

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

November 18th, 2025

Training Room, Clinton County Administration Building, 1850 Davids Dr., Wilmington, OH 45177

ROLL CALL

Vice Chairperson Michelle Morrison called the meeting to order at approximately 7:02 p.m. local time with the following Planning Commissioners present.

Andy Borton	Michelle Morrison	Rick Walker	
Jon Branstrator	James Myers		
John Carman	Damian Snyder		
Benjamin Collings	Mike McCarty		
Pat Thompson	Noni Wood		

The Commission attained a quorum. Anya Tipton (RPC), Matt Davis (CESO), John Drain (Agree Realty), Matt Finke (CESO), Jeff Linkous (CCEO) and Robert Thobaben (CCPD) were also present.

A motion to approve the agenda was made by Pat Thompson. The motion was seconded by Andy Borton and approved with a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the following meetings were presented to the Commission:

- October 21st, 2025 Executive Committee Meeting
- October 21st, 2025 Full Commission Meeting (Regular)
- November 13th, 2025 Executive Committee Meeting

Rick Walker made a motion to approve all three sets of minutes with an amendment to correct the spelling of Commissioner Benjamin Collings' name, seconded by Jon Branstrator and approved with a voice vote: 10 yea, 1 abstention (Noni Wood).

OLD BUSINESS

Anya Tipton reintroduced Case #2025-11 (Zoning Map Amendments). On October 21st, 2025, the RPC reviewed the proposed Map Amendments and forwarded a positive recommendation of approval for all parcels to the Rural Zoning Commission (RZC). The RZC heard the case at their October 28th, 2025 meeting. There were public objections to the rezoning of six parcels: 240021401000000, 190051401000000, 190051404000000, 270010401000000, 270060802000000, and 270070101000000. In each of these cases, the respective property owner preferred to retain their previous zoning designation or assume the second of the two split zonings across the same parcel. The Board of County Commissioners has requested that the proposed Map Amendments return to Regional Planning for full review in light of the RZC's recent hearing.

Benjamin Collings made a motion to approve the proposed Zoning Map Amendments, with the exception of the aforementioned six parcels. The motion was seconded by Pat Thompson and approved with a roll call vote: 10 yea, 0 nay, 1 abstention (Mike McCarty).

NEW BUSINESS

Applicant #2025-12 — Preliminary Site Plan – Speedway/7-Eleven

Anya Tipton presented the staff report. The applicant, Matt Davis on behalf of CESO, Inc., is requesting Preliminary Site Plan approval for a new 7-Eleven convenience store and Speedway vehicle fueling station on the northwest corner of the intersection at SR-73 and SR-380. The parcels are currently zoned C-2 (General Commercial) and C-3 (Highway Service Commercial); the applicant recently obtained Conditional Use approval for the operation of a truck stop and gas station by the County BZA. The Engineer's Office and ODOT expressed concerns about adding development at an intersection already known for congestion and safety issues, especially following recent major ODOT upgrades. The proposed access points on SR-380 and SR-73 do not meet recommended spacing guidelines, will likely require restrictions (including right-in/right-out on SR-73), and may require additional turn lanes and roadway improvements pending completion of the Traffic Impact Study. Stormwater and erosion control plans have not yet been submitted, and the Tax Map Office notes that the parcels must be combined for mylar approval. Staff recommends approval of the Preliminary Site Plan contingent upon the satisfaction of all remaining items by Final Site Plan Review submission.

Anya Tipton reminded the board that this is a *Preliminary* Site Plan Review application, meaning it is not binding, and the applicant will still be required to return to Regional Planning for Final Site Plan Review in order to move forward with development.

Matt Davis presented the application. Their team is working closely with ODOT and the Engineer's Office regarding access and roadway improvements. The truck entrance will be separate from passenger car entrance. They are wrapping up the Traffic Impact Study and will start addressing stormwater components for Final Site Plan Review.

John Carman asked how the development will affect visibility over the SR-380 bridge; Davis responded that Speedway is coordinating with ODOT, and there may be a discussion with ODOT to consider lowering the speed limit.

Mike McCarty asked about detention pond locations; Davis responded that Speedway is finalizing locations that will potentially locate a portion of it underground. Septic plans are to come.

Pat Thompson asked about the dumpster enclosure location.

Bob Thobaben asked how much sewage the project will generate. Davis responded that the developer's contractor will help design a sanitary sewer system with minimal runoff, and that it will be a leeching-style field, EPA approved so system meets all standards and requirements. Jeff Linkous explained that the Engineer's Office manages County stormwater regulations along with the County Soil & Water Department (who did not comment on this application).

Bob Thobaben asked about traffic constraints, specifically with regard to the Clinton-Massie school bus route. Davis responded that Speedway will work with ODOT to install roadway improvements to make traffic better, not worse; moreover, ODOT required Speedway to conduct the Traffic Impact Study after August 18th (while school is in session).

With no further comment, Pat Thompson made a motion to approve the Preliminary Site Plan contingent upon the satisfaction of all remaining items by Final Site Plan Review submission. The motion was seconded and approved with a roll call vote: 11 yea, 0 nay, 0 abstention.

2026 Budget

Anya Tipton presented a draft budget for FY2026. The salary for the new Executive Director (estimated \$100,000 - \$120,000) and associated benefits constitute the largest increase to the budget. After consulting with Chair Ruth Brindle, staff has also allocated \$7,500 for part-time/seasonal employees and \$10,000 for legal fees to update RPC bylaws. Tipton reminded the Board that the Commission may vote to amend the budget at any point/when necessary.

Anya Tipton presented a draft estimated revenue for FY2026, while clarifying that these numbers are rough estimates. Regional Planning does not currently manage any grant money, but is hopeful that the new Executive Director will be able

to secure new streams of funding and revenue. Tipton also reminded the Board that the RPC will be reimbursed for the County Thoroughfare Plan.

John Carman asked about increasing dues for villages, indicating that membership fees need to be fair. Tipton expressed that she will look into arrangements used by similar counties.

John Carman made a motion to approve the 2026 budget as presented. The motion was seconded by Pat Thompson and approved with a roll call vote: 11 yea, 0 nay, 0 abstention.

December 16th Holiday Meeting

Anya Tipton indicated that she or Ruth will soon be sending out RSVPs for the December 16th, 2025 Holiday Meeting at Southridge Brewing. The cost will be \$30/person including tax and tip. Guests are welcome.

FINANCIAL REPORT AND BILLS

Anya Tipton presented three bills that were previously approved by the Executive Committee on November 13th, 2025: (1) an invoice for \$6,962.20 from Burgess & Niple for services provided in association with the County Thoroughfare Plan, (2) an invoice for \$5,598.00 from OHM Advisors for planning and hiring consulting services, and (3) an outstanding invoice (September 2025) for \$671.00 from Bricker Graydon for legal consulting services.

Tipton also presented the Year-to-Date financial report and budget, which were passed around to the Commissioners.

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 the hiring committee has selected two top candidates for the open Executive Director position. Their final interviews will be held on Monday, November 24th before the Board of County Commissioners and other agency stakeholders.

PUBLIC COMMENT

There was no public comment.

With no further business to conduct, the Commission adjourned by motion from John Carman at approx. 8:05 pm seconded by Rick Waler and voice vote: all yeas.

Respectfully submitted and approved this _____ day of _____ 2025.

Michelle Morrison, Vice Chair

Benjamin Collings, Secretary

Anya Tipton, Interim Executive Director