

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

September 16th, 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 7:00 p.m. local time with the following Planning Commissioners present.

Jon Branstrator	Pat Thompson		
Ruth Brindle	Michelle Morrison		
John Carman	Sally Orihood		
Benjamin Collings	Mike McCarty		
Eric Hayslett	Rick Walker		

The Commission attained a quorum. Anya Tipton (RPC), Michael Teeter, Alissa Cody, Brian Cody, and Robert Thobaben were also present.

A motion was made by Pat Thompson to approve the agenda with an amendment to allow for public comment after the conclusion of regular business. 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:

- August 19th, 2025 Full Commission Meeting (Regular)
- September 11th, 2025 Executive Committee Meeting (Regular)

Benjamin Collings made a motion to approve both sets of minutes. The motion was seconded by John Carman and approved with a roll call vote: all yea.

OLD BUSINESS

Ruth Brindle indicated that the Commission roster is complete; all Commissioners should have received information regarding term limits and contact information.

NEW BUSINESS

Applicant #2025-09 – Access Management Regulations Variance – Teeter

Anya Tipton presented the staff report. The applicant is interested in performing a lot split at 13679 SR-134 in Clark Township, creating two separate independent building parcels, to allow for the construction of a new family home and driveway access. The applicant is requesting variance from Section 700.13.I of the Clinton County Subdivision Regulations, which requires that all lot splits must comply with the Access Management Regulations as they relate to driveway separations. The applicant would like to relocate the existing driveway access on SR-134 approximately 200 feet north. Although the proposed new lot borders Simpkins Rd., the Deputy Engineer has prohibited access there due to a limited sight distance and related safety concerns. Per the AM Regulations, no additional driveways are permitted along SR-134, making relocation of the existing drive the only option for subdivision. The relocated drive would be 255 feet from Simpkins Rd. (less than the required 600 feet spacing). The Engineer's Office recommended denial of the variance.

request due to traffic safety concerns. The staff report echoed these concerns, while also reminding the Commission of its own recently established pattern of granting similar requests.

Applicant Michael Teeter presented the application.

The Commission discussed the application. Rick Walker asked why the Engineer's Office would be able to regulate driveway access on Simpkins Rd. The Commission generally agreed that the proposed location on SR-134 is safer than Simpkins Rd. regardless due to a slope leading up to the stop sign at the intersection of the two streets. Benjamin Collings asked Teeter if his family would move without the driveway access; the applicant said yes. Benjamin Collings expressed pause about potentially losing a County resident. Commissioner Mike McCarty echoed these concerns, stating that the Engineer's Office isn't giving any other options for driveway access. Michelle Morrison proposed tabling the application until all other avenues could be explored. Robert Thobaben asked if it would be possible to build the new structure as an accessory dwelling unit; Michelle Morrison indicated that the Health Department usually opposes shared septic; moreover, the applicants are interested in building a primary residential structure. Mike McCarty proposed approving the variance request with a permanent shared access easement to remain consistent with previous applications.

Jon Branstrator made a motion to approve the variance request contingent upon the owners obtaining a permanent access agreement for the new shared drive. The motion was seconded by Benjamin Collings and approved with a roll call vote: 9 yea, 1 nay (Morrison), 0 abstention.

Applicant #2025-10 – Final Plat – Cody

Anya Tipton presented the staff report. The applicant is requesting to replat his property on US-22 in Adams Township to combine eight existing parcels into two independent lots per Section 300.10 of the Clinton County Subdivision Regulations. Each proposed new lot will encompass four of the existing parcels. All relevant County departments are supportive of the request, agreeing that the proposed lot combination is an improvement to existing circumstances and increases compliance with the Access Management Regulations.

Applicants Brian and Alissa Cody presented the application.

Rick Walker made a motion to approve the Final Plat as presented. The motion was seconded by Benjamin Collings and approved with a roll call vote: 10 yea, 0 nay, 0 abstention.

FINANCIAL REPORT AND BILLS

Anya Tipton presented three bills that were previously approved by the Executive Committee on September 11th, 2025: (1) an invoice of \$2,780 from OHM Advisors for planning consulting services; (2) an invoice of \$1,662 from Bricker Graydon for legal consulting services, and (3) an invoice of \$10,940 from Burgess & Niple for services provided in association with the County Thoroughfare Plan Update. Anya Tipton explained that while the 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. A motion to approve the financial report and budget was made by Michelle Morrison, seconded by John Carman, and approved by a roll call vote: 9 yea, 0 nay, 1 abstention (Hayslett).

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 resumed its search for a new Executive Director. The Executive Committee has approved a job description and salary; the listing is now live on multiple job search platforms.

PUBLIC COMMENT

Robert Thobaben addressed the Commission to express that the County Parks master plan needs to be updated due to a local scarcity of water. Thobaben indicated the primary concerns are farmland preservation and groundwater supply, and asked how and when an update to the plan could occur. Thobaben's ideal timeline for a new plan would be 1 – 1.5 years. Anya Tipton and Ruth Brindle indicated that due to staffing shortages, office activities are primarily limited to administration and development review. However, given the Board aims to hire a new Executive Director within the year, an update to the master plan could be on the table in the near future.

With no further business to conduct, the Commission adjourned by motion from Rick Walker at approx. 8:05 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