

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

April 15th, 2025

Training Room, Clinton County Administration Building, 1850 Davids Dr., Wilmington, OH 45177

ROLL CALL

Chairperson Ruth Brindle called the meeting to order at approximately 7:08 p.m. local time with the following Planning Commissioners present.

Jon Branstrator	Michelle Morrison		
Ruth Brindle	Mike McCarty		
Benjamin Collings	John Carman		
Cory Hanlon			
Eric Hayslett			

Anya Tipton (Staff), Ryan Nolan, Melissa Nolan, Lorie Hurley, Regina Hurley, Ross Lennon, Ashley O'Connor (Public) were also present.

The Commission was unable to obtain a quorum. As such, the board transitioned into **Executive Committee Meeting** procedure at approximately 7:10pm.

Ruth Brindle introduced the newest member of the Commission, Cory Hanlon.

A motion was made to approve the agenda was made by Benjamin Collings, seconded by Michelle Morrison, and approved by a voice vote: all yeas.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the February 18th, 2025 Meeting (Regular) and March 18th, 2025 Meeting (Regular) were presented to the Commission. Due to a lack of attendance, approval of the minutes was tabled.

OLD BUSINESS

Anya Tipton shared an update from the Prosecutor's Office regarding the RPC's abilities in granting variance requests. The official opinion from the Prosecutor's Office states that the RPC lacks authority to grant variances or modifications to road design standards without the Clinton County Engineer's affirmative recommendation. As such, the previously approved variance request reviewed on December 17th, 2024 (Applicant: TJ Thompson, N. Curry Rd) is now considered legally invalid.

NEW BUSINESS

Applicant #2025-02 – Lennon Minor Subdivision/Variance

Ashley O'Connor and Ross Lennon presented their application. The applicants are interested in creating a lot split to allow for driveway access for an 8.96 acre parcel along SR-73 W in Union Township.

Anya Tipton presented the staff report. The applicants are requesting a variance to Section 700.13.I of the Clinton County Subdivision Regulations require that all lot splits must comply with the Access Management Regulations as they relate to

driveway separations. Section 6.13 of the Access Management Regulations requires an average spacing of 750 feet between drives for this location based on its Average Daily Traffic County of >9,400 vehicles per day on SR-73 W. Because there is only roughly 1,500 feet of distance between the existing driveways at the adjacent properties, the Access Management Regulations will allow for only one additional drive on this stretch. When contacted for review, the Clinton County Engineer's Office expressed that the application does not present unique circumstances or adequate mitigating factors that would justify the issuance of a variance. However, the Engineer's Office encouraged the Commission to consider requiring that both of the new parcels utilize a single access opposite of 4003 SR-73 that only one new drive be constructed on SR-73, should the Commission elect to grant a variance. OHM Advisors recommended approval of the variance request contingent upon satisfaction of any requirements set forth by the Engineer's Office. Given the circumstances of this request, staff of the Commission expressed no objection to the approval of the variance requests.

The board discussed the application. Mike McCarty asked if the applicants would agree to an easement for the proposed shared drive. The applicants indicated they would be willing to do so, and would file it along with the lot split at the Prosecutor's Office.

Benjamin Collings made a motion to approve the request contingent upon requirements from the Engineer's Office and the filing of an easement. The motion was seconded by Jon Branstrator and approved with a roll call vote: 4 yea, 0 nay, 0 abstention.

Applicant #2025-03 – Hurley Minor Subdivision/Variance

Ryan Nolan and Lorie Hurley presented their application. The applicants are interested in creating a lot split to allow for driveway access for an 11.75-acre parcel along US-68 N. The Hurley family farm is bordered by the Greene County line on the north and a Land Bank-owned property on the south, constraining driveway placement options.

Anya Tipton presented the staff report. The applicants are requesting a variance to Section 700.13.I of the Clinton County Subdivision Regulations require that all lot splits must comply with the Access Management Regulations as they relate to driveway separations. Section 6.13 of the Access Management Regulations requires an average spacing of 750 feet between drives for this location based on its Average Daily Traffic County of 7,600 vehicles per day on US-68 N. Because there is only roughly 600 feet of distance between the driveways, the Access Management Regulations will allow for only one additional driveway on this stretch. When contacted for review, the Engineer's Office expressed that the application does not present unique circumstances or adequate mitigating factors that would justify the issuance of a variance. However, the Engineer's Office encouraged the Commission to consider requiring that the new parcel utilize access from an existing drive through an easement and that no new drives be constructed on US-68. OHM Advisors recommended approval of the variance request contingent upon satisfaction of any requirements set forth by the Engineer's Office. Given the circumstances of this request, staff of the Commission expressed no objection to the approval of the variance requests.

The board discussed the application. There was confusion regarding the nature of the letter from the Engineer's Office, and whether the addition of a new driveway at this location is an available option. Mike McCarty contacted Adam Fricke (Deputy Engineer) for clarification. Fricke indicated that the comments in letter serve as a recommendation, not a requirement. Given ODOT is willing to permit a driveway at this location, the application can be approved without the contingency of an easement.

Michelle Morrison made a motion to approve the lot split contingent upon satisfying **requirements** from the Engineer's Office. The motion was seconded by Benjamin Collings and approved with a roll call vote: 4 yea, 0 nay, 0 abstention.

FINANCIAL REPORT AND BILLS

Anya Tipton presented the financial report and budget, which were passed around to the Commissioners. Staff of the RPC had no bills to report. Staff pointed out that the budget line for General Services is subject to change due to the RPC's newly-signed contract with OHM Advisors. Benjamin Collings made a motion to approve the financial report and budget, seconded by Jon Branstrator and approved by a roll call vote: 4 yea, 0 nay, 0 abstention.

RPC STAFF UPDATE

Anya Tipton and the Executive Committee updated the board on recent activities at the RPC. The executive committee and staff have started work with OHM Advisors to review and streamline existing development procedures in the County. OHM will be contacting relevant department agencies and stakeholders as a part of their investigation.

Anya Tipton updated the board on recent Land Bank activities. With assistance from Josh Roth at the Port Authority, staff has successfully demolished the rapidly deteriorating structure located at 38 West St in New Vienna using grant funds awarded by ODOT. The Land Bank has also cleared 606 Silverado Dr. in Wilmington for sale and will be selecting a bid for its seasonal mowing contract next week.

Anya Tipton will also be signing a contract with Burgess & Niple to begin work on a new Thoroughfare Plan for the County, in conjunction with the Engineer's Office, Port Authority, and County Commissioners. Additionally, staff will soon resume work on the Age-Friendly Strategic Plan update upon selecting a fellow via the Clinton County Fellows program.

With no further business to conduct, the Commission adjourned by motion from Michelle Morrison at approx. 8:30 PM seconded by Jon Branstrator.

Respectfully submitted and approved this _____ day of _____ 2025.

Ruth Brindle, Chair

Benjamin Collings, Secretary

Anya Tipton, Interim Executive Director