Minutes for the

**Clinton County Regional Planning Commission**

**Or the Executive Committee**

July 24th, 2024

1850 Davids Dr., Wilmington, OH 45177

# ROLL CALL

John Cohmer called the meeting to order at approximately 5:30p.m. local time, with the following Planning Commission Executive Committee members present.

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| Jon Branstrator  Benjamin Collings  John Cohmer | |  |  | |
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The Commission attained a quorum.

Other Attendees: Drew DeMarsh, Ted Mallard, Teresa Mallard

A motion to approve the agenda with an address change was made by Benjamin Collings, seconded by Jon Branstrator and a voice vote: all yea.

**OLD BUSINESS**

Applicant #2024-16 – Site Plan Review – American Equipment Services

Drew DeMarsh provided the staff report to the Commission that stated the applicant was requesting final site plan approval of a new 70’ x 105’ (7,350 sq. ft.) storage building with an 8’ concrete apron measuring the length of 105’. There were comments from the Building and Zoning Department that had been previously addressed. Drew highlighted the fact that the existing site was developed around 2004 without demonstrating compliance with the Water Management and Erosion Control Regulations, which were adopted in 1998. There are questions related to why a compliance review was not required for the site, and staff has requested an opinion from the Clinton County Prosecuting Attorney as to whether the site is “grandfathered”, or if compliance is triggered by this current proposal. There has not been an opinion from the Prosecutor’s Office at this time. Ted Mallard, representing American Equipment Services, came to the front of the room to answer questions related to the proposal. There were no additional questions. A motion to approve the proposed Site Plan contingent on satisfying the requirements of the Clinton County Building and Zoning Department and the Clinton County Engineers Office was made by Jon Branstrator, seconded by Benjamin Collings, followed by a voice vote: all yea.

Applicant #2024-17– Site Plan Review – Abbott Image Solutions

Drew DeMarsh provided the staff report to the Commission that stated the new sign will require a zoning permit unless specifically exempted through site plan review by section 7.09(O) of the Clinton County Zoning Resolution. The proposed sign does not meet the standards for section 7.03, which outlines the standards for illuminated signs. Likewise, it does not meet the setback requirements from the Right of Way as outlined in section 7.06 of the Clinton County Zoning Resolution. According to section 7.08(A), the sign is not expressly permitted. Drew stated that due to the fact that the applicant is proposing the replacement of an existing sign, staff believes the proposed sign poses no adverse impact to public safety or infrastructure. The County is currently undergoing an update to the County Zoning Resolution that will hopefully address the deficiencies in the existing sign code so that there are more appropriate avenues of approval for signs. A motion to approve the proposed Site Plan was made by Benjamin Collings, seconded by Jon Branstrator, followed by a voice vote: all yea.

# NEW BUSINESS

There was no new business to conduct.

**ADJOURNMENT**

A motion to adjourn was made by Benjamin Collings, seconded by Jon Branstrator. The Executive Committee adjourned at 6:52 pm.

Respectfully submitted and approved this \_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_ 2024.

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| Ruth Brindle, Chairman |  |
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| Drew DeMarsh, Executive Director |  |