Minutes for the

**Clinton County Regional Planning Commission**

**Or the Executive Committee**

January 16, 2024

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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| Ryan Bowman | Benjamin Collings | Matt Purkey |  |
| Jon Branstrator | Jim Fife | Matt Purkey |  |
| Ruth Brindle | Michelle Morrison | Pat Thompson |  |
| John Carman | Mike McCarty | Dan Thompson |  |
| John Cohmer | Sally Orihood | Rick Walker |  |

The Commission attained a quorum.

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

**Minutes from the Previous Meeting**

Minutes of the December 19, 2023, Regular Meeting (Full Commission) and the January 11, 2024 Meeting (Executive Committee) were presented and approved by motion from Pat Thompson seconded by John Cohmer and voice vote: all yeas.

**OLD BUSINESS**

**NEW BUSINESS**

Applicant #2024-01—Major Subdivision Preliminary Plan—Ralph Larry Roberts ll Family Trust

Tom Purtell with McCarty Associates presented a presentation for a request on behalf of Ralph Larry Roberts ll Family Trust Dated 6/11/2002, a major subdivision preliminary plan approval for a proposed residential subdivision located on US 68 and W. Mt. Pleasant Rd. in Liberty Township. The current proposal indicates 22 lots with an accumulated acreage of 106.170 acres across four existing parcels. Discussion followed. The staff report was read which recommends that the commission approve the Preliminary Plans contingent upon all remaining items be satisfied by either Construction Plan submission or Final Plat submission.

A motion to approve the preliminary plan with keeping the speed at 20 mph, with the addition to approve right away on the curb was made by John Carman, seconded by Jim Fife, and a roll call vote: 13 yea, 1 nay, 0 abstention.

Applicant #2024-02—Final Site Plan Review —Patrick Warnement (Wawa)

Patrick Warnement with Wawa, Inc and Bowman Consulting Group presented their request for Final Site Plan Review for a new convenience store and filling station on the South East corner of the intersection of State Route 73 and State Route 380. The parcel as shown on the proposed site plan will require Minor Subdivision approval, so the Clinton County Subdivision Regulations and Access Management Regulations for Clinton County, Ohio have jurisdiction and are binding on this development. Discussion followed. The staff report was read, which recommends that the approval of this Final Site Plan be tabled until the applicant can make the required changes (see below) to the Final Site Plan recommended from Clinton County Agencies and ODOT.

• ODOT is awaiting submittal of the revised Traffic Impact Study (TIS) for final approval. The version in the

application appears to have addressed the comments and can be approved. They will send out a TIS

approval letter once the TIS is resubmitted.

• Wawa’s TIS recommends a southbound left turn lane on SR 380 at SR 73. This was not shown on the

submitted site plan. This improvement is a requirement by ODOT.

• There does not appear to be sufficient room between the widening on SR 380 and the parking lot for the

Wawa Site. The applicant will need to provide enough right-of-way for any drainage/ditch, utility

relocation, or other roadway items.

• There is concern that there is enough right-of-way south of the access on SR 380 for the proposed

widening. Additional right of way may be needed from the adjacent property owner.

• The applicant has applied for an Interstate Operations Study jointly with a nearby potential development

with the belief that it should be approved by the end of January.

• While the detailed design of the roadway improvements has not yet begun, the roadway improvements

and associated right-of-way dedication may encroach on the site improvements which have been

presented. The absence of detailed design of the roadway improvements and the new right-of-way makes

it impossible to determine if the site meets the required zoning setbacks or not. Although there seems to

be adequate room to adjust the site improvements in order to accommodate the SR-380 work, the

current site plan does not appear to realistically present the final construction.

• The Engineer’s Office reviewed a stormwater management plan submitted to their office on 12/27/2023,

and while the proposed design may align with the design criteria of the Clinton County Water

Management and Sediment Control Regulation, there is a lack of sufficient documentation to confirm

compliance. The Engineer’s Office requested additional documentation from the engineer on January 3rd,

2024, but has yet to receive an updated stormwater management plan for review.

• It may be beneficial for the RPC staff, ODOT, and the developer to meet to discuss the timelines for the

work required by ODOT and to coordinate the timing of reviews and approvals.

A motion to approve the Final Site Plan Review contingent upon any site improvement needing to be relocated no more than 25ft from location shown on the submitted site plan as required by ODOT for additional right of way easements was made by Matt Purkey, seconded by Ryan Bowman, and a roll call vote: 13 yea, 1 nay, 0 abstention.

**RECESS**

Matt Purkey made a motion to go into recess at 8:33pm for 5 minutes, seconded by Benjamin Collings, a voice vote: all yeas.

Ruth Brindle called the meeting to order following recess at 8:43pm.

**FINANCIAL REPORT AND BILLS**

Drew DeMarsh presented the financial reports and noted that bills were approved at the Executive Committee meeting and the bills were listed in the meeting minutes.

**RPC STAFF UPDATE**

Drew DeMarsh updated the board on the following: updated on new offices at the County Administration Building; board materials were included in packet; mentioned one on one training from Taylor; updated having a pre-meeting at 6:30pm; in February a detailed work plan and annual report will be provided.

With no further business to conduct, the Commission adjourned by motion from Benjamin Collings at approx. 9:04 pm, seconded by Rick Walker.

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

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| Ruth Brindle, Chairman |  |
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| Robert Thobaben, Secretary |  |
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| Drew DeMarsh, Interim Executive Director |  |