Minutes for the

**Clinton County Regional Planning Commission**

**Or the Executive Committee**

February 21, 2023

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

# ROLL CALL

Chairperson Ruth Brindle 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 |  |
| Bruce Beam | Benjamin Collings | Kerry Steed |  |
| Ryan Bowman | Kirk Knoblauch | Robert Thobaben |  |
| Ruth Brindle | Michelle Morrison | Rick Walker |  |
| John Carman | James Myers |  |  |

The Commission attained a quorum.

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

**Minutes from the Previous Meeting**

# Minutes of January 17, 2023, RPC meeting were presented and approved by motion from James Meyers seconded by Robert Thobaben a voice vote: all yea.

**NEW BUSINESS**

Applicant #2023-06—Access Management Variance—Stanely Baker

Stanely Baker presented to request a variance to subdivide an existing 39.419-acre parcel into two (2) lots, a 3.902-acre lot for residential use and a 34.419-acre remainder.

Taylor Stuckert swore in the applicant and read the staff report. Staff received comments the Clinton County Engineer’s Office stating that the Access Management regulations require a minimum of three hundred feet (300’) between driveways given the daily traffic volume of just under 1000 vehicles per day. The applicant currently has 565 total with two existing driveways on 2132 located within this distance, yielding an average spacing of about 190 feet. The proposed variance would not alter this spacing. The Engineer’s Office did a site visit to the property and felt that the northern existing drive presents significant safety concerns due to the lack of sight distance for vehicles approaching from the south. The Engineer’s Office would recommend that the RPC require the northern drive be removed, and any variance be conditioned on access to both parcels be provided by the southern drive.

Staff received comments from the Clinton County Health District stated that any new lot will need to have a soils evaluation for septic prior to approval. The new lot appears to meet the requirements of the Rural-Residential district of the Clinton County Zoning Resolution, but this will need to be confirmed by the Building and Zoning Department.

Given the Engineer’s Office report, and the strong concern for public safety needing addressed prior to allowing any variance, staff feels that the applicant can only satisfy the Unnecessary Hardship Test per the ORC, with the closing of the northern drive as a condition of the variance. In addition, staff recommends the granting of a variance being contingent on restrictions placed on the remainder that it shall be used for agricultural purposes and is not a buildable lot without new, public access improvements being made. Discussion followed.

A motion to approve the variance request contingent upon the closure of the northern driveway was made by Kirk Knoblauch, seconded by John Cohmer, and a roll call vote: 14 yea, 0 nay, 0 abstention.

Clinton County 2040 Audit Committee

Taylor Stuckert presented the idea for a plan review committee for the 2040 Clinton County Comprehensive Plan. The committee would consist of people from the steering committee, as well as from the RPC board, and other stakeholders. Implementation work for the plan has started; the committee is a way to follow up on what has been accomplished and what still needs to be done. Taylor stated that he would like for members interested in serving on this committee to let Meredith Robinson, RPC intern know following the meeting.

**FINANCIAL REPORT AND BILLS**

Taylor Stuckert presented the financial report and five bills for Philadelphia national planning conference estimate, Amazon, Adobe, Meredith Robinson contract, and APA.

A motion to approve the financial report and bills was made by Robert Thobaben, seconded by John Carman and a voice vote: all yea.

**RPC STAFF UPDATE**

Taylor Stuckert updated the board that financial statements for 2022 have been filed with the state and the audit has been completed. Taylor also updated the board about the Area Plan RFP kickoff meeting. There was a great turnout from key stakeholders in the county. Kerry Steed also mentioned that he believes the group is off to a great start.

Additionally, the Land Bank has continued its work on the project at 171 S Mulberry St in Wilmington. Bids for demolition were approved for properties in Midland and Richland Township. Justin Dickman updated the board about properties that were coming into the Land Bank’s possession.

Taylor Stuckert updated the board about the Masonic Building. Staff is collaborating with the Port for this projecting- they are working through the acquisition process. Stuckert also mentioned that staff has submitted the Inclusive Communities Grant to have stakeholder engagement on the programmatic opportunities. Stuckert also mentioned he met with USDA to discuss another grant program.

Taylor mentioned that he and Josh Harmon from County Building and Zoning will be on a panel about solar development post SB52. Taylor also updated the board on a public meeting for the CDBG Neighborhood Revitalization Project being held next week on Tuesday, February 28th at 6pm.

With no further business to conduct, the Commission adjourned by motion from John Cohmer at approx. 7:43 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 |  |