Minutes for the

**Clinton County Regional Planning Commission**

**Or the Executive Committee**

March 26, 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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| Bruce Beam  | Dwayne Dearth  | Robert Thobaben, Jr. |  |
| Jon Branstrator  | Jim Fife | Rick Walker  |  |
| Ruth Brindle | James Myers | Pat Thompson |  |
| John Carman | Sally Orihood |  |  |
|  John Cohmer | Mike McCarty  |  |  |

The Commission attained a quorum.

A motion was made to approve the agenda by Dwayne Dearth, seconded by Jon Branstrator, and a voice vote: all yeas.

**Minutes from the Previous Meeting**

Minutes of the February 20, 2024, Regular Meeting (Full Commission) and the March 21, 2024 Meeting (Executive Committee) were presented and approved by motion from Pat Thompson seconded by John Carmen and voice vote: all yeas.

**OLD BUSINESS**

**NEW BUSINESS**

Applicant #2024-04— Zoning Change Recommendation — Fred Cox / Fillmore Construction LLC

Fred Cox with Fillmore Construction LLC came to the front of the room to answer any questions that the board had for a Zoning Change approval for 137.874 acres from Suburban Residential (S-R) to Industrial (I-2) on parcel # 270040201000000, 270040301000000, 270040302000000,270040304000000, and 270040303000000 in Union Township. The staff report was read which recommends that upon review of the application, staff recommends approval of the proposed zoning change due to the request aligning with the stated goals of the Clinton County Comprehensive Plan and Compatibility with existing zoning and land use. Drew DeMarsh did read a letter as a public comment from Bruce Saunders requesting that the committee not approve a zoning change of parcels #270040304000000 and parcel #270040303000000 due to these two parcels being parts of the abandoned CSX Railroad line and that the Clinton County Trails Coalition plans to build a recreational trail on the abandoned rail corridor between Lowes Drive and the Clinton – Fayette Friendship Trail in the future. Fred Cox responded that he was willing to work with the Trails Coalition on any future trails projects.

A motion to approve the proposed zoning change due to the request aligning with the stated goals of the Clinton County 2040 Comprehensive Plan and compatibility with existing zoning and land use was made by John Carman, seconded by John Cohmer, and a roll call vote: 10 yea, 0 nay, 3 abstention.

Applicant #2024-07— Planned Unit Development — Stan Richards

Pete Battaglia presented a request on behalf of the Roberts Centre Management LLC for a recommendation for a zoning change from General Commercial District (C-2) to Planned Unit Development (PUD), and the approval of Construction /Improvement Plans for a campground to serve as an accessory use to the existing uses on the site. The staff report was read which recommends that upon review of the application, agency comments, and area plans, staff recommends approval of the recommendation to rezone the property to PUD, and approval of the Construction /Improvement Plans as presented to the Clinton County Regional Planning Commission. Other discussion in the meeting was that LJB Engineering did get comments from the State and they are working that out. This will be an amenity for the Convention Centre and designed for Class A RV’s and already has sewage and water onsite.

A motion to recommend approval of the Roberts Center Planned Unit Development at 123 Gano Road, with the Final Site Plan and construction plan for the construction and improvement of an RV parking area to be approved contingent upon the final approval of the Roberts Center PUD by the Clinton County Board of County Commissioners was made by Jim Fife, seconded by John Cohmer, and a roll call vote: 12 yea, 0 nay, 1 abstention.

Applicant #2024-08— Site Plan Review — Dwayne Boso

Agent Dwayne Boso with MSA Design on behalf of Great Oaks Career Campuses applied for the approval of a new Heavy Equipment Dig Building on an existing parking lot and gave a presentation at the meeting. The staff report was read, which recommends the approval of the Final Site Plan.

A motion to approve the Final Site Plan, was made by Rick Walker, seconded by Jon Branstrator, and a roll call vote: 11 yea, 0 nay, 2 abstention.

Applicant #2024-09— Zoning Change Recommendation — Barbara McCord

On behalf of Barbara McCord, Mary Ann Moyer requested a recommendation for a zoning change for 31.83 acres from Limited Industrial (I1) to Agriculture-Residential Transition (A-3) on tract ll of parcel # 240030501000000 in Richland Township. Tract l of parcel # 240030501000000 is already zoned as Agriculture-Residential Transition (A-3). The staff report was read which recommends that upon review of the application, staff recommends approval of the proposed zoning change due to the request aligning with the stated goals of the Clinton County Comprehensive Plan and Compatibility with existing zoning and land use.

A motion to approve the proposed zoning change due to the request aligning with the stated goals of the Clinton County 2040 Comprehensive Plan and compatibility with existing zoning and land use was made by Jim Fife, seconded by Rick Walker, and a roll call vote; 12 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 three bills were for Business Cards, Godaddy (website SSL), and Lodging for OLBA Conference.

A motion to approve the financial reports was made by Mike McCarty, seconded by James Myers, and a roll call vote: 13 yea, 0 nay, o abstention.

**RPC STAFF UPDATE**

Drew DeMarsh noted that the RPC Bylaws Review would be moved to the April Agenda, due to the April Agenda being light. Drew DeMarsh gave updates that included: YTD Reviews on applications, working with McBride Dale Clarion on updating the Clinton County Zoning Resolution and City of Wilmington’s Subdivision Regulations, Interchange Land – Use Study, Age – Friendly Action Plan, Wilmington School Travel Plan, Trail Extension Projects and Grants, Discussion on improvements of Clinton County’s parks system, Network Alliance, and ODOD Grant Projects. David Milender updated the board he filed an application to the court to appoint Manley Burke as special prosecutor for our audit. Mackenzie Edison gave a Land Bank update that included: creating Township packets, preparing for RPC State Audit, and being invited to join a team helping design a disposition flow for a property management system developed by Tolemi and the Ohio Land Bank Association to help smaller counties with affordable property management system.

With no further business to conduct, the Commission adjourned by motion from John Carmen at approx. 8:27 pm, seconded by Pat Thompson.

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 |  |