

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

December 17th, 2024  
Trail Haus, 171 S. Mulberry St #200, Wilmington, OH 45177

## ROLL CALL

Chairperson Ruth Brindle called the meeting to order at approximately 7:02 p.m. local time with the following Planning Commissioners present.

Jon Branstrator	Andy Borton	Noni Wood	
Ruth Brindle	Michelle Morrison	Rick Walker	
John Carman	James Myers		
John Cohmer	Damian Snyder		
Benjamin Collings	Mike McCarty		

The Commission attained a quorum. Drew DeMarsh, Anya Tipton, TJ Thompson, Laura Trendler, and Mark Shawver were also present.

John Cohmer made a motion to approve the agenda, seconded by Benjamin Collings and a voice vote: all yeas.

## MINUTES FROM THE PREVIOUS MEETING

Minutes of the October 15<sup>th</sup> RPC Meeting, November 19<sup>th</sup> RPC Meeting, and December 12<sup>th</sup> Executive Committee Meeting were presented and approved by motion from Mike McCarty, seconded by Jon Branstrator, and voice vote: all yeas.

## OLD BUSINESS

### Applicant #2024-05 - Final Site Plan Review (QuikTrip)

Drew DeMarsh presented the staff report. McBride Dale Clarion is requesting a modification to the final site plan for QuikTrip Corporation, which was approved at the February 2024 CCRPC meeting. The modification requested is to enlarge the approved sign from 351.5 square feet, to 449.5 square feet. The Clinton County Zoning Resolution states that amendments to an approved site plan may be administratively approved if there are slight modifications to sign placement or reduction of size per section 5.16(A)(2)(h). Due to the applicant requesting an increase in size, this does not qualify. While pole signs are not explicitly permitted by the Zoning resolution, section 7.09(O) states that signs approved as a part of the site plan review process are exempt from regulations. Staff of the Commission recommended approval of the site plan modification.

Laura Trembler presented the site plan for proposed high-rise sign along with previously approved sign. The previous site plan was incorrectly submitted without the diesel fuel sign, necessitating resubmittal. The addition of the diesel fuel sign is the only addition/change to the original site plan. Mike McCarty asked if it would be possible to make the QT logo the same width as the gas price signage. Trembler was unsure, but indicated these are most likely corporate standards. Trembler indicated site construction would hopefully begin in 2025 and hopefully open for operation in the same year.

Benjamin Collings made a motion to approve the site plan modification, seconded by Rick Walker and followed by a roll call vote: 13 yea, 0 nay, 0 abstention.

Applicant #2024-22 – Thompson Major Subdivision (Final Plat/Variance)

Drew DeMarsh presented the staff report. Applicant Trenton “TJ” Thompson applied for the approval of a Construction/Improvement Plan and Final Plat for the purpose of single-family residential homes along N. Curry Road in Union Township. The application proposes a major subdivision of 13 lots totaling approximately 27.46 acres with 30.321 acres remaining and 1.6728 to be dedicated as public right-of-way. Applicant is seeking a variance from Section 700.3 of the Clinton County Subdivision Regulations, requiring full-width resurfacing of existing roads. Section 700.3 states, “...When developing along one side of an existing street or roadway included in the Official Thoroughfare Plan, the subdivider shall be responsible for construction or replacement of the entire existing pavement, in accordance with the requirements of the office of the Clinton County Engineer. Upon the recommendations of the office of the Clinton County Engineer and when the Regional Planning Commission determines that certain elements of a public street do not or should not be specifically applied because of unique circumstances of the particular project or portion of the project, the Regional Planning Commission may waive, or permit a modification to the installation of any such element(s) to the extent deemed just and proper provided such relief may be granted without detriment to the public good.”

DeMarsh provided feedback from the Clinton County Engineer's Office, which stated that “the requirements outlined in 700.3 reflect best engineering practices to prevent issues such as potholes at the interface between the existing pavement and the proposed widening. These standards also support an overarching goal of the regulations, which is to ensure that no public funds are used to subsidize private development. However, if the Commission is inclined to grant a variance from these standards, we respectfully request that, at a minimum, the developer be required to perform the roadway widening, apply a chip seal (maintaining the current road surface) across the entire roadway width, and replace the existing striping.” There would likely never be public funds to widen the road, so the idea is to ensure the developer covers the cost of the necessary improvements, and the resurfacing with a chip seal is to ensure the joints are sealed and prevent water damage to the road. Staff recommendation is to approve the variance to section 700.03 of the Clinton County Subdivision Regulations contingent on the developer widening the road and applying a chip seal layer.

TJ Thompson addressed the RPC, stating that he was under the assumption that he was only required to perform a road widening. In budgeting for development of the subdivision, Thompson did not account for resurfacing, which doubled the cost and rendered the construction of 8 buildings unfeasible. Thompson stated that while some roads and projects necessitate road improvements, his interpretation is that the variance is not a one-size-fits-all approach to development. Thompson believes there are other avenues that he and the Engineer's Office can pursue to complete the project without the requirements set forth under Section 700.3, such as square foot pricing. Thompson referenced other projects that have been approved without mandating roadway resurfacing. He is concerned about wasting money, and will scale back his development if the motion doesn't pass. DeMarsh agrees that the Subdivision Regulations and Thoroughfare Plan are due for an update (the latter of which will be updated in 2025).

RPC discussed increasing housing demands and the possibility of applying for state grants to cover roadway improvements. Michelle Morrison stated she voted no on the Roberts project – a previous development with similar circumstances – because when putting a road in, the developer ultimately profits from it, even when it is helping the community. Morrison pointed out that Union Township does not have many taxpayers, who would be funding the roadway improvements if the variance is approved. Morrison believes eventually the whole road couple should be widened to match the traffic Thompson's 14 newly constructed homes will bring. Thompson believes the Roberts variance ultimately was a success because the subdivision now has 26 homes, few accidents, and has helped the community. Thompson

believes that Clinton County/Wilmington will soon experience significant growth, so the County should build the infrastructure while it can.

Thompson stated that that he currently has no purpose for the middle and back section of the parcel. If this land were to be improved, the developer would be responsible for financing a new road.

Benjamin Collings supported approval of the variance request, stating that widening the road would encourage people to drive faster and less safely. Collings cautioned against pricing a local developer out of the County, especially at a time when housing supply is a challenge facing the community.

John Carman stated that although the road is in good condition now, an increase in traffic will wear it down. At some point the road will need to be resurfaced and improved.

Mike McCarty raised the idea of creating a mechanism where developers kick money into an account for county road development that may be needed in the future. Ruth Brindle agreed that this is a good idea, and suggested looping in Josh Roth at the Clinton County Port Authority.

Andy Borton was asked to provide a township perspective on the matter. Borton stated that objection to the variance request would be minimal, given that the road is county-maintained and relatively wide. Eventually there will be a road with turns, and Borton agreed that N. Curry Rd. will require improvements down the line. For the current scope and time, however, Borton feels as though approval of the variance won't cause much of an issue.

Benjamin Collings made a motion to approve the full variance request with no contingencies. The motion was seconded by John Cohmer and passed with a roll call vote: 11 yea, 2 nay, 0 abstention.

## **NEW BUSINESS**

### Applicant #2024-23 – Final Site Plan Review (Cherokee Self-Storage)

Drew DeMarsh read the staff report. The site plan for Cherokee Storage was previously approved at the May 2017 CCRPC meeting for the construction of the full site. The owner did not build Buildings B and C, though the applicant was required to construct all detention facilities and stormwater structures in the first phase of development, as well as obtaining a driveway access permit. Section 5.14 of the Clinton County Zoning Resolution states that the approval of the final site plan shall expire and be of no effect unless a building permit has been issued within one hundred eighty (180) days of the approval of the final site plan. Approval of a final site plan shall expire and be of no effect one (1) year following the date of approval unless construction has begun on the property and is diligently pursued in conformance with the approved final site plan. Due to the length of time since previous site plan approval, the applicant was required to renew approvals in order to receive a building permit. Staff of the Commission recommended approval of the proposed site plan.

Mark Shawver presented the site plan application. The original construction plan included an office, a driveway, buildings D & F, and buildings G & E (the latter two having already undergone construction). Buildings B & C might not be built at this time, but they will start with building C if they do move forward soon. There are no changes to the original site plan but needed to reapply because the original approval has since expired.

John Cohmer made a motion to approve the proposed site plan, seconded by John Carman and followed by a roll call vote: 13 yea, 0 nay, 0 abstention.

## **FINANCIAL REPORT AND BILLS**

Drew DeMarsh presented RPC budget, bills, and the financial report. DeMarsh brought attention to the slight reduction in dues, which has been accommodated for in the budget. DeMarsh mentioned the possibility of paying members of the RPC a small stipend for each meeting to cover gas, dinner, etc. and encourage attendance. There may be some hoops to jump through, i.e. OPERS, so he will iron out the details but has included it in the budget anyway. Estimated carryover from last year is a little under \$400,000, putting us in a better position than last year.

Michelle Morrison asked if RPC dues could ever possibly fall/be adjusted based on trends due to this year's excess carryover. DeMarsh responded that Taylor Stuckert anticipated this sort of growth, and was budgeting for a department with 3 people instead of just DeMarsh, who was the sole employee of the RPC between June through October. The RPC hopes to hire additional staff in the near future.

Mike McCarty made a motion to approve the 2025 budget, seconded by Rick Walker and followed by a roll call vote: 13 yea, 0 nay, 0 abstention.

James Myers made a motion to approve the revenue workbook, seconded by Benjamin Collings and a voice vote: all yea.

### **RPC STAFF UPDATE**

DeMarsh presented a summary of the 2024 Annual Report draft, highlighting recent strategic plans, grant applications, and areas submitting the greatest volume of RPC applications.

### **OTHER BUSINESS**

With no further business to conduct, the Commission adjourned by motion from John Cohmer at approx. 8:17 PM and voice vote: all yeas.

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

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Ruth Brindle, Chair

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Drew DeMarsh, Executive Director