it in their sites, which may change the look and feel of the roads around it. One of the Commissioners said that this should not be an issue, as future Subdivision Regulations will address signage.

Next, Rick Walker asked about potential lighting issues, with Smith Street located in the back of the parcel. The commissioners discussed other neighbors of the parcel, such as the animal hospital and Collett Propane, and concluded that lighting would not be an issue due to hours of operation of the neighboring businesses.

A motion to approve the proposed Site Plan contingent on the acceptance of the pylon sign and the new placement of the sign 50' from the road centerline according to the discussion from the Clinton County Building and Zoning Department, as well as satisfying other requirements from the Ohio Department of Transportation, the Clinton County Engineer's Office, the Clinton County Building and Zoning Department, and the Clinton County Soil and Water Conservation District, was made by Pat Thompson and seconded by Rick Walker and a roll call vote: 10 yea, 0 nay, 0 abstention.

Related fees for this project were given to the commission directly after the meeting regarding this plan/application.

Applicant #2024-14– Major Subdivision – P. Chris Enright and Jennifer Enright

This lot split application on New Burlington Road was submitted as a Major Subdivision due to the prior splitting of the host parcel five or more times, which was noted to the Commissioners present at the meeting.

Comments from the Tax Map office were received the afternoon of the meeting regarding the major subdivision, regarding splitting the lots by number and including a dedicated right of way. Drew DeMarsh pulled up the plat and GIS map to give the commission a better understanding of the location.

John Carman asked why the applicants were not present. Drew DeMarsh stated that the applicants did not feel the need to come to the meeting due to the nature of the application.

A motion to approve the proposed subdivision contingent on meeting and satisfying the requirements from the Clinton County Health District and Tax Map Offices was made by Benjamin Collings and was seconded by Rick Walker and a roll call vote: 10 yea, 0 nay, 0 abstention.

Case #2024-15 – Text Amendment on Clinton County Zoning Resolution.

The Board of Clinton County Commissioners have proposed changes to eliminate all references to Tier 3 Solar Facilities within unincorporated areas of Clinton County, essentially prohibiting all on-the-ground solar (and wind) operations not feeding directly into a building, regardless of size or wattage. This elimination of all Tier 3 Solar is aligned with the Clinton County Comprehensive Plan's mission to preserve rural farmland.

Rick Walker states that in Clark Township, which is unzoned, they are making significant amounts of money from the solar industry, however it's unzoned. Confirmation was made that it would be a stricter regulation if passed. John Branstrator asks if Ohio's state siting board could override the application process, and if that would be a hindrance to this amendment. Staff understands these concerns and hopes to further address solar with dimensional standards rather than technological power.

Chair Ruth Brindle asked for a motion to approve the text amendment as read. The motion was made by Damian Snyder, seconded by Pat Thompson, and a roll call vote: 8 yea, 2 nay, 0 abstention.

FINANCIAL REPORT AND BILLS

Drew DeMarsh presented the Year-to-Date financial reports, which were passed around to the commissioners.

The bill for McBride Dale's services for the Subdivision Regulations and Zoning Resolution was passed around as well, with a commissioner asking about the final amount. Drew DeMarsh stated that this will be \$25,000 total.

A motion to approve the financial reports and bill was made by John Carman, seconded by Pat Thompson, and a voice vote: all yeas.

RPC STAFF UPDATE

Drew DeMarsh gave a staff report update regarding recent projects and long-range programming. This report included details of a Wilmington School Travel Plan, the City of Wilmington's Subdivision Regulations, and the Clinton County Zoning Resolution Update plans. Staff noted that there have been quite a number of site plans being submitted for review, with the number of site plans for this year already exceeding those that were submitted throughout all of 2023. Grant

funding has also started to take a bigger role in the funding of the RPC for programs that will benefit Clinton County and its quality of life. Staff states that there may be a need for additional staff to properly address these increased capacities.

Drew DeMarsh summarized that Harris Eidelman (the RPC summer co-op) has been working on a database where commissioners can look up documents based on past projects.

OTHER BUSINESS

Ruth Brindle brought up the two vacancies of the board, left by Dwayne Dearth and Jim Fife. Staff would like to see the board diversify, both in terms of geography and demographics. This includes the possible reaching out to Chester Township, as well as possibly some younger members of the community.

Ruth Brindle also brought up the dedication and commitment of the board's former secretary Robert (Bob) Thobaben Jr. The staff and chair are thinking of using the December meeting event to formally recognize Mr. Thobaben for his service. This would be a catered event, using separate funds from the public as requested by the Auditor's Office.

A question was asked about any updates regarding David Milender's legal counsel. Drew DeMarsh stated that currently David will only be focusing on the Land Bank's current state of affairs, and that outside representation may be needed should there be any issues with RPC. Harris Eidelman said that David Milender is indeed working closely with the Land Bank to solve the property stoppage problem, and that it hopefully should start to resolve soon.

Lastly, the staff formally welcomed Noni Wood as the new representative from Clarksville.

With no further business to conduct, the Commission adjourned by motion from John Carman at approx. 7:50PM seconded by Benjamin Collings and voice vote: all yeas.

Respectfully submitted and approved this _____ day of _____ 2024.

Ruth Brindle, Chairman

Drew DeMarsh, Executive Director

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

July 9th, 2024
330 N Lincoln St., Wilmington, OH 45177

ROLL CALL

Ruth Brindle called the meeting to order at approximately 5:40p.m. local time, with the following Planning Commission Executive Committee members present.

Ruth Brindle
Rick Walker
Jon Branstrator
Benjamin Collings
John Cohmer

The Commission attained a quorum.

Other Attendees: Drew DeMarsh, Mackenzie Edison, Harris Eidelman, Mike McCarty

A motion to approve the agenda with an address change was made by Rick Walker, seconded by Jon Cohmer and a voice vote: all yea.

OLD BUSINESS

NEW BUSINESS

Open Position Discussion

Drew DeMarsh provided an update on Mackenzie Edison's departure and discussed the current and future needs of the Regional Planning Commission. He discussed the idea of keeping Mackenzie Edison on as an hourly employee similar to Taylor Stuckert's position. He proposed two new positions, with detailed job descriptions, and shared his opinion that hiring a "Land Bank" focused individual was not appropriate given current circumstances. Drew expressed confidence in handling Land Bank duties himself, but emphasized the need for a Planner to alleviate his workload. This new Planner would attend meetings and contribute to long-range planning efforts. Drew suggested listing the job title as "Planner" to attract a broader range of applicants and proposed a hybrid schedule with a salary of \$60k-\$70k. Additionally, Drew highlighted the necessity of hiring an administrative employee to handle office tasks, with a salary of \$40k-\$50k. The total budget for these positions would be \$170k-\$190k. The board discussed creating the administrative position as an hourly part-time position.

A motion to hire Mackenzie Edison as an hourly employee to assist with training and onboarding when needed was made by John Cohmer and seconded by Rick Walker. The motion was approved by a roll call vote: 5 yea, 0 nay, 0 abstention.

A motion to hire an hourly paid part-time Administrative Assistant with a pay range of \$15 - \$22 an hour was made by Rick Walker and seconded by Jon Branstrator. The motion was approved by a roll call vote: 5 yea, 0 nay, 0 abstention.

A motion to hire a salary paid full-time Planner with a pay range of \$50,000-\$70,000 a year was made by John Cohmer and seconded by Benjamin Collings. The motion was approved by a roll call vote: 5 yea, 0 nay, 0 abstention.

Bill/Invoices

A motion to approve three bills was made by John Cohmer, seconded by Rick Walker. The bills that needed to be paid included: Walmart \$35.36, ArcGIS Annual Subscription \$700.00 and ArcGIS Credit Block (1,000) \$120.00. The motion was approved by a roll call vote: 5 yea, 0 nay, 0 abstention.

Applications

Drew DeMarsh and the board had discussion about the upcoming applications on the agenda.

Land Bank Audit Update

Drew DeMarsh gave an update that David Milender, Mackenzie Edison, and Drew DeMarsh have been working on the first batch of properties that the Land Bank staff had gotten back related to the Land Bank Audit, and there is some

positive movement. Mackenzie Edison gave an update that the Land Bank staff has access to a disposition work flow in a property management system that will be tested over the next few months. 221 N College St. in Sabina has also been sold.

Continuing Education

Drew DeMarsh gave an update that he is scheduled to take the LSAT – Law School Admissions Test in September. He has already paid for everything and doesn't expect RPC to cover the costs, but wanted to provide this update. Drew DeMarsh discussed different programs he has looked at that has an evening "flex" program that has the ability to attend many of the classes virtually. He doesn't expect this to interfere with anything related to his current duties, and is hopeful that it helps him with his role through the next few years. He would still like to get his AICP certification when he meets the qualifications. Drew DeMarsh also discussed that he was open to getting his real estate license if needed, due to Mackenzie Edison's departure and her not pursuing getting her real estate license. The board didn't think it was necessary at this time.

Bench Discussion

Drew DeMarsh stated that he talked with the Auditor's office to see what route needed to be taken to purchase benches for two long time board members. Drew DeMarsh suggested doing an event and get a collection of sorts and doing some sort of proclamation. Benjamin Collings mentioned the idea of purchasing plaques to place on existing benches and Mike McCarty mentioned planting trees. Discussion will need to be had with the whole Commission.

Vacancies

With Bob Thobaben stepping down from the board, the Commission needed a secretary to replace Bob's position until the end of the term.

A motion to appoint Benjamin Collings as secretary until the end of Bob Thobaben's term ends was made by Rick Walker and seconded by Jon Branstrator. The motion was approved by a roll call vote: 5 yea, 0 nay, 0 abstention.

Drew DeMarsh gave an update that the board has two County seats open on the RPC Board and asked if Mike McCarty had any updates on applications. Two applicants have applied, 1 in the interviewing process and 1 did not respond to setting up an interview.

Other Discussion

Discussion was had by the board on the location of the December meeting, due to the past December meeting location not having food available.

A motion to have the December 17th meeting at Trail Haus was made by John Cohmer, seconded by Rick Walker and a voice vote: all yea.

Ruth Brindle and the board gave thanks to Mackenzie Edison for her work with the Regional Planning Commission and Land Bank.

Ruth Brindle verified that Harris Eidelman's position had been fixed and Drew DeMarsh verified that it had been.

ADJOURNMENT

A motion to adjourn was made by John Cohmer at 6:47pm, seconded by Jon Branstrator, with a voice vote of all yeas.

Respectfully submitted and approved this _____ day of _____ 2024.

Ruth Brindle, Chairman

Drew DeMarsh, Executive Director

CLINTON COUNTY AUDITOR

BALANCE SHEET FOR 2024 8

FUND: 8100 REGIONAL PLANNING COMMISSION			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
	008100	100001	POOLED CASH AND CASH EQUIV-A/P	.00 394,876.60
			TOTAL ASSETS	.00 394,876.60
FUND BALANCE				
	008100	309001	REVENUES CONTROL	.00 -243,987.22
	008100	309002	EXPENDITURES CONTROL	.00 118,363.54
	008100	309004	FUND BALANCE UNRES CONTROL	.00 -269,252.92
	008100	309005	ESTIMATED REVENUE CONTROL	.00 271,475.00
	008100	309006	APPROPRIATIONS CONTROL	.00 -345,925.85
	008100	309009	BUDGET FB UNRESERVED CONTROL	.00 74,450.85
			TOTAL FUND BALANCE	.00 -394,876.60
			TOTAL LIABILITIES + FUND BALANCE	.00 -394,876.60

** END OF REPORT - Generated by Drew M DeMarsh **

CLINTON COUNTY AUDITOR

YEAR-TO-DATE BUDGET REPORT

FOR 2024 03									
ACCOUNTS	FOR:		ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
8100	REGIONAL PLANNING COMMISSION		APPROP	ADJSTMTS	BUDGET	YTD ACTUAL	ENCUMBRANCES	BUDGET	USE/COL
81002600 REGIONAL PLANNING COMMISSION									
81002600 400045	CHARGES FOR SER		-85,000	0	-85,000	-50,000.00	.00	-35,000.00	58.8%*
81002600 400046	FEES		-186,475	0	-186,475	-135,774.30	.00	-50,700.70	72.8%*
81002600 511200	EMPLOYEE FULL T		139,000	0	139,000	37,423.05	.00	101,576.95	26.9%
81002600 511210	PART TIME/SEASO		0	0	0	324.53	.00	-324.53	100.0%*
81002600 511500	SEPERATION EMPL		10,000	0	10,000	.00	.00	10,000.00	.0%
81002600 511600	OH PUBLIC EMPLO		20,000	0	20,000	5,284.65	.00	14,715.35	26.4%
81002600 511650	MEDICARE		3,000	0	3,000	536.85	.00	2,463.15	17.9%
81002600 511660	WORKERS COMPENS		1,500	0	1,500	.00	.00	1,500.00	.0%
81002600 511700	MEDICAL PREMIUM		32,000	0	32,000	3,935.82	.00	28,064.18	12.3%
81002600 511710	DENTAL PREMIUMS		1,000	0	1,000	118.02	.00	881.98	11.8%
81002600 511720	VISION PREMIUMS		200	0	200	23.88	.00	176.12	11.9%
81002600 511730	LIFE INSURANCE		250	0	250	46.50	.00	203.50	18.6%
81002600 580010	OFFICE SUPPLIES		3,000	0	3,000	-899.99	.00	3,899.99	-30.0%
81002600 581500	MATERIALS AND S		0	0	0	838.58	.00	-838.58	100.0%*
81002600 600000	GENERAL SERVICE		100,000	2,801	102,801	5.50	.00	102,795.35	.0%
81002600 620000	TRAVEL		3,500	0	3,500	540.92	.00	2,959.08	15.5%
81002600 620030	REGISTRATION FE		2,000	75	2,075	75.00	.00	2,000.00	3.6%
81002600 620050	PROF DUES & MEM		1,500	0	1,500	.00	.00	1,500.00	.0%
81002600 620075	SUBSCRIPTIONS		5,000	0	5,000	382.26	.00	4,617.74	7.6%
81002600 631500	PRINTING		2,500	0	2,500	50.00	.00	2,450.00	2.0%
81002600 632000	AUDITING & ACCO		3,000	0	3,000	.00	.00	3,000.00	.0%
81002600 633000	LEGAL AND CONSU		15,000	0	15,000	6,432.40	.00	8,567.60	42.9%
81002600 636000	EMPLOYEE INSUR		600	0	600	150.00	.00	450.00	25.0%
TOTAL REGIONAL PLANNING COMMISSION			71,575	2,876	74,451	-130,506.33	.00	204,957.18	-175.3%
TOTAL REGIONAL PLANNING COMMISSION			71,575	2,876	74,451	-130,506.33	.00	204,957.18	-175.3%
TOTAL REVENUES			-271,475	0	-271,475	-185,774.30	.00	-85,700.70	
TOTAL EXPENSES			343,050	2,876	345,926	55,267.97	.00	290,657.88	

YEAR-TO-DATE BUDGET REPORT

FOR 2024 03							
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
GRAND TOTAL	71,575	2,876	74,451	-130,506.33	.00	204,957.18	-175.3%
** END OF REPORT - Generated by Drew M DeMarsh **							

CCRPC

CLINTON COUNTY REGIONAL PLANNING COMMISSION

MAJOR Subdivision Application and/or SITE PLAN Review

Application for a major subdivision and/or site plan review. Major subdivisions often have a required 3 step process and the site plan can be combined with the final plat or completed in one step if no major subdivision is required. 1. Sketch/Concept Plan (informal), 2. Preliminary Plan, 3. Constr./Improvement Plan, 4. Final Plat and/or Site Plan
(separate filings of this application and the filing fee are needed for each required step)

Name of Subdivision or Development:

AMERICAN EQUIPMENT SERVICE INC Phase Number _____

Submitted as: (please check)

- | | | |
|--|---|---|
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Constr./Imprv. Plan | <input type="checkbox"/> Final Plat & Site Plan |
| <input type="checkbox"/> Residential Subdivision | <input checked="" type="checkbox"/> Site Plan Review Only | <input type="checkbox"/> Planned Unit Development |

The undersigned applies for a Major Subdivision or Site Plan Review in accordance with the Clinton County Subdivision Regulations and/or the Clinton County Zoning Resolution, and that this application is true and correct to the best of his/her knowledge. The undersigned does hereby expressly agree to an extension of review time as provided in Section 711.10 of the Ohio Revised Code. Application must be received at least Fifteen (15) business days before a scheduled CCRPC meeting to be considered for review at said meeting. Application is not considered received until it is deemed complete and associated fees determined by the current Fee Schedule are paid in full.

Signature of Applicant: Edward Mallard Date: 4-10-2024

Signature of Owner (if different): _____ Date: _____

Name of Applicant: AMERICAN EQUIPMENT SERVICE INC

Street Address: 2353 GALLIMORE RD City: SABINA

State: OHIO Zip Code: 45169 Telephone Number: 937-486-3101

Name of Property Owner (if different): RTT PROPERTIES LLC - TED MALLARD

Street Address: 1888 SABINA ROAD City: WILMINGTON

State: OHIO Zip Code: 45177 Telephone Number: 937-725-0778

Name of Engineer/Surveyor and/or Agent: _____

Street Address: _____ City: _____

State: _____ Zip Code: _____ Telephone Number: _____

Development Information

(attach a complete development plan of numbered lots and proposed land uses, in accordance with the requirements of the Clinton County Subdivision Regulations)

Township: LIBERTY Current Zoning: C2

Location Description (section, intersection): 3353 GALLIMORE ROAD

Intended use of the new lots to be created by this subdivision (in entirety, all that apply):

Residential: _____ Commercial: X Industrial: _____ Agricultural: _____ Other: _____

Intended use of the remaining acreage or host parcel:

Residential: _____ Commercial: X Industrial: _____ Agricultural: X Other: _____

What utilities are available at the development site?:

Water: _____ Sewer: _____ Gas: _____ Cable/Internet: _____ Other: _____

Number of lots created: _____ Number of lots previously created from host parcel: _____

Minimum Lot Size: _____ Total Acreage Involved: _____

Is a variance necessary to any of the regulatory standards?: NO
(if yes, a separate Variance Application Form MUST be filed first along with applicable variance application fee. The variance request and associated fee is addition to any other filings or applicable fees.)

FOR MAJOR SUBDIVISIONS:

(attach a narrative which addresses how the proposed development complies/addresses the following sections of the Clinton County Subdivision Regulations)

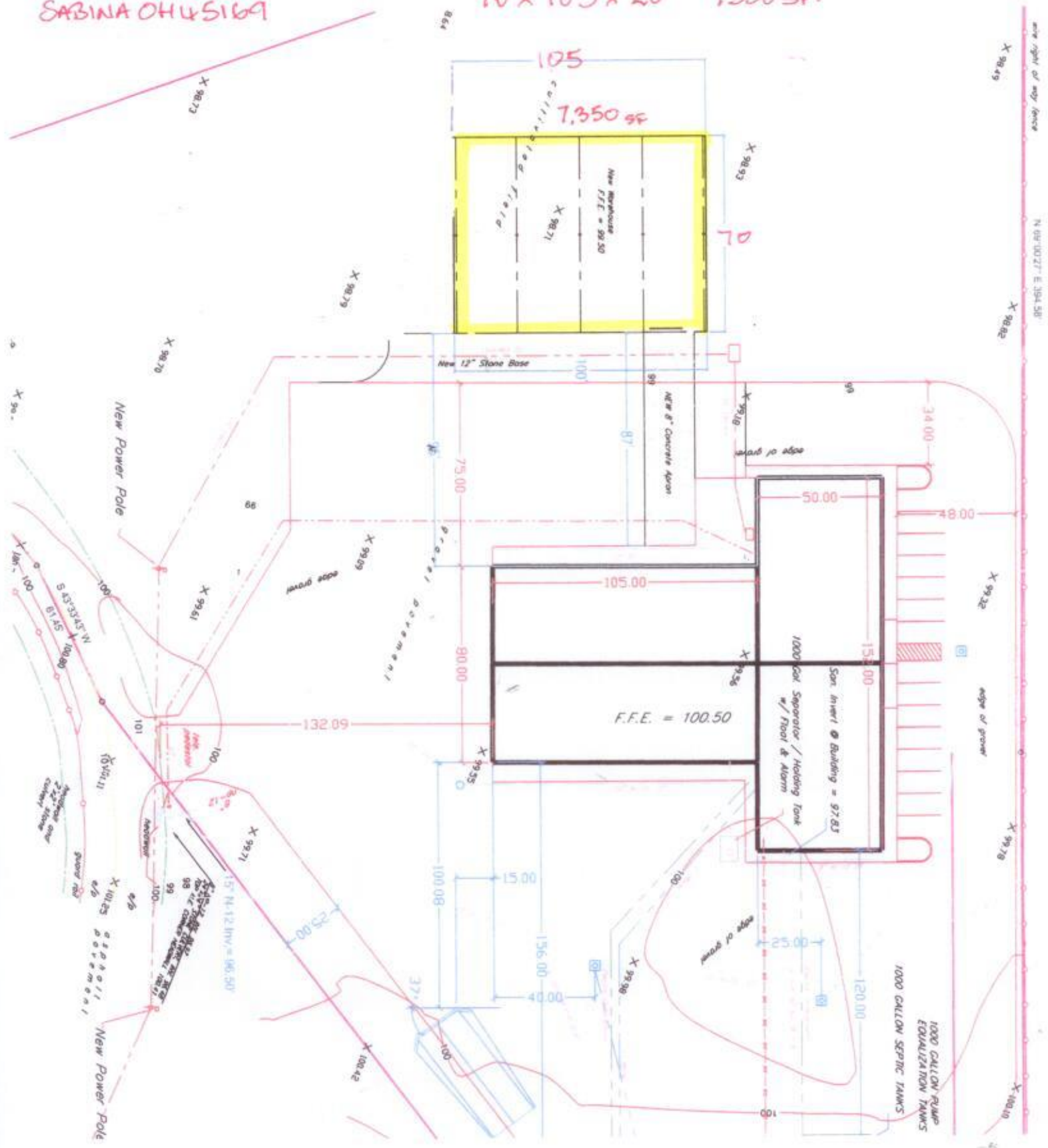
1. Article 600.02 entitled "Suitability of Land"
2. Article 600.03(A) entitled "Conformance to Applicable Rules & Regulations"
3. Article 600.03(B) entitled "Adequate Public Facilities". Specifically addressing the availability of water pressure, sewer capacity or septic availability and other public facilities.
4. Article 600.03(F) entitled "Site Design & Suitability"
5. Article 600.06 entitled "Lots & Lot Improvements", specifically addressing buffer areas, open space areas and traffic impacts.
6. Article 700 entitled "Street Design", specifically addressing driveways and site access management.
7. Article 800 & Article 900 entitled "Construction Standards" and "Construction Improvements"
8. Article 1000 entitled "Environmental Standards", specifically addressing short construction mitigations and long term impacts.

FOR SITE PLAN REVIEW:

(attach a narrative which addresses how the proposed development complies/addresses the following sections of the Clinton County Subdivision Regulations)

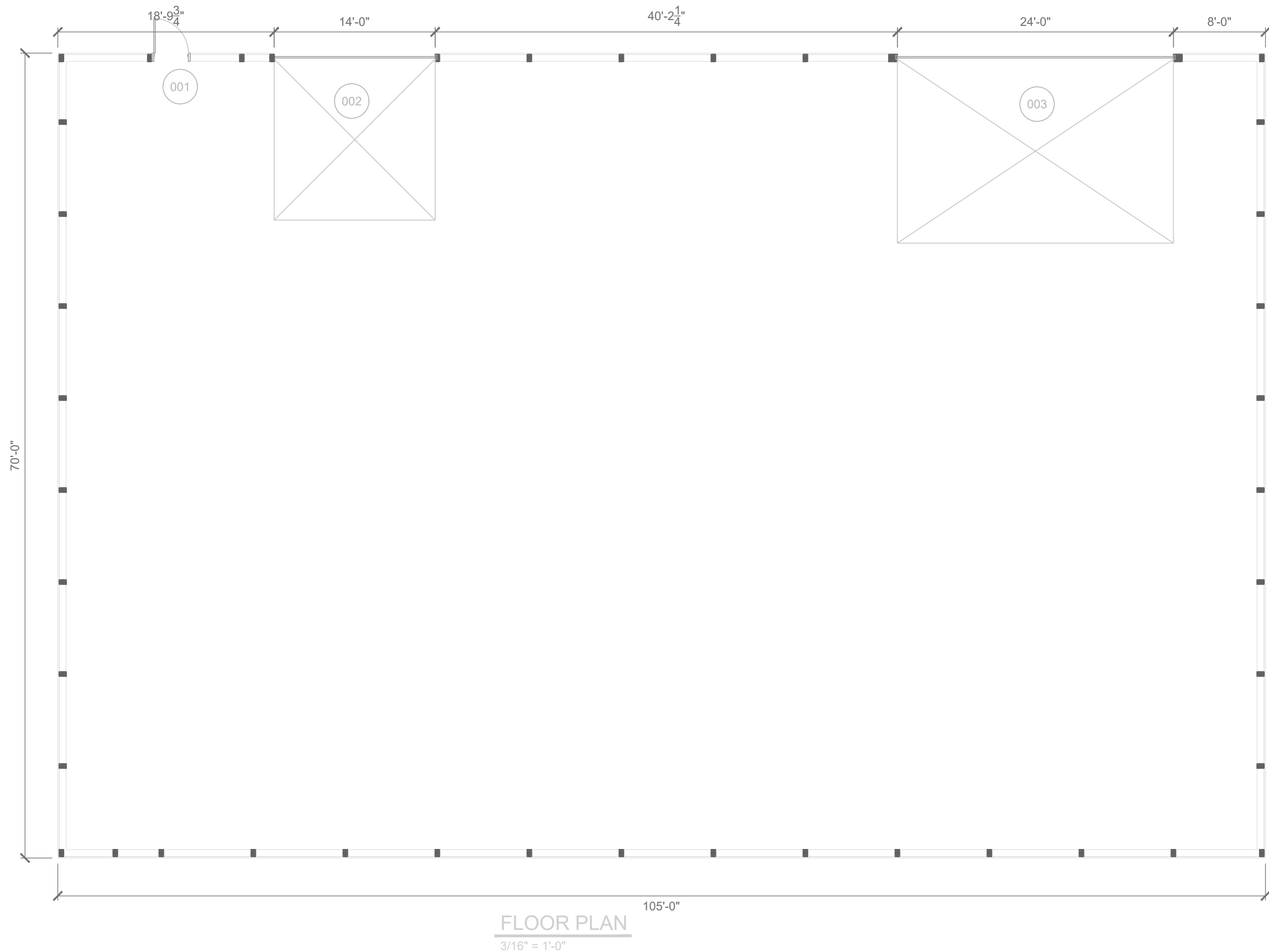
- A. Proposed development mitigates potential harm to nearby and surrounding area property values.
- B. The side and rear elevations of proposed buildings compliment the front elevation.
- C. Building additions shall result in elevations which complement the architectural design.
- D. Mechanical equipment, whether located at ground level, raised, or on a roof, shall be shielded.
- E. Unless entirely screened from view, structures shall be oriented such that no loading area is directly visible from an adjacent residential district or from either an existing or future public right of way.
- F. Landscaping Plan preserves existing and plants new tree groves into the design of the site.

NEW COLD STORAGE BARN
70 x 105 x 20 7350 SF.



DESIGN LOAD DATA TABLE				
FOUNDATION	ASSUMED (PSF)		1500	
	UNIFORMLY DISTRIBUTED (PSF)- ATTIC W/OUT STORAGE/ALL OTHER		10/40	
	CONCENTRATED (LBS)		-	
	IMPACT		-	
FLOOR LIVE LOAD	REDUCTION		-	
ROOF LIVE LOAD	(PSF)		20.0	
ROOF SNOW LOAD	GROUND SNOW LOAD (Pg)		20	
	FLAT-ROOF SNOW LOAD (Pf)		-	
	SNOW EXPOSURE FACTOR (Ce)		1.0	
	SNOW LOAD IMPORTANCE FACTOR (Is)		1.0	
WIND LOAD	THERMAL FACTOR (Ci)		1.0	
	BASIC WIND SPEED (MPH)		115	
	WIND IMPORTANCE FACTOR (I)		1.0	
	BUILDING CATEGORY		I	
EARTHQUAKE DESIGN DATA	WIND EXPOSURE		C	
	INTERNAL PRESSURE COEFFICIENT		0.18	
	COMPONENTS AND CLADDING DESIGN WIND PRESSURE (PSF)		23.2	
	SEISMIC USE GROUP		I	
FLOOD LOAD	SPECTRAL RESPONSE COEFFICIENTS		@ 0.2 SEC @ 1.0 SEC	
	SITE CLASS		D	
	BASIC SEISMIC-FORCE-RESISTING SYSTEM		JK	
	DESIGN BASE SHEAR		15.4 KIPS	
CODES	ANALYSIS PROCEDURE		SIMPLIFIED	
	LOCATED IN FLOOD-HAZARD AREA		NO	
	HIGH VELOCITY WAVE ACTION?		LOWEST HORIZONTAL STRUCTURAL MEMBER ELEVATION	
	NON-HIGH VELOCITY WAVE ACTION?		LOWEST FLOOR ELEVATION	
FLOOD LOAD			DRY FLOOD PROOFED ELEVATION	
CODES	2024 OBC		2024 OPC	
	2021 NEC		2019 IECC	
	2024 OMC			

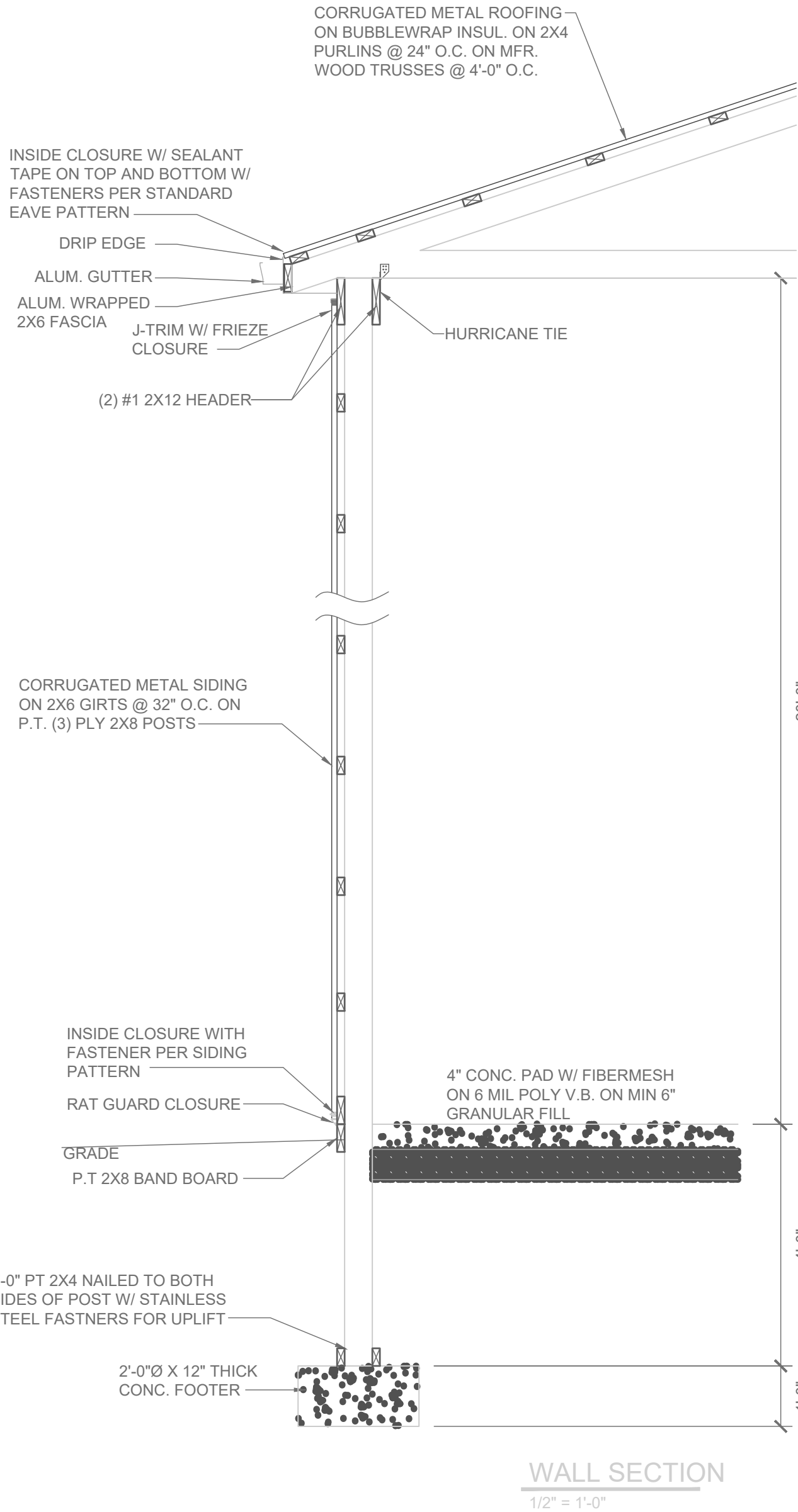
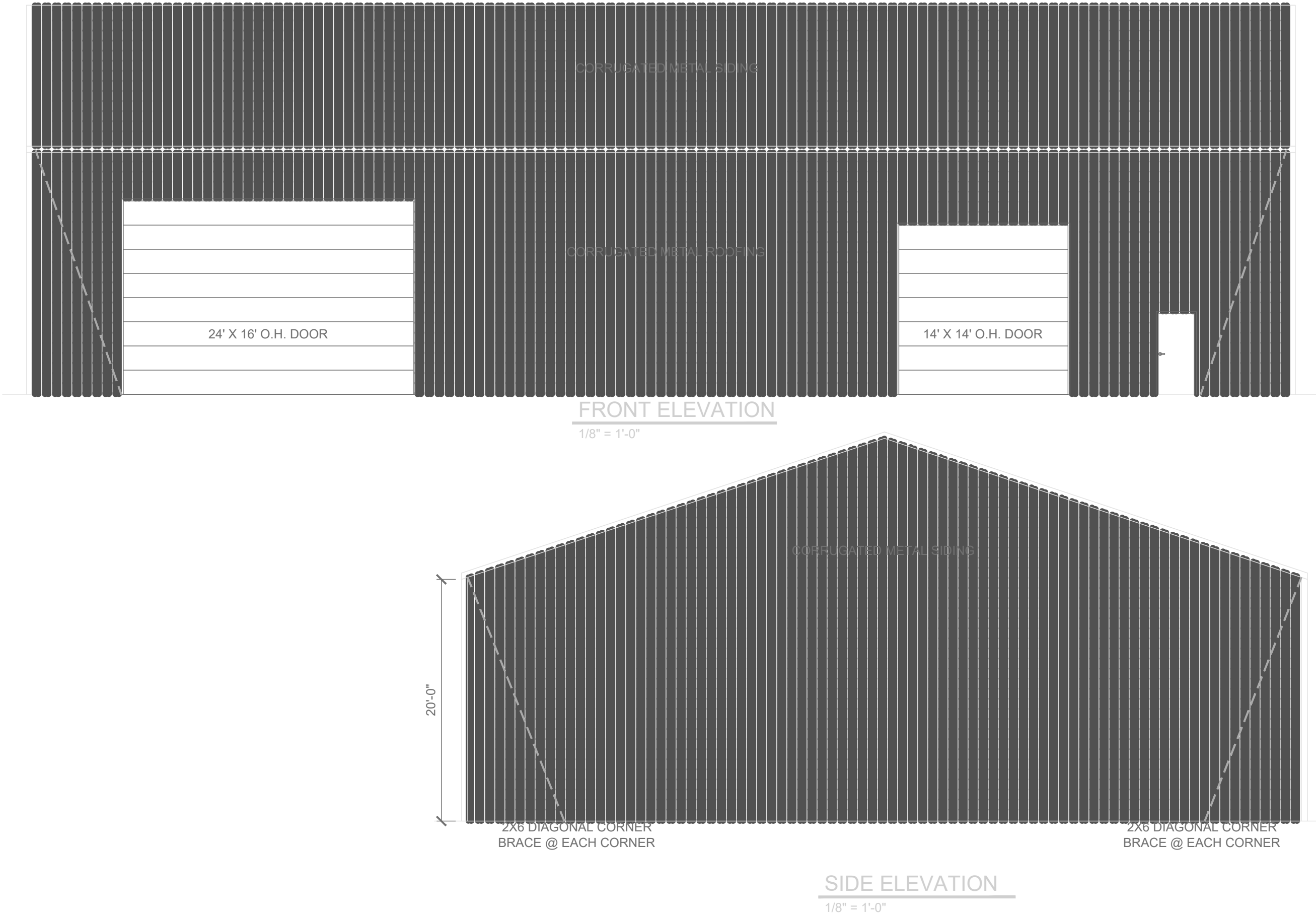
SHEET INDEX	
SH. #	SHEET DESCRIPTION
1/2	GEN. NOTES- FLOOR PLAN- DOOR SCHEDULE- WALL SECTION
2/2	FOUNDATION PLAN- ROOF FRAMING PLAN



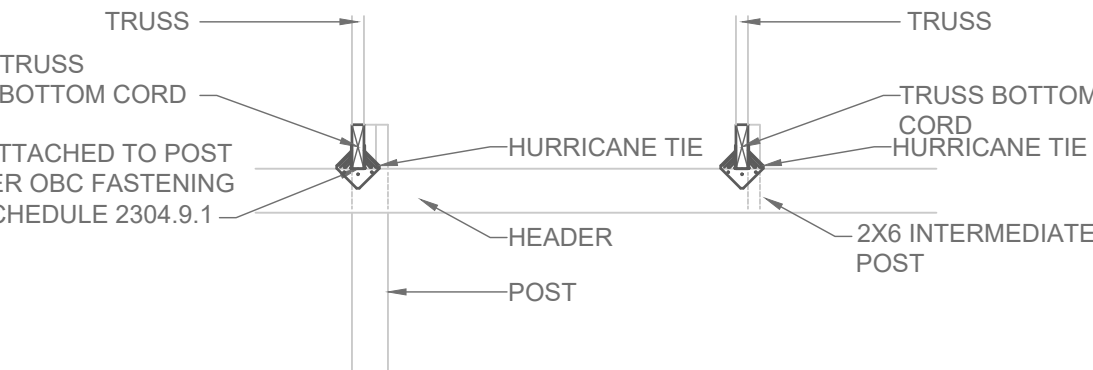
GENERAL BUILDING DATA TABLE	
USE GROUP	S1
CONSTRUCTION TYPE	5B
BUILDING AREA	7,350 SF
OCCUPANT LOAD	24
NOTES:	

- GENERAL NOTES AND SPECIFICATIONS
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
 - THESE PLANS ARE INTENDED TO DELINEATE THE CONSTRUCTION DETAILS AS REGULATED BY THE OHIO BUILDING CODE. ARCHITECTURAL DETAILS AND CONSTRUCTION MATERIAL SPECIFICATIONS NOT REGULATED BY THE BUILDING CODE ARE NOT NECESSARILY INCLUDED IN THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY SUCH DETAILS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHOP DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE TO COORDINATE SPACE AVAILABILITY FOR THE VARIOUS COMPONENTS INDICATED ON THESE DRAWINGS.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPERTY LINES PRIOR TO ERECTION OF BUILDING. BUILDING TO BE MIN 10'-1" OFF ANY PROPERTY LINE..
 - ALL LUMBER TO BE CONSTRUCTION GRADE SPF OR BETTER, UNLESS OTHERWISE SPECIFIED.
 - ALL LUMBER CONNECTIONS SHALL BE MADE IN CONFORMANCE WITH TABLE 602.3(1) ORC, "FASTENING SCHEDULE" UNLESS OTHERWISE NOTED ON THE PLANS.
 - LUMBER DESIGNATED "P.T." SHALL BE PRESSURE TREATED AND APPROVED FOR DIRECT GROUND CONTACT.

DOOR SCHEDULE					
TAG	SIZE	TYPE	FRAME	HARDWARE	LOCK FUNCTION
001	3'-0" X 6'-6" X 1 3/4"	STEEL	STEEL	ENTRY LOCKSET W/ DEADBOLT	LOCKED TO EXTERIOR EGRESS INTERIOR
002	14'-0" X 14'-0" X 1 3/4"	OVER HEAD	STEEL	STANDARD OVERHEAD DOOR TRACK AND TROLLEY SYSTEM	LOCKED TO EXTERIOR EGRESS INTERIOR
003	24'-0" X 16'-0" X 1 3/4"	OVER HEAD	STEEL	STANDARD OVERHEAD DOOR TRACK AND TROLLEY SYSTEM	LOCKED TO EXTERIOR EGRESS INTERIOR



UPLIFT CALCULATION		HEADER CONNECTION CALCULATION	
CONNECTOR	UPLIFT VALUE	FORCE @ 8' POST SPACING	7000#
H10A (OPTIONAL)	1340#	5/16" GRK (8X884#)	7072#
20D NAIL (10X208#)	2080#	FORCE @ 14' DOOR SPACING	9625#
VERIFY W/ ENGINEERED TRUSS		5/16" GRK (11X884#)	9724#
DRAWINGS FOR UPLIFT DESIGN LOADS		FORCE @ 24' DOOR SPACING	14000#
		5/16" GRK (16X884#)	14144#
		*TOTAL NUMBER OF FASTENERS IS PER POST- DIVIDE NUMBER IN 1/2 FOR FASTENERS PER SIDE OF POST- AT HEADER JOINTS	
		DIVIDE TOTAL NUMBER BY 1/4 FOR NUMBER OF FASTENERS PER END OF HEADER	
		*TYPE AND QUANTITY OF FASTENERS SUBJECT TO CHANGE AS LONG AS TOTAL NUMBER OF FASTENERS' SHEAR STRENGTH GREATER THAN LOAD AT CONNECTION	
		* WHERE HIGH NUMBER OF FASTENERS ARE REQUIRED, A 2X SHEAR BLOCK, THE SAME WIDTH OF THE POST, SHALL BE USED TO SPREAD THE LOAD DOWN THE POST WITH EVENLY SPACED FASTENERS	
		*5/16 X 3-1/2" GRK = 884# OF SHEAR	
		*20D NAIL = 208# OF SHEAR	



PROJECT: NEW STORAGE BUILDING
LOCATION: 3353 GALLIMORE RD. SABINA, OH 45169
CLIENT: AMERICAN EQUIPMENT SERVICES
ADDRESS: 3353 GALLIMORE RD. SABINA, OH 45169
COUNTY: CLINTON
PROJECT #: 24-542
DATE: MAY 2024

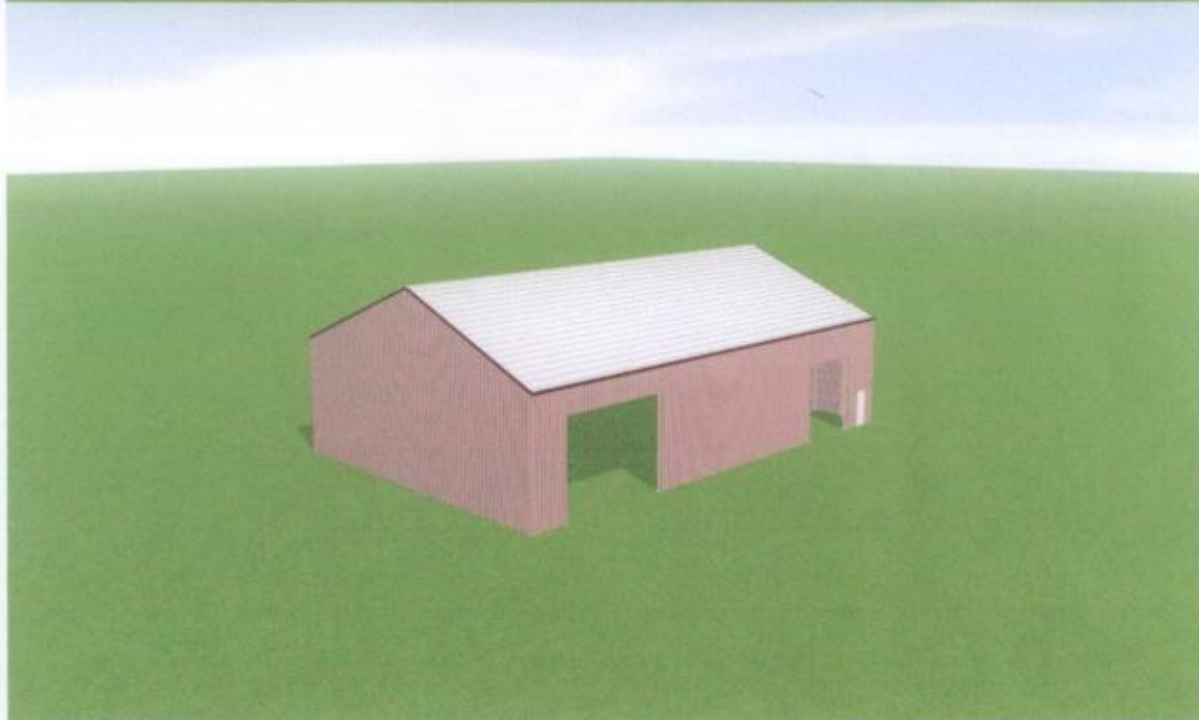
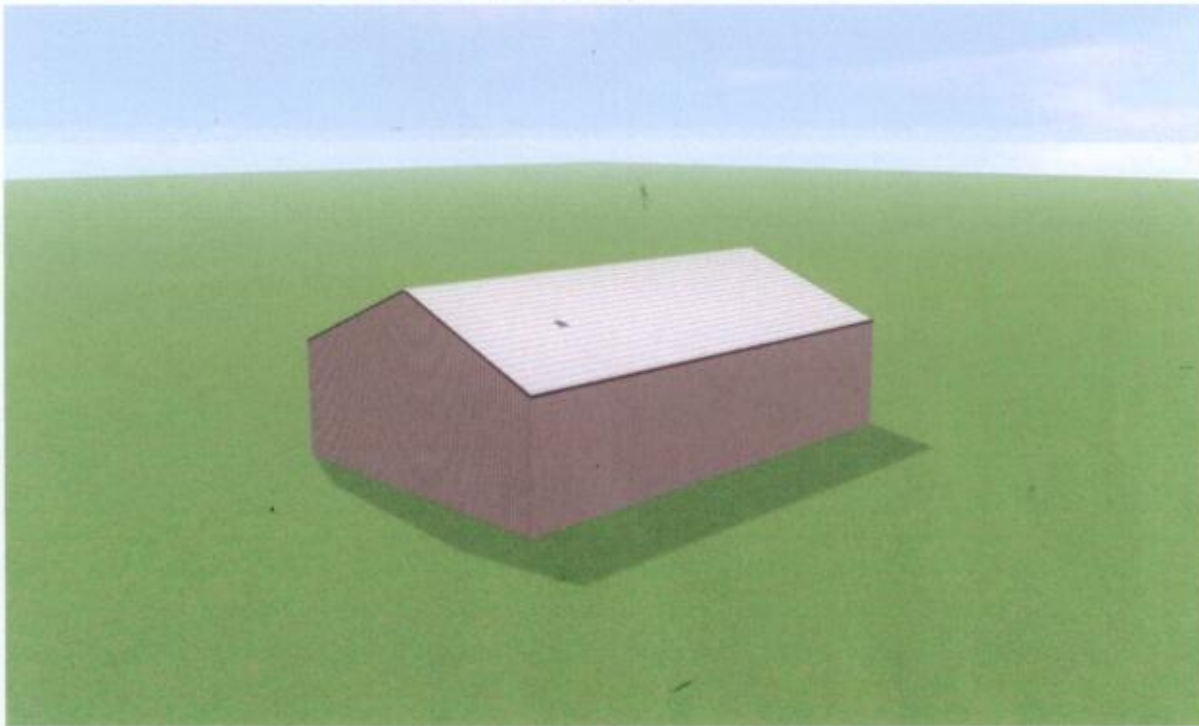


SHEET: 2/2



Building Images for AMERICAN EQUIP Project Name = AES Shop copy 1

FARM EQUIPMENT COLD STORAGE BUILDING 70x105x20=7350 SF





CLINTON COUNTY REGIONAL PLANNING COMMISSION

MAJOR Subdivision Application and/or SITE PLAN Review

Application for a major subdivision and/or site plan review. Major subdivisions often have a required 3 step process and the site plan can be combined with the final plat or completed in one step if no major subdivision is required. 1. Sketch/Concept Plan (informal), 2. Preliminary Plan, 3. Constr./Improvement Plan, 4. Final Plat and/or Site Plan
(separate filings of this application and the filing fee are needed for each required step)

Name of Subdivision or Development:

_____ Phase Number _____

Submitted as: (please check)

- | | | |
|--|--|---|
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Constr./Imprv. Plan | <input type="checkbox"/> Final Plat & Site Plan |
| <input type="checkbox"/> Residential Subdivision | <input type="checkbox"/> Site Plan Review Only | <input type="checkbox"/> Planned Unit Development |

The undersigned applies for a Major Subdivision or Site Plan Review in accordance with the Clinton County Subdivision Regulations and/or the Clinton County Zoning Resolution, and that this application is true and correct to the best of his/her knowledge. The undersigned does hereby expressly agree to an extension of review time as provided in Section 711.10 of the Ohio Revised Code. Application must be received at least Fifteen (15) business days before a scheduled CCRPC meeting to be considered for review at said meeting. Application is not considered received until it is deemed complete and associated fees determined by the current Fee Schedule are paid in full.

Signature of Applicant: John Barry Date: 6-26-24

Signature of Owner (if different): _____ Date: _____

Name of Applicant: East Clinton School monument Sign for Campus

Street Address: 174 Iarrick Rd City: Sabina

State: OHIO Zip Code: 45169 Telephone Number: 937-584-2474

Name of Property Owner (if different): Ronald A Bean

Street Address: 34 Hudson ave City: Sabina

State: OHIO Zip Code: 45169 Telephone Number: 937-725-0169

Name of Engineer/Surveyor and/or Agent: N/A

Street Address: _____ City: _____

State: _____ Zip Code: _____ Telephone Number: _____

Development Information

(attach a complete development plan of numbered lots and proposed land uses, in accordance with the requirements of the Clinton County Subdivision Regulations)

Township: Wayne Township Current Zoning: S-R Suburban Residential

Location Description (section, intersection): off State Route 729, between Larrick Rd and South Street.

Intended use of the new lots to be created by this subdivision (in entirety, all that apply):

Residential: ☐ Commercial: ☐ Industrial: ☐ Agricultural: ☐ Other: ☒

Intended use of the remaining acreage or host parcel:

Residential: ☐ Commercial: ☐ Industrial: ☐ Agricultural: ☐ Other: ☐

What utilities are available at the development site?:

Water: ☐ Sewer: ☐ Gas: ☐ Cable/Internet: ☐ Other: ☒ N/A

Number of lots created: ☐ Number of lots previously created from host parcel: ☐

Minimum Lot Size: ☐ Total Acreage Involved: ☐

Is a variance necessary to any of the regulatory standards?: ☐

(if yes, a separate Variance Application Form MUST be filed first along with applicable variance application fee. The variance request and associated fee is addition to any other filings or applicable fees.)

FOR MAJOR SUBDIVISIONS:

(attach a narrative which addresses how the proposed development complies/addresses the following sections of the Clinton County Subdivision Regulations)

1. Article 600.02 entitled "Suitability of Land"
2. Article 600.03(A) entitled "Conformance to Applicable Rules & Regulations"
3. Article 600.03(B) entitled "Adequate Public Facilities". Specifically addressing the availability of water pressure, sewer capacity or septic availability and other public facilities.
4. Article 600.03(F) entitled "Site Design & Suitability"
5. Article 600.06 entitled "Lots & Lot Improvements", specifically addressing buffer areas, open space areas and traffic impacts.
6. Article 700 entitled "Street Design", specifically addressing driveways and site access management.
7. Article 800 & Article 900 entitled "Construction Standards" and "Construction Improvements"
8. Article 1000 entitled "Environmental Standards", specifically addressing short construction mitigations and long term impacts.

FOR SITE PLAN REVIEW:

(attach a narrative which addresses how the proposed development complies/addresses the following sections of the Clinton County Subdivision Regulations)

- A. Proposed development mitigates potential harm to nearby and surrounding area property values.
- B. The side and rear elevations of proposed buildings compliment the front elevation.
- C. Building additions shall result in elevations which complement the architectural design.
- D. Mechanical equipment, whether located at ground level, raised, or on a roof, shall be shielded.
- E. Unless entirely screened from view, structures shall be oriented such that no loading area is directly visible from an adjacent residential district or from either an existing or future public right of way.
- F. Landscaping Plan preserves existing and plants new tree groves into the design of the site.



CONCEPTUAL
SCALE: NTS



ABBOTT IMAGE SOLUTIONS

185 Park Drive
Wilmington, OH 45177
937.382.6677
www.abbottis.com

East Clinton	Details		<p>CONCEPTUAL DRAWING ONLY: Dimensions are approximate & may change due to Construction factors or exact field conditions. Colors shown are as close as printing will allow; always follow written specifications.</p> <p>ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AIS. It may not be shown to anyone outside your Organization, and may not be reproduced in any manner without prior consent. ©2020</p>
SALES: GREG DATE: 9-21-23 DESIGNER: CHAD WORK ORDER: 7595		SALES APPROVAL	
		CUSTOMER APPROVAL	
		LANDLORD APPROVAL	



New sign placed in the same location as current monument sign

East Clinton	Details	<div></div>		<div>CONCEPTUAL DRAWING ONLY: Dimensions are approximate & may change due to Construction factors or exact field conditions. Colors shown are as close as printing will allow; always follow written specifications.</div> <div>ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AIS. It may not be shown to anyone outside your Organization, and may not be reproduced in any manner without prior consent. ©2020</div>
SALES: GREG		<div>SALES APPROVAL</div>		
DATE: 9-21-23		<div>CUSTOMER APPROVAL</div>		
DESIGNER: CHAD		<div></div>		
WORK ORDER: 7595		<div>LANDLORD APPROVAL</div>		



Side 1



Side 2

154" w x 177" t total sign size



Sample front lit/back lit channel letters

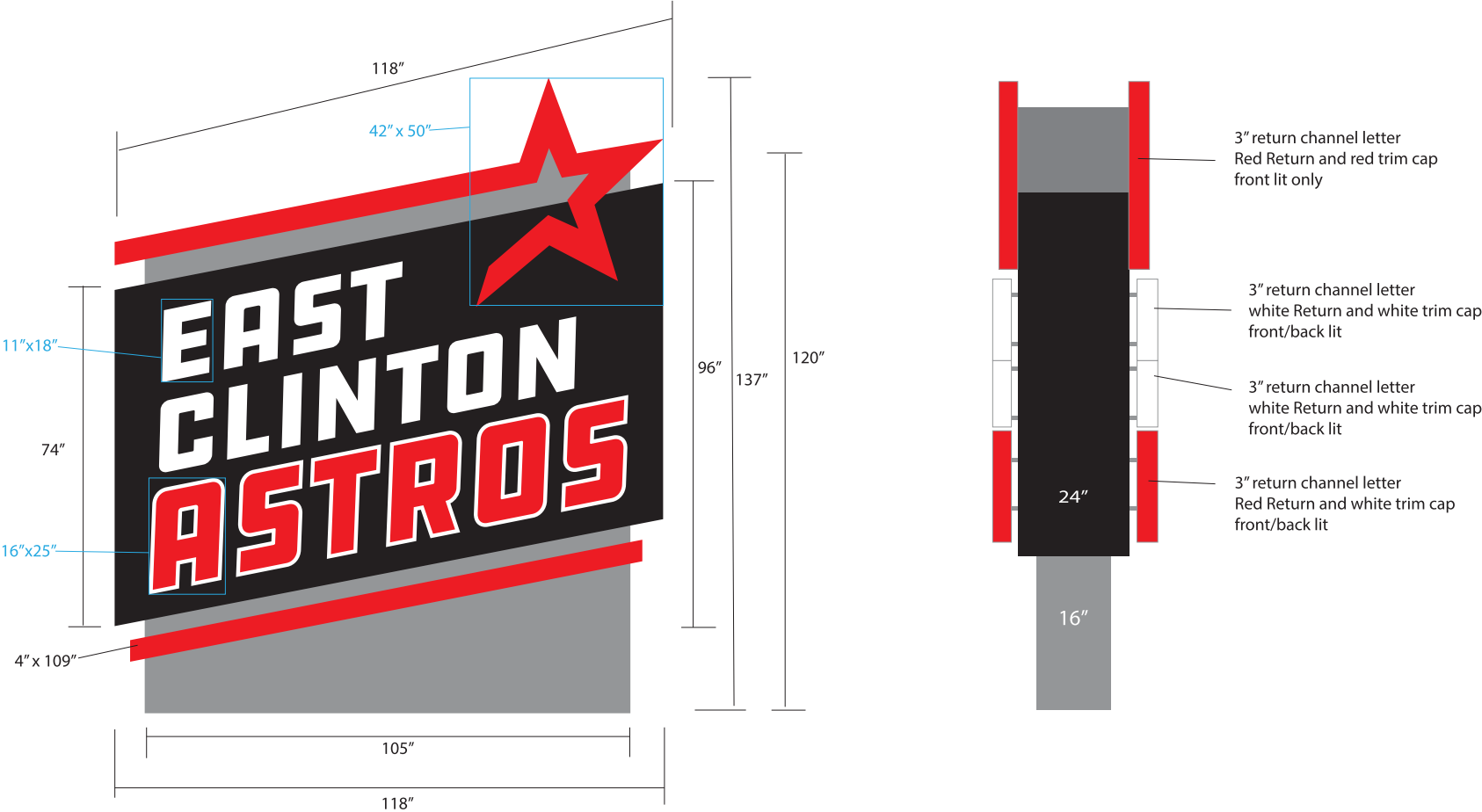
CONCEPTUAL
SCALE: NTS



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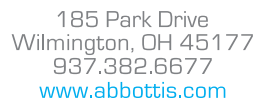
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		LANDLORD APPROVAL _____	



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	SALES: GREG DATE: 9-21-23 DESIGNER: CHAD WORK ORDER: 7595	SALES APPROVAL CUSTOMER APPROVAL LANDLORD APPROVAL	



East Clinton	Details	SALES APPROVAL	<p>CONCEPTUAL DRAWING ONLY: Dimensions are approximate & may change due to Construction factors or exact field conditions. Colors shown are as close as printing will allow; always follow written specifications.</p> <p>ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AIS. It may not be shown to anyone outside your Organization, and may not be reproduced in any manner without prior consent. ©2020</p>
		CUSTOMER APPROVAL	
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