Minutes for the

**Clinton County Regional Planning Commission**

**Or the Executive Committee**

June 18, 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.

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| Jon Branstrator | Pat Thompson |  |  |
| Ruth Brindle  | James Myers |  |  |
| John Carman  | Damian Snyder |  |  |
| Benjamin Collings | Noni Wood |  |  |
| Dan Thompson | Rick Walker |  |  |

The Commission attained a quorum.

A motion was made to approve the agenda by James Myers, seconded by Pat Thompson, and a voice vote: all yeas.

**Minutes from the Previous Meeting**

Minutes of the May 21, 2024, Regular Meeting (Full Commission) and the June 13, 2024 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 #2024-13 – Site Plan Review – Busam Ford

Rebecca Schaefer of Miller Valentine Construction, representing Busam Ford, came to the front of the room to present details of the Site Plan application. The request is for Site Plan approval for an approximately 20,000 square foot building intended for a new and improved Ford dealership owned by the Busam family. Rebecca Schaefer went through the construction plans, immediately addressing the concerns of RPC staff regarding the pylon signs, where she a) said that signs such as the pylon were required by Ford in the standard kit of parts, and that she b) stated that the sign is 35’ and sized for the state route rather than the highway. This would make it “to scale” with the building, which maxes out at 29’ i.e. it would not stick out, which was one concern made by the commissioners

Rebecca Schaefer also remarked that she had discussed moving the pylon sign into the parking lot after conversation with the Clinton County Building and Zoning Department, to be 50’ from the road centerline and 15’ from the right of way. This would be on a parking lot island that would buffer it from cars in the parking lot as well as on State Route 73.

A major concern of the RPC staff was that if they allowed a pylon sign in this project, that site developers might use it as an example to include it in their sites, which may change the look and feel of the roads around it. One of the Commissioners said that this should not be an issue, as future Subdivision Regulations will address signage.

Next, Rick Walker asked about potential lighting issues, with Smith Street located in the back of the parcel. The commissioners discussed other neighbors of the parcel, such as the animal hospital and Collett Propane, and concluded that lighting would not be an issue due to hours of operation of the neighboring businesses. A motion to approve the proposed Site Plan contingent on the acceptance of the pylon sign and the new placement of the sign 50’ from the road centerline according to the discussion from the Clinton County Building and Zoning Department, as well as satisfying other requirements from the Ohio Department of Transportation, the Clinton County Engineer’s Office, the Clinton County Building and Zoning Department, and the Clinton County Soil and Water Conservation District, was made by Pat Thompson and seconded by Rick Walker and a roll call vote: 10 yea, 0 nay, 0 abstention.

Related fees for this project were given to the commission directly after the meeting regarding this plan/application.

Applicant #2024-14– Major Subdivision – P. Chris Enright and Jennifer Enright

This lot split application on New Burlington Road was submitted as a Major Subdivision due to the prior splitting of the host parcel five or more times, which was noted to the Commissioners present at the meeting.

Comments from the Tax Map office were received the afternoon of the meeting regarding the major subdivision, regarding splitting the lots by number and including a dedicated right of way. Drew DeMarsh pulled up the plat and GIS map to give the commission a better understanding of the location.

John Carman asked why the applicants were not present. Drew DeMarsh stated that the applicants did not feel the need to come to the meeting due to the nature of the application.

A motion to approve the proposed subdivision contingent on meeting and satisfying the requirements from the Clinton County Health District and Tax Map Offices was made by Benjamin Collings and was seconded by Rick Walker and a roll call vote: 10 yea, 0 nay, 0 abstention.

Case #2024-15 – Text Amendment on Clinton County Zoning Resolution.

The Board of Clinton County Commissioners have proposed changes to eliminate all references to Tier 3 Solar Facilities within unincorporated areas of Clinton County, essentially prohibiting all on-the-ground solar (and wind) operations not feeding directly into a building, regardless of size or wattage. This elimination of all Tier 3 Solar is aligned with the Clinton County Comprehensive Plan’s mission to preserve rural farmland.

Rick Walker states that in Clark Township, which is unzoned, they are making significant amounts of money from the solar industry, however it’s unzoned. Confirmation was made that it would be a stricter regulation if passed. John Branstrator asks if Ohio’s state siting board could override the application process, and if that would be a hindrance to this amendment. Staff understands these concerns and hopes to further address solar with dimensional standards rather than technological power.

Chair Ruth Brindle asked for a motion to approve the text amendment as read. The motion was made by Damian Snyder, seconded by Pat Thompson, and a roll call vote: 8 yea, 2 nay, 0 abstention.

**FINANCIAL REPORT AND BILLS**

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

The bill for McBride Dale’s services for the Subdivision Regulations and Zoning Resolution was passed around as well, with a commissioner asking about the final amount. Drew DeMarsh stated that this will be $25,000 total.

A motion to approve the financial reports and bill was made by John Carman, seconded by Pat Thompson, and a voice vote: all yeas.

**RPC STAFF UPDATE**

Drew DeMarsh gave a staff report update regarding recent projects and long-range programming. This report included details of a Wilmington School Travel Plan, the City of Wilmington’s Subdivision Regulations, and the Clinton County Zoning Resolution Update plans. Staff noted that there have been quite a number of site plans being submitted for review, with the number of site plans for this year already exceeding those that were submitted throughout all of 2023. Grant funding has also started to take a bigger role in the funding of the RPC for programs that will benefit Clinton County and its quality of life. Staff states that there may be a need for additional staff to properly address these increased capacities.

Drew DeMarsh summarized that Harris Eidelman (the RPC summer co-op) has been working on a database where commissioners can look up documents based on past projects.

**OTHER BUSINESS**

Ruth Brindle brought up the two vacancies of the board, left by Dwayne Dearth and Jim Fife. Staff would like to see the board diversify, both in terms of geography and demographics. This includes the possible reaching out to Chester Township, as well as possibly some younger members of the community.

Ruth Brindle also brought up the dedication and commitment of the board’s former secretary Robert (Bob) Thobaben Jr. The staff and chair are thinking of using the December meeting event to formally recognize Mr. Thobaben for his service. This would be a catered event, using separate funds from the public as requested by the Auditor’s Office.

A question was asked about any updates regarding David Milender’s legal counsel. Drew DeMarsh stated that currently David will only be focusing on the Land Bank’s current state of affairs, and that outside representation may be needed should there be any issues with RPC. Harris Eidelman said that David Milender is indeed working closely with the Land Bank to solve the property stoppage problem, and that it hopefully should start to resolve soon.

Lastly, the staff formally welcomed Noni Wood as the new representative from Clarksville.

With no further business to conduct, the Commission adjourned by motion from John Carman at approx. 7:50PM seconded by Benjamin Collings and voice vote: all yeas.

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

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