Minutes for the Regular Meeting of the
CLINTON COUNTY REGIONAL PLANNING COMMISSION

October 20th, 2026 6:15 pm 1850 Davids Dr., Wilmington, OH 45177

CALL TO ORDER AND ROLL CALL

Chairperson Ruth Brindle called the meeting to order at 6:17 p.m., with the following Regional Planning Commissioners present.

Jon Branstrator	James Myers	Cory Hanlon @ 6:20	
Ruth Brindle	Pat Thompson		
John Burris	Rick Walker		
Benajmin Collings	Noni Wood		
Danielle Johnson	Brenda Woods		

The Commission attained a quorum. Also present were Executive Director DeAndra Navratil and Deputy Director Zeb Acuff.

Members of the public in attendance included Beth Huber, Mary Moyer, Jon Brunke, Jeff Honnerlaw, Neal Bond, Jinny Bauman, and Robert Thobaben.

APPROVAL OF AGENDA

James Myers made a motion to approve the agenda as presented. The motion was seconded by Pat Thompson and the agenda was approved on a voice vote.

APPROVAL OF MINUTES

Pat Thompson made a motion to approve the minutes of the September 15th, 2026 Full Commission Meeting as presented. The motion was seconded by Rick Walker and approved on a voice vote with three abstentions (B. Collings, D. Johnson, B. Woods).

ACCEPT SUBCOMMITTEE REPORTS – No action taken

Commission Member Cory Hanlon arrived at 6:20 PM.

ELECTION OF VICE CHAIRPERSON

Pat Thompson nominated Benjamin Collings to fill the vacant officer position of Vice Chairperson. Rick Walker seconded the nomination, and Mr. Collings accepted.

There being no other nominations, Chairperson Brindle called for a vote. Benjamin Collings was elected as Vice Chairperson for the remainder of 2026 on a roll call vote of 10 for, none against, with one abstention (B. Collings).

QUARTERLY FINANCIAL REPORT

DeAndra Navratil presented the Third Quarter financial report for the Regional Planning Commission. Expenses and revenues are in line with expectations. James Myers moved to accept the quarterly financial report. Benjamin Collings seconded the motion, which was approved 11-0 on a roll call vote.

OLD BUSINESS – No action taken

NEW BUSINESS

a. 2026-03-VA Subdivision Regulations Variance, Neal and Amy Bond

Zeb Acuff presented to the Commission a staff report concerning a request for variance from the Subdivision Regulations. Neal and Amy Bond would like to split the existing house and 7.3 acres of wooded land from the 52.425-acre parcel located at 4577 SR 72 S in Wayne Township. The proposed new access strip along the existing driveway would be narrower than permitted by the Subdivision Regulations.

Mary Moyer, attorney for the applicants, explained briefly about the objective of the request.

John Burris made a motion to grant a variance from §600.06(B)(12) of the Subdivision Regulations to permit an access strip 31 feet wide and to grant a variance from §700.31(I) regarding driveway separation distance. Cory Hanlon seconded the motion, which was approved 11-0 on a roll call vote.

Chairperson Brindle recused herself from the next agenda item, passed the gavel to Vice Chair Collings, and left the meeting.

b. Rural Zoning Case 08-2026 – Zoning Map Amendment (Union Township)

Zeb Acuff presented to the Commission a staff report concerning a requested map amendment for three parcels located between SR 73, McCoy Road, and Old SR 73 in Union Township. Owner L.T. Land Development, LLC, seeks to rezone 77.4 acres from A-3 Agriculture-Residential Transition to I-2 Industrial to allow the property to be marketed to potential industrial users.

Mary Moyer, attorney for the owner, explained the objective of the request and responded to questions from the Commission. Beth Huber, Clinton County Port Authority, presented a letter in support of the rezoning. Vice Chair Collings noted that an objection letter had been emailed to the Commission and copies were provided in the members' packets for the evening.

A brief discussion ensued among the Commission members.

Pat Thompson made a motion to recommend approval of the zoning map amendment. James Myers seconded the motion, which was approved on a roll call vote of 9 in favor, none opposed, with one abstention (B. Woods).

Ms. Brindle returned to the meeting. Mr. Collings returned the gavel to Ms. Brindle.

c. Rural Zoning Case 09-2026 – Zoning Map Amendment (Liberty Township)

Zeb Acuff presented to the Commission a staff report concerning a requested map amendment for one parcel located at 334 West Curry Road in Liberty Township. Owner Diverse Building Solutions (Ryan Bauman) seeks to rezone 12.59 acres from C-2 General Commercial to I-1 Limited Industrial to better accommodate the current use and long-term potential of the property.

Jinny Bauman, wife of the applicant, briefly explained the intent of the rezoning request.

After a brief discussion among the Commission members, Rick Walker made a motion to recommend approval of the zoning map amendment. Benjamin Collings seconded the motion, which was approved on a roll call vote of 10 in favor, none opposed, with one abstention (B. Woods).

d. 2027 CCRPC Budget

DeAndra Navratil explained the proposed 2027 Budget to the Commission Members, including per capita calculations for member dues, projected expenses, and anticipated revenues.

Pat Thompson moved to accept the 2027 CCRPC Budget; James Myers seconded the motion. On a roll call vote of 11-0, the budget was adopted.

RPC STAFF UPDATE

DeAndra Navratil addressed the email that Commissioner Eric Hayslett sent to the Full Commission contact list, expressing dissatisfaction with the response to a public records request. Ms. Navratil provided the Full Commission members copies of the original public records request, Staff's full response, and the missing attachment. For the sake of transparency, public records requests made by a Full Commission member who is requesting information pertinent to the rest of the Commission will be treated as a public records request of the Full Commission.

Ms. Navratil also provided an update on the Executive Committee's progress on updating the Bylaws.

PUBLIC COMMENT

Jon Brunke, 1298 Hiney Road, inquired about a development project happening in the County and a contracted zoning update initiated by the County Commissioners.

ADJOURNMENT

With no further business to conduct, the Commission adjourned by motion from Pat Thompson at 7:28 pm, seconded by Cory Hanlon.

APPROVALS

Respectfully submitted and approved this 17th day of November, 2026

X _____ Ruth Brindle, Chairperson

X _____ Andrew Borton, Secretary

X _____ DeAndra Navratil, Executive Director