

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

August 20, 2024

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.

Jon Branstrator	Eric Hayslett	Noni Wood	
Ruth Brindle	Dan Thompson	Rick Walker	
John Carman	Pat Thompson		
John Cohmer	Damian Snyder @ 7:14 pm		
Benjamin Collings	Mike McCarty		

The Commission attained a quorum. Trenton Thompson and Drew DeMarsh were also present.

A motion was made to approve the agenda by John Cohmer, seconded by Jon Branstrator, and a voice vote: all yeas.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the June 18, 2024, Regular Meeting (Full Commission), July 9, 2024 Special Meeting (Executive Committee), July 16, 2024 Regular Meeting (Full Commission), July 24, 2024 Special Meeting (Executive Committee), and August 15, 2024 Special Meeting (Executive Committee) were presented and approved by motion from Jon Branstrator seconded by Damian Snyder and voice vote: all yeas.

OLD BUSINESS

NEW BUSINESS

Applicant #2024-18 – Major Subdivision – Trenton Thompson

Drew DeMarsh presented the staff report which discussed the applicable regulations associated with the application. The Access Management Regulations for Clinton County, Ohio classify N. Curry Rd. as a Major Local Road based upon an Average Daily Trip count of more than 400 vehicles per day. The Average Daily Trips was calculated at 448 in 2018. Therefore, these Regulations require that driveways be located a minimum of 300-feet center/center per Section 6.13. The Developer has requested a variance from this standard in order to plat lots with an average driveway separation of 150-feet. The Engineer's Office is supportive of this variance only if the proposed development is approved under the Major Subdivision process and the Developer is required to make improvements as required by Section 700.03 of the Clinton County Subdivision Regulations. Drew presented the comments from the Clinton County Engineer's Office, which stated that proposed Lots 5 and 6 will be required to share a driveway to be located on the northern edge of Lot 4. No individual driveway permits will be issued for Lots 5 or 6. The Developer should provide an ingress/egress easement to accommodate this requirement. If the "Future Roadway" is ever developed, Lot 6 could be granted an individual permit to access the "Future Roadway" at that time, provided that the drive must be at least 150-feet from N. Curry Rd. Proposed Lot 10 does not need an ingress/egress easement as an individual driveway can be issued for this lot. Proposed Lot 11 and 12 will be required to share a driveway to be located on the southern edge of Lot 11. No individual driveway permit will be issued for Lot 12. The Developer should provide an ingress/egress easement to accommodate this requirement. The Developer will be required to prepare and submit construction drawings detailing the improvements to N. Curry Rd.

The plan should indicate the name of the receiving streams per Section 300.12.B.2.f.II of the Clinton County Subdivision Regulations. The Developer will need to demonstrate compliance with the Clinton County Water Management and Sediment Control Regulations as it relates to both stormwater runoff quantity and quality.

Staff received the following comments from the Clinton County Building and Zoning Department: The remainder parcel will not meet the required minimum lot width for road right-of-way. The Building and Zoning Staff recommend the applicant allow for increased setbacks on lots 6 and 7 due to the "Future Roadway" that will create additional road frontage on these lots. Applicant will be required to demonstrate compliance with all applicable Clinton County Zoning Resolution standards prior to approval of any future subdivision.

There are several options for the applicant that can bring the remaining lot into conformance with the CCZR, such as receiving a variance to Section 3.19.C.2 of the Clinton County Zoning Resolution, adding a deed restriction for the remaining parcel declaring it non-buildable until it meets frontage requirements pending a future roadway, narrowing Lot 11 by 80 feet and shifting the lots down to accommodate for 150-feet of frontage, or eliminating Lot 6 or 7 to accommodate for 150-feet of frontage. Drew presented an example at Meadowbrooke Drive that utilized the extra land as lot frontage for the new roadway.

A motion to approve the proposed Major Subdivision contingent on satisfying the requirements of the Clinton County Engineer's Office and the Clinton County Building and Zoning Department was made by Rick Walker and seconded by John Cohmer and a roll call vote: 12 yea, 0 nay, 0 abstention.

Applicant #2024-19 – Access Management Variance – Trenton Thompson

Drew DeMarsh presented the staff report, which stated that the Access Management Regulations for Clinton County, Ohio classify N. Curry Rd. as a Major Local Road based upon an Average Daily Trip count of more than 400 vehicles per day. The Average Daily Trips was calculated at 448 in 2018. Therefore, these Regulations require that driveways be located a minimum of 300-feet center/center per Section 6.13. The Developer has requested a variance from this standard in order to plat lots with an average driveway separation of 150-feet. The Engineer's Office is supportive of this variance only if the proposed development is approved under the Major Subdivision process and the Developer is required to make improvements as required by Section 700.03 of the Clinton County Subdivision Regulations. Drew presented the comments from the Clinton County Engineer's Office, which stated that proposed Lots 5 and 6 will be required to share a driveway to be located on the northern edge of Lot 4. No individual driveway permits will be issued for Lots 5 or 6. The Developer should provide an ingress/egress easement to accommodate this requirement. If the "Future Roadway" is ever developed, Lot 6 could be granted an individual permit to access the "Future Roadway" at that time, provided that the drive must be at least 150-feet from N. Curry Rd. Proposed Lot 10 does not need an ingress/egress easement as an individual driveway can be issued for this lot. Proposed Lot 11 and 12 will be required to share a driveway to be located on the southern edge of Lot 11. No individual driveway permit will be issued for Lot 12. The Developer should provide an ingress/egress easement to accommodate this requirement. The Developer will be required to prepare and submit construction drawings detailing the improvements to N. Curry Rd.

Drew DeMarsh stated that in following the Unnecessary Hardship Test related to ORC 5552.07, the following four criteria must be met for the variance to be granted:

1. The variance will not be contrary to the public interest;
2. Where, owing to special conditions, literal enforcement of the resolution will result in unnecessary hardship; and so
3. That the spirit of the zoning resolution shall be observed if the variance is granted; and
4. Substantial justice shall be done by granting the variance

Drew said that he believed the application satisfied each of the criteria. There were no further questions related to the application.

A motion to approve the proposed subdivision contingent on satisfying the requirements from the Clinton County Engineer's was made by Rick Walker and was seconded by Benjamin Collings and a roll call vote: 12 yea, 0 nay, 0 abstention.

FINANCIAL REPORT AND BILLS

Drew DeMarsh presented the Year-to-Date financial reports, which were passed around to the commissioners.

Drew DeMarsh presented two invoices to be approved. The first invoice was for the payout of Mackenzie Edison's accrued vacation time. The second invoice was to pay Re-Grid for a data package related to County Parcel GIS data. A motion to approve the financial reports and bill was made by Pat Thompson, seconded by John Cohmer, and a roll call vote: 12 yea, 0 nay, 0 abstention.

RPC STAFF UPDATE

Drew DeMarsh presented a staff update that included the announcement of a grant award from the Ohio Department of Development for a total of \$869,450 for the Building Demolition and Site Revitalization Program. Ruth Brindle emphasized the point that Clinton County was one of nine Ohio Counties to receive the competitive funding, and was a great achievement for all departments involved. Drew presented renderings he made for the City of Wilmington Parks Department, which helped them receive a \$157,550 grant from the Clinton County Foundation. Drew presented updates to the Clinton County Zoning Resolution, the updates to the Wilmington Subdivision Regulations, and updates on the job search for open positions. Ruth Brindle gave an update on the meeting schedule and agendas of the Executive Committee.

OTHER BUSINESS

With no further business to conduct, the Commission adjourned by motion from John Cohmer at approx. 7:52PM seconded by Pat Thompson and voice vote: all yeas.

Respectfully submitted and approved this _____ day of _____ 2024.

Ruth Brindle, Chair

Drew DeMarsh, Executive Director