

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

June 16th, 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.

Andy Borton	James Myers @ 6:41	Todd Walters	
Ruth Brindle	Sally Orihood @ 6:33	Noni Wood	
John Burris	Damian Snyder	Brenda Woods	
Benjamin Collings	Pat Thompson		
Eric Hayslett	Rick Walker		

The Commission attained a quorum. Also present were Executive Director DeAndra Navratil, Deputy Director Zeb Acuff, and County Prosecutor Brian Shidaker.

Members of the public in attendance included Dan Ernst & Hans Beck of Ernst Concrete, Larry Roberts (LT Land Development), Bill Peelle (Peelle Law Offices), Michael E. Prell, Kimberly Prell, Michael J. Prell, Jon Brunke, and Alex Beres (CC Port Authority).

APPROVAL OF AGENDA

Andy Borton made a motion to approve the agenda, with the amendment of the title of the Prell variance from 'Access Variance' to 'Subdivision Regulations Variance'. The motion was seconded by Eric Hayslett and approved with a voice vote of 11-0 in favor.

APPROVAL OF MINUTES

Minutes of the following meetings were presented to the Commission:

- April 21st, 2026 Full Commission Meeting
- May 6th, 2026 Executive Committee Meeting (Special)
- May 14th, 2026 Executive Committee Meeting
- June 11th, 2026 Executive Committee Meeting

Todd Walters made a motion to approve all four sets of minutes as presented. The motion was seconded by Pat Thompson and approved with a voice vote of 11-0 in favor.

OLD BUSINESS

None

NEW BUSINESS

a. Application 2026-02 – Prell Subdivision Regulations Variances

Zeb Acuff presented the staff report for case 2026-02. Applicant Michael E. Prell is seeking two variances from the County Subdivision Regulations to relocate the access strip for 2391 Martinsville Road, an existing flag lot. Staff recommends approval of the requested variances.

Mr. Prell addressed the Commission, clarified that the access strip would be 30 feet in width, and noted that an easement would be granted across 2387 Martinsville Road to provide utility and emergency vehicle access back to 2391 Martinsville.

After a brief exchange of questions with the Applicant, and with no members of the public rising to speak, the Commission moved to approve the requested variances (lot width and access strip width) consistent with the staff report. Rick Walker made the motion to approve, seconded by Andy Borton. The Commission approved both variances on a 11-0 roll call vote.

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

b. Application 2026-04 – LT Land Development Zoning Map Amendment

Zeb Acuff presented the staff report for case 2026-04. Landowner LT Land Development LLC is seeking a zoning map amendment from A-3 Agriculture-Residential Transition to I-2 General Industrial for a 12-acre parcel on the west side of SR 73, south of McCoy Road in Union Township. Largely due to the parcel's proximity to the Wilmington Air Park and presence in the AZD-4 Overlay District, Staff recommends approval of the requested map amendment.

Applicant Presentation

- Bill Peelle, attorney, rose to speak on behalf of the landowner. He stated that the intended use of the site is for a concrete production plant to be operated by Ernst Concrete. This particular location was selected due to its transportation advantages (being on SR 73) and proximity to a large potential customer, the Wilmington Air Park.
- Dan Ernst with Ernst Concrete presented briefly on the history of their now third-generation family company. He also stated that location of the plant is critical: due to the nature of concrete, the product needs to quickly travel from production locations to installation sites. Mr. Ernst also described the structure of a concrete plant and its operations.

Ms. Orihood arrived during the applicant's presentation at 6:33 p.m.

Mr. Myers arrived during the applicant's presentation at 6:41 p.m.

Board Discussion

- Eric Hayslett asked about the source of water for this site and how much water a concrete plant could be anticipated to use. Applicant replied that the site is favorable for installation of a well and that water usage would be about 3,300 gallons per day, comparable to "a busy car wash."
- Rick Walker asked if the expected development would expand to other neighboring properties under the same ownership. Applicant responded that could happen in the long-term future.
- Todd Walters inquired about nearby residences on McCoy Road and the anticipated hours of operation for the concrete plant.
- Brenda Woods asked Prosecutor Shidaker to clarify the process following the Regional Planning Commission's recommendation of the requested zoning map amendment. He told the Commission that the next step would be a hearing at the County Rural Zoning Commission, then transmittal of the request to the Board of County Commissioners for final legislative action.

Public Comment

Mr. Collings called for any public comments on the case; no one rose to address the Commission.

Board Vote

Eric Hayslett made a motion to recommend approval of the requested zoning map amendment (A-3 to I-2) to the Rural Zoning Commission. Rick Walker seconded the motion, which was approved on a roll call vote of 10 in favor, none opposed, with two abstentions (Snyder, Woods).

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

c. Thoroughfare Plan Update

DeAndra Navratil informed the Commission that the final invoice from Burgess & Niple had been received and was being processed, although we are still waiting on the final edits and finishing touches on the Thoroughfare Plan itself. Staff anticipates bringing the plan to the Commission in July for adoption. In the meantime, Staff is now able to begin collecting funds from planning partners, now that the final invoice is in.

FINANCIAL REPORT

DeAndra Navratil informed the Commission of two recent bills submitted for payment:

- Burgess & Niple, \$5,967.60 for planning consulting services related to the Thoroughfare Plan update (invoice dated 6/1/2026). This is the final invoice for this project.
- Energize Clinton County, \$6,000.00 for the 2026 Clinton Community Fellows program (invoice not dated)

Ruth Brindle mentioned that the Executive Committee approves the bills/invoices to get payments processed in a timely manner and to make the full Regional Planning Commission meetings efficient.

Ms. Navratil also let the Commission know that Staff would be transitioning to providing quarterly financial reports (as opposed to monthly) beginning in July.

RPC STAFF UPDATE

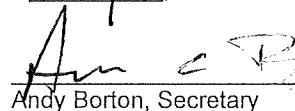
DeAndra Navratil introduced Zeb Acuff, Deputy Director, to the Commission. This is Zeb's first meeting with the full commission.

ADJOURNMENT

With no further business to conduct, the Commission adjourned by motion from Benjamin Collings at 7:10 pm, seconded by Pat Thompson.

Respectfully submitted and approved this 21st day of July, 2026.


Ruth Brindle, Chair


Andy Borton, Secretary


DeAndra Navratil, Executive Director