Minutes for the

**Clinton County Regional Planning Commission**

**Or the Executive Committee**

January 17, 2023

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

# ROLL CALL

Chairperson Dwayne Dearth called the meeting to order at approximately 7:00 p.m. local time with the following Planning Commissioners present.

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| Dauna Armstrong | John Cohmer | Sally Orihood | Rick Walker |
| Bruce Beam | Benjamin Collings | Matt Purkey |  |
| Jon Branstrator | Dwayne Dearth | Damian Snyder |  |
| Ruth Brindle | Kirk Knoblauch | Kerry Steed |  |
| John Carman | James Myers | Robert Thobaben |  |

The Commission attained a quorum.

**Ken Schaublin Recognition**

Dwayne Dearth spoke about the recent passing of Ken Schaublin, the first Regional Planning Commission Director and reflected on his time working with him and the organization’s appreciation for his accomplishments while director.

A motion was made to approve the agenda by John Cohmer, seconded by James Myers, and a voice vote: all yea.

**Minutes from the Previous Meeting**

# Minutes of November 15, 2022, RPC meeting were presented and approved by motion from John Cohmer, seconded by Matt Purkey a voice vote: all yea. Minutes of December 12, 2022, Executive RPC meeting were presented and approved by motion from Ruth Brindle, seconded Matt Purkey a voice vote: all yea.

**NEW BUSINESS**

Applicant #2023-01—Minor Subdivision/Access Management Variance—Jody and Tracy Ames

Jody Ames presented to request a variance to subdivide an existing 42.36-acre parcel into two (2) lots, including a 2.6-acre lot for residential use and a 39.76-acre remainder with requested driveway access.

Taylor Stuckert read the staff report.

Staff received comments the Clinton County Engineer’s Office stating that the Access Management regulations require a minimum of six hundred feet (600’) between driveways given the daily traffic volume of the 2,300 vehicles. With the addition of a new driveway given the lot split, the applicants new drive would be four-hundred and fifteen feet (415’) between driveways.

Staff received comments from the Clinton County Building and Zoning department stating that the proposed lot split and remainder would satisfy the lot requirements under the Clinton County Zoning Resolution. Staff received comments from the Clinton County Health District, which stated that the 2.6-acre lot being created would need a soil evaluation to satisfy the septic requirements.

Given there is an existing driveway and no eminent concern of safety, staff would support the granting of a variance with restrictions placed on the remainder. However, in alignment with the Comprehensive Plan and previous variance reviews, new access should be limited to the existing driveway, and future development of the remainder will require subdivision approval from the CCRPC. Additionally, subsequent language should be added to the Deed in order to reflect this variance and its conditions.

Discussion followed.

A motion to approve the variance request contingent upon the addition of language on the plat and deed acknowledging restrictions on future subdivision of the remainder tract, and farm access to be from the existing driveway.

was made by Matt Purkey, seconded by John Cohmer, and a roll call vote: 16 yea, 0 nay, 0 abstention.

Applicant #2023-02—Zoning Recommendation—Terry Tegtmeyer

Terry Tegtmeyer presented his application on his request for a recommendation for zoning change from General Commercial District (C-2) to Highway Service Commercial District (C-3) on parcel#: 190051717000000 in Liberty Township.

Taylor Stuckert read the staff report. It is noted that staff is currently developing with other county agencies a new area plan for both the 73/71 and 68/71 interchanges. Currently, the C-3 district is only present at the 73/71 interchange, and there are no zoned C-3 parcels in Liberty Township. From the Comprehensive Plan, the property does not have Constrained Land concerns though new development will have to be reviewed in relation to the Source Water Protection Area. Additionally from the plan, the property falls under the Interstate Interchange Enhancement classification in the Future Character Areas Map, which the plan states are areas that should be reserved for high quality uses that generate high economic return for the community, and they should be protected from low quality and low economic benefit uses.

Staff received comments from the Engineer’s Office and did not offer a recommendation but stated that the lot will need to satisfy the Clinton County Water Management and Sediment Control Regulations and the applicant will need to demonstrate conformance with the Clinton County Access Management Regulations should the lot be developed.

Staff received comments from Clinton County Building and Zoning Department, and they recommend denial because the lot in question does not comply with intended use for C-3 which are for lots with direct access to major thoroughfares and highways. If the application is approved, the application would be reviewed by the Rural Zoning Commission prior to going to the Board of County Commissioners for the final decision.

Discussion followed.

A motion to deny the proposed zoning change due to the parcel location not fitting the intended use of the C-3 Highway Commercial District and the allowable uses listed in the C-3 District not aligning with the stated goals of the Clinton County 2040 Comprehensive Plan was made by Matt Purkey, seconded by John Cohmer, and a roll call vote: 15 yea, 0 nay, 1 abstention.

Applicant #2023-03—Zoning Recommendation—RLR Investments, LLC

Neil Mullens, representing RLR Investments, LLC presented a request to rezone 19005102000000, 190051103000000 in Liberty Township, and 270021905000000 in Union Township from Agriculture-Residential Transition District (A-3) to Limited Industrial (I-1) in order to match existing zoning for the adjacent developed areas for R+L Trucking, which are zoned I-1, and enable consolidation of area parcels. The area adjacent to the property to west is I-1 and all other adjacent properties are zoned A-3.

Taylor Stuckert read the staff report. Taylor notes that the request aligns with the stated goals of the Clinton County 2040 Comprehensive Plan and is compatible with existing zoning and land use. Taylor also noted that the applicant has constructed approximately 17 acres of area for trailer storage on one of the parcels being reviewed without site plan approval. Staff would ask that any decision from the board factor in a requirement to address this existing non-conformity of the site and provide appropriate applications and fees.

The Clinton County Building and Zoning Department noted that the impact on infrastructure, public health, and safety is unknown at this time, but the applicant will be required to comply with the provisions of the zoning code as the site is developed. Building and Zoning Department recommends approval based on the information available.

The Engineer’s Office did not offer a recommendation but stated that the lot will need to satisfy the Clinton County Water Management and Sediment Control Regulations and the applicant will need to demonstrate conformance with the Clinton County Access Management Regulations should the lot be developed.

Discussion Followed.

Bob Thobaben asked about tabling the application due to the need to address the non-conforming issues. .

A neighbor, Alton Hadley, adjacent to the parcels in question, spoke to the board expressing concern about potential drainage and watershed issues located on the property, close to the expansion. Taylor Stuckert commented that any drainage concerns would be taken into consideration during the site plan review.

A motion to approve the zoning change contingent upon the applicant submitting an application for Site Plan Review as well as any other outstanding permit applications and fees to Building and Zoning for the non-conforming area prior to final rezoning approval was made by Kerry Steed, seconded by Matt Purkey a roll call vote: 15 yea, 0 nay, 1 abstention.

2023 CCRPC Officers

John Cohmer presented the officers wishing to be nominated for each of the positions.

A motion was made to accept the nomination of the following officers for 2023: Dwayne Dearth, Chair; Ruth Brindle, Vice-Chair; John Cohmer Associate Vice Chair, Bob Thobaben, Secretary, and Jon Branstrator, Treasure was made by James Myers, seconded by John Carmen, and a roll call vote: 16 yea, 0 nay, 0 abstention.

2023 Work Plan

Tayor Stuckert presented the 2023 Work Plan to the board.

A motion to approve the 2023 CCRPC Work Plan was made by Matt Purkey, seconded by Kerry Steed and a voice vote: all yea.

**FINANCIAL REPORT AND BILLS**

Taylor Stuckert presented the financial report and three bills for state audit, office supplies, and planetizen courses.

A motion to approve the financial report and bills was made by Ruth Brindle, seconded by John Cohmer and a voice vote: all yea.

**RPC STAFF UPDATE**

Taylor Stuckert introduced the board to our new intern, Meredith Robinson. Meredith Robinson introduced herself to the board.

Taylor Stuckert also updated the board that himself and other county agencies are meeting with the Commissioners tomorrow to choose the consultant to work on the new area plan for both the 73/71 and 68/71 interchanges.

Additionally, the Land Bank has completed the clean up on 132 Main St, New Vienna and sent out a call for bids for: 100 N Broadway, Midland and 13952 SR 22/3 for demolition, and excavation for the foundation on 171 S Mulberry St has begun in Wilmington. Justin Dickman updated the board that there are several exciting land bank renovation happening in Clinton county including: 865 Main St, Wilmington, 272 S Walnut St, Wilmington, and 270 Bernard Rd, New Vienna.

Taylor Stuckert updated the board that staff received partial funding for the Age in Place architectural designs from HealthFirst. The plan is to apply again for full funding in the Spring 2023.

Taylor and the board congratulated Justin Dickman for his appointment on the board of directors for the Ohio Land Bank Association.

With no further business to conduct, the Commission adjourned by motion from Matt Purkey at approx. 8:06 pm.

Respectfully submitted and approved this \_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_ 2023.

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| Dwayne Dearth, Chairman |  |
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| Robert Thobaben, Secretary |  |
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| Taylor Stuckert, AICP Executive Director |  |