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

August 19th, 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.

Andy Borton	Eric Hayslett	Mike McCarty	
Ruth Brindle	Pat Thompson	Rick Walker	
John Carman	James Myers		
Benjamin Collings	Sally Orihood		
Cory Hanlon	Damian Snyder		

The Commission attained a quorum. Anya Tipton (RPC), Joshua Martin, Ashley Martin, Mary Moyer (Peelle Law), Sandra Martin, Todd Martin, Robert Thobaben, and Patrick Warnement (Wawa) were also present.

A motion was made by John Carman to approve the agenda as presented. The motion was seconded by Pat Thompson and approved with a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the following meetings were presented to the Commission:
- June 17th, 2025 Full Commission Meeting (Regular)
- July 10th, 2025 Executive Committee Meeting (Regular)
- August 13th, 2025 Executive Committee Meeting (Regular)

Pat Thompson made a motion to approve all three sets of minutes. The motion was seconded by Rick Walker and approved with a roll call vote: 12 yea, 0 nay, 0 abstention.

Commissioner Noni Woods joined the meeting around 7:30 pm.

OLD BUSINESS

Ruth Brindle updated the Commission regarding ongoing efforts to identify term start and end dates for all Commissioners. Most Commissioners were recently sent a physical piece of mail with detailed information about their membership. The Commission has two vacant seats (County and Midland).

NEW BUSINESS

Applicant #2025-06 – Subdivision Regulations Variance – Bartels

Anya Tipton presented the staff report. The applicant is requesting variance from Section 600.06.B.4 of the Clinton County Subdivision Regulations to allow a minor subdivision at 442 Hill Road in Clark Township. The proposal would create two new building parcels, but one parcel would have only 20 feet of road frontage instead of the required 150 feet. The property currently consists of 242.55 acres with a single driveway access on Hill Road, which has been in place since the 1950s. The variance would separate the existing house from the remaining 235 acres, which remains frontage on

Mudswitch Road. The County Engineer's Office reviewed the request and had no objections, stating the proposal complies with the Access Management Regulations. Applicant Mary Moyer, on behalf of the Bartels Family Trust, presented the application.

The Commission discussed the application. Tipton explained that this is a fairly cut-and-dry case of bringing preexisting conditions into conformance with local regulations.

Benjamin Collings made a motion to approve the full variance request. The motion was seconded by Pat Thompson and approved with a roll call vote: 11 yea, 0 nay, 1 abstention (Rick Walker).

Applicant #2025-07 – Access Management Variance – Martin

Anya Tipton presented the staff report. The applicant is seeking variance from Section 700.13.I of the Clinton County Subdivision Regulations to perform a lot split at 2671 Prairie Road, which would allow for a new family home and driveway. Current Access Management Regulations require a minimum 450-foot spacing between driveways, but the proposed split would reduce the average spacing to 305 feet. The County Engineer's Office advised against granting the variance, citing a lack of unique circumstances and concerns about traffic flow. However, staff notes similar variances have been approved in the past and recommends approval contingent upon the driveway being a shared access, with a recorded common-access agreement and cross-access easement, in accordance with Section 6.10 of the Access Management Regulations.

Josh Martin presented the application. The Martins are interested in building an independent home on their family's property. Pat Thompson asked how a shared access would be addressed in future sales (answer: it would be recorded in the deed). Benjamin Collings asked if the applicants would be opposed to shared access – the applicant expressed they are not opposed, but it would not be their preference. Mr. Martin explained that they've selected the safest spot for an independent driveway and are concerned about how a shared access drive would affect future sale. The Commission discussed the possibility of a circle drive; however, the Commission generally agreed that if they were to approve a circle drive, they may as well approve an individual drive as there would still effectively be two access points off Prairie Road.

Pat Thompson made a motion to approve the full variance request, allowing for a lot split with independent driveway access. The motion was seconded by Andy Borton and approved with a roll call vote: 12 yea, 1 nay (Ruth Brindle), and 0 abstention.

Applicant #2025-08 – Site Plan Review – Wawa

Anya Tipton presented the staff report. The applicant, Patrick Warnement on behalf of Wawa, is requesting final site plan approval for a 6,400-square-foot convenience store and fuel station at the southeast corner of SR-73 and SR-380. The revised site plan includes a 7.65% increase in building size and the addition of a mobile order pick-up window, triggering a return to the Commission for full review under zoning requirements. The County Engineer's Office noted that a minor subdivision is required for the parcel configuration and that the site plan approval should be conditioned so that it does not grant subdivision approval. ODOT-required roadway improvements and stormwater plans have been addressed, and no significant changes to access or drainage have been made. Staff recommends approval of the site plan contingent on meeting all requirements from the Engineer's Office.

Patrick Warnement presented the application. The Commission recalled from Wawa's previous site plan submission in January 2024 that there were concerns about traffic impacts as a result of the development. Mr. Warnement explained that the Wawa development team has been working closely with ODOT to install infrastructure at the intersection that will result in an overall improvement to traffic flow and safety. ODOT has indicated that the plans for improvement have progressed sufficiently.

Resident Robert Thobaben addressed the applicant and the Commission. Mr. Thobaben expressed concerns about emergency responses, traffic safety (specifically, left turn lanes), and the long-term impact to water supply. Mr. Warnement explained that Wawa is introducing a stormwater plan that previously did not exist; moreover, the underground tanks, which will be owned and operated by Wawa, have historically exceeded federal safety regulations. Every underground storage tank will be documented. Additionally, Wawa is making improvements to the intersection that will make it safer than it is today. Eric Hayslett asked about the project timeline in light of the planned construction of similar developments near the same location. Staff was unsure, but Mr. Warnement indicated Quik Trip may be the first to break ground.

Mike McCarty made a motion to approve the site plan without permission for proposed subdivision approval, and with the condition that all roadway improvements must be completed as presented. The motion was seconded by John Carman and approved with a roll call vote: 13 yea, 0 nay, 0 abstention.

FINANCIAL REPORT AND BILLS

Anya Tipton presented three bills that were previously approved by the Executive Committee on August 13th, 2025: (1) an invoice of $711 from OHM Advisors for planning consulting services; (2) an invoice of $9,855 from Bricker Graydon for legal consulting services, and (3) an invoice of $6,962 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 Rick Walker, seconded by Pat Thompson, and approved by a roll call vote: 12 yea, 0 nay, 1 abstention (Eric Hayslett).

RPC STAFF UPDATE

Anya Tipton provided an update on recent activities at Regional Planning (i.e. Age-Friendly report, County Thoroughfare Plan, Land Bank, administrative duties). She also informed the board that Regional Planning has resumed its search for a new Executive Director. OHM Advisors has assisted in developing a job description and has conducted a salary survey to help guide the search committee. The Commission discussed the qualities, skillsets, and experience they would like to see from future candidates for the role.

OTHER BUSINESS

With no further business to conduct, the Commission adjourned by motion from Pat Thompson at approx. 8:22 pm seconded by Benjamin Collings and voice vote: all yeas.

Respectfully submitted and approved this _________ day of _________ 2025.

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Ruth Brindle, Chairperson

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Benjamin Collings, Secretary

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Anya Tipton, Interim Executive Director