Minutes for the

**Clinton County Regional Planning Commission**

**Or the Executive Committee**

April 18, 2023

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

# ROLL CALL

Chairperson Dwayne Dearth called the meeting to order at approximately 7:10 p.m. local time with the following Planning Commissioners present.

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| Jon Branstrator | Dwayne Dearth | Robert Thobaben |  |
| John Carman | Jim Fife |  |  |
| Benjamin Collings | Matt Purkey |  |  |
| John Cohmer | Kerry Steed |  |  |
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The Commission attained a quorum.

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

**Minutes from the Previous Meeting**

# Minutes of March 21, 2023, RPC meeting were presented and approved by motion from John Carman seconded by Robert Thobaben and roll call vote: voice vote: all yeas.

**OLD BUSINESS**

Applicant #2023-10—Access Management Variance—Tedra Simpson

The applicant, Tedra Simpson, was not present for the variance request.

A motion to table the variance request was made by John Cohmer, seconded by Jim Fife, and a roll call vote: 10 yea, 0 nay, 0 abstention.

**NEW BUSINESS**

Applicant #2023-19—Minor Subdivision/Access Management Variance—Jeri Strider/Larry Burnem

The applicant Jeri Strider/Larry Burnem were not preset for the variance request.

A motion to table the access management variance request was made by Matt Purkey, seconded by Benjamin Collings and a roll call vote: 10 yeas, 0 nay, 0 abstention.

Case # 2023-20— Preliminary Site Plan Review— McBride Dale Clarion (on behalf of QuickTrip)

Jonathan Wocher (McBride Dale Clarion) on behalf of QuikTrip presented the preliminary site plan for a new 8,292 square foot convenience store and fuel sales facility.

Jonathan Wocher told the board that they will have a meeting with ODOT to address the ingress and egress concerns and review the recent traffic study. Jonathan Wocher is confident in the progress so far and will be compliant with any further recommendations.

Taylor Stuckert read the staff report. Taylor Stuckert presented a comment from a concerned neighbor in Chester Township disapproving of the proposed development. Taylor Stuckert noted discrepancies between the site plan submitted for regional planning Commission and the Condition Use Plan presented to Building and Zoning in January meeting. Those discrepancies will need to be accounted for in the Conditional Use permit review.

Staff received comments from the Engineer’s Office, and they recommended three conditions for approval: 1) either remove the southern access point on SR 380 or restrict it to non-truck traffic only; 2) SR73 access should be limited shown on the plans, to right-in-right-out only; and 3) request that the developer connects to future, alternative access points, and eliminate non-conforming access points once connected. Taylor Stuckert noted that these regulations are not binding on this proposal as there are no proposed subdivisions as part of this development, however staff did use them as a guide for review.

Staff received comments regarding Storm Water Management and Wastewater Management: requiring final approval from the Clinton County Engineer’s Office and Clinton County Soil and Water Conservation District for storm water management design and sediment control. Additionally, demonstrate approval from the OEPA for wastewater management.

Staff also received comments from the Fire Department and applicant will need to confirm fire suppression plans with the Chester Township Fire Department even though the applicant will not be installing sprinkler systems.

Lastly, staff request that the applicant show the access on SR73 as shared with the cemetery per ODOT comments. The plans should provide some proximate parking and pedestrian connectivity to the cemetery as previously discussed with the applicant and the BZA.

The applicant noted that they are willing to accommodate these requirements.

Discussion followed regarding concerns around flow and traffic issues. Taylor Stuckert and the applicant reiterated that they are working with ODOT and are making area improvements to ensure the developments will be in coordination with the interchange plan and will not worsen traffic. More discussion followed about compatibility process for the proposal and the applicant explained that the truck stop has less amenities than common truck stops and will make any improvements that ODOT puts forward as well as traffic studies.

A motion to approve the Preliminary Site Plan Review contingent upon the six recommendations from the Staff Report was made by Kerry Steed, seconded by Matt Purkey, and a roll call vote: 9 yea, 1 nay, 0 abstention.

Applicant #2023-21— Preliminary Site Plan Review —WaWa Inc/Bowman Consulting Group

Bowman Consulting Group on behalf of Wawa, Inc. presented their request for preliminary site plan approval for a new 8,100 square foot convenience store and 157,682 square foot fuel sales facility. The applicant mentioned that even though they are early in the process, they are positive that they will meet any standard or codes required.

Taylor Stuckert read the staff report. Taylor Stuckert noted that the recommendation reflects similarly to the previous applicant, but this applicant will need to apply for a conditional use to proceed. Applicant noted that they are on the agenda to present their project to the Board of Zoning Appeals for a Conditional Use Permit. The applicant also noted that they are scheduled to meet with ODOT at the end of the month for potential roadway modifications that could come from that meeting and that access on SR380 should be combined with the existing access to the Hollingsworth property.

Kerry Steed asked Josh Harmon if he could speak on the reasoning Clinton County Building Zoning recommended denying this Preliminary Site Plan Review. Josh Harmon responded that due to the small amount of information provided by the applicant, Building and Zoning felt that several issues need to be resolve before approving the application. Taylor Stuckert reminded the board that this is a preliminary site plan review, so it is not a binding decision.

A motion to approve Preliminary Site Plan contingent upon satisfaction of the outstanding items listed in the Staff Report prior to Final Site Plan approval was made by Matt Purkey, seconded by Benjamin Collings, and a roll call vote: 8 yea, 2 nay, 0 abstention.

Applicant #2023-22—Site Plan Review —Buckeye RV

Agent Christian Stone (Cincinnati Commercial Contracting) presented a site plan review to add a new gravel parking area for merchandise approximately 0.2 acres in size.

Taylor Stuckert read the Staff Report. For the applicant to expand on the septic areas, the applicant will need confirm approval from the Ohio Environmental Protection Agency (OEPA), which has not been provided.

Kerry Steed visited the site and pointed out to the board that work on the expansion has already begun and completed the requested gravel expansion. Staff noted that it will be verified by Josh Harmon and that a zoning violation could be cited.

A motion to table the Site Plan Review until Buckeye RV provides a full explanation and reasoning as to why the Regional Planning Commission was potentially bypassed and development occurring prior to a building permit was made by Matt Purkey, seconded by Jim Fife, and a roll call vote: 8 yea, 2 nay, 0 abstention.

**FINANCIAL REPORT AND BILLS**

Taylor Stuckert presented the financial report on Philadelphia travel, State Auditor, Job Posting, website renewal.

A motion to approve the financial report and bills was made by Benjamin Collings, seconded by Matt Purkey and a voice vote: all yeas.

**RPC STAFF UPDATE**

Taylor updated the board on the following: went to the National Planning Conference in Philadelphia; working with Planning Intern, Meredith on setting up the first Clinton County 2040 Audit Committee; had the first steering committee meeting for the Area Plan RFP; Port hired a new Economic Director, Josh Roth and Port is pursuing acquisition of the Masonic Building and was awarded inclusive communities grant by JobsOhio. Lastly, interviews are soon to begin for this summer’s Fellow’s Program. Additionally, the Land Bank continues its work on the Mulberry St project in Wilmington and in Midland. Final ODOD projects are about to go out to bid and staff present a Progress Report next month and potentially at village councils.

Taylor Stuckert reported that this is Ellen Sizer’s last meeting, thanked her for her service and wished her well.

With no further business to conduct, the Commission adjourned by motion from John Cohmer at approx. 8:33 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 |  |