Minutes for the

**Clinton County Regional Planning Commission**

**Or the Executive Committee**

May 16, 2023

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 Cohmer | Michelle Morrison (7:20pm) | Rick Walker |
| Bruce Beam | Benjamin Collings | Matt Purkey |  |
| Jon Branstrator | Dwayne Dearth | Damian Snyder |  |
| Ruth Brindle | Jim Fife | Kerry Steed |  |
| John Carman | Kirk Knoblauch | Robert Thobaben |  |

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 yeas.

**Minutes from the Previous Meeting**

Minutes of the April 18, 2023, Regular Meeting (Full Commission) and the May 9, 2023 Meeting (Executive Committee) were presented and approved by motion from Rick Walker seconded by Matt Purkey and roll call vote: voice vote: all yeas.

**OLD BUSINESS**

Applicant #2023-10— Minor Subdivision/Access Management Variance—Tedra Simpson

The applicant, Tedra Simpson, was present for the variance request. Dwayne Dearth swore in Tedra Simpson. She is selling her property on SR730 and wants to split the property to sell each structure individually. The staff report was read and the staff recommendation stated that based upon review of the application and agency comments received, staff recommends approval of the variance request due to the request addressing existing zoning nonconformities and there not being noted eminent safety concerns with the existing density of the site and driveway configuration.

A motion to approve the variance request with recommendation from staff report was made by Matt Purkey, seconded by John Carman, and a roll call vote: 16 yea, 0 nay, 0 abstention.

Applicant #2023-19—Minor Subdivision/Access Management Variance—Jeri Strider/Larry Burnem

The applicant Jeri Strider/Larry Burnem was present for the variance request. Dwayne Dearth swore in Larry Burnem. The applicant is requesting to reconfigure three lots into a new residential parcel of 7.621-acres and a remainder of 67.828-acres in agricultural land. The lot cannot currently be further subdivided based on the requirements of the Clinton County Access Management regulations and driveway spacing requirements. The staff report was read and stated that based upon review of the application and agency comments received, staff recommends approval of the variance contingent upon the addition of language on the plat and deed acknowledging restrictions on future development or subdivision of the remainder tract to satisfy the Unnecessary Hardship Test per the ORC.

A motion to approve the access management variance request with recommended language from staff report was made by Dauna Armstrong, seconded by Benjamin Collings and a roll call vote: 16 yeas, 0 nay, 0 abstention.

Applicant #2023-22—Site Plan Review —Buckeye RV

Agent Christian Stone (Cincinnati Commercial Contracting) presented a site plan review to add a new gravel parking area for merchandise approximately 0.2 acres in size. Staff updated the board that the OEPA has reviewed and approved the proposed usage of the reserve septic areas. The staff report was read and stated that staff recommends the commission approve the Final Site Plan contingent upon final plan approval from the Clinton County Soil and Water Conservation District.

A motion to approve the Site Plan Review with recommendation from staff report was made by Matt Purkey, seconded by Rick Walker, and a roll call vote: 15 yea, 0 nay, 1 abstention.

**NEW BUSINESS**

Applicant #2023-24—Final Site Plan Review—RLR Investments LLC/R+L Carriers

RLR Investments LLC/R+L Carriers presented their request for final site plan approval for a gravel lot for the storage of trailers on 18.26 acres at the southeastern corner of the R+L campus at 600 Gillam Road. Discussion followed. The staff report was read which recommends that an approval for the Site Plan be contingent upon the requested information from the Clinton County Soil and Water Conservation District be added to the final plans, and the site plan demonstrating conformance to the zoning resolution per the Building and Zoning Department related to lighting and landscaping.

A motion to approve the Final Site Plan Review contingent upon the recommendation from the Staff Report was made by John Cohmer, seconded by Kerry Steed, and a roll call vote: 15 yea, 0 nay, 1 abstention.

Applicant #2023-26—Final Site Plan Review —RLR Investments LLC/R+L Carriers

RLR Investments LLC/R+L Carriers presented their request for Final Site Plan Review for a new parking lot for the for the Data Center on 2.35 acres at the southern portion of the R+L campus at 600 Gillam Road. The staff report was read, which states that staff recommends that an approval for the Site Plan be contingent upon the requested information from the Clinton County Soil and Water Conservation District be added to the final plans, and the site plan demonstrating conformance to the zoning resolution per the Building and Zoning Department related to lighting and landscaping.

A motion to approve the Final Site Plan Review contingent upon the recommendation from the Staff Report was made by Rick Walker, seconded by Kerry Steed, and a roll call vote: 15 yea, 0 nay, 1 abstention.

Applicant #2023-27—Final Site Plan Review—Eagle Testing and Inspection

The applicant was not present for the review.

A motion to table the Final Site Plan Review was made by Matt Purkey, seconded by John Carman, and a roll call vote: 16 yea, 0 nay, 0 abstention.

Applicant #2023-29—Preliminary Site Plan Review—Caesar Hills LLC/Cincinnati Commercial Construction

Caesar Hills LLC/Cincinnati Commercial Construction presented a preliminary site plan review for a new storage facility and Camper/RV storage site. Christian Stone, a representative from the applicant, noted that they do not feel that every portion of the detention needs to be taken care of for future phases given that the phases may never materialize. They would be okay with an area “reserved” shown on the plans rather than built out. The staff report was read, which recommends the commission approve the Preliminary Site Plan contingent upon satisfaction of the following outstanding items prior to Final Site Plan Review:

1. Building and Zoning: the applicant will be required to have a Conditional Use Permit approved by the Board of Zoning Appeals, and any required plan modifications incorporated into site plans. The applicant will be required to have variances for any zoning non-conformities or have plans that are in full conformance with the zoning resolution.
2. Greater detail provided on elevations and proposed design for any storage facilities and improved landscaping plan with “generous amounts of landscaping” will be required. Plans to completely remove the wooded areas as depicted should be revised.
3. Traffic/Access Management: Approval of any modified ingress/egress plans and required traffic improvements as submitted by ODOT. No new curb cuts to SR73 will be considered.
4. Storm Water Management: the applicant will be required to have final approval from the Clinton County Engineer’s Office and Clinton County Soil and Water Conservation District for storm water management design and sediment control, and submit an erosion control plan.
5. Details will need to be provided to the Clinton County Health District regarding the existing campground license and any required modifications and plan approvals from the Ohio Department of Health be completed.

Discussion from the commission focused on landscaping buffers being maintained and even provided where lacking, traffic concerns for the area, alignment with the comprehensive plan, and the nature of the development.

A motion to approve the Preliminary Site Plan Review contingent upon the recommendation from the Staff Report was made by Jim Fife, seconded by Benjamin Collings, and a roll call vote: 15 yea, 0 nay, 1 abstention.

**FINANCIAL REPORT AND BILLS**

Taylor Stuckert presented the financial report and several bills for approval.

A motion to approve the financial report and bills was made by John Cohmer, seconded by Rick Walker and a voice vote: all yeas.

**RPC STAFF UPDATE**

Taylor updated the board on the following: introduced Stephanie Austin; provided a staffing update; mentioned the Senior Spotlight Event; updated on the Area Plan RFP; updated on the County Zoning; and updated on the Land Bank.

With no further business to conduct, the Commission adjourned by motion from Robert Thobaben at approx. 8:04 pm.

Respectfully submitted and approved this \_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_ 2023.

|  |  |
| --- | --- |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  |
| Dwayne Dearth, Chairman |  |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  |
| Robert Thobaben, Secretary |  |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  |
| Taylor Stuckert, AICP Executive Director |  |