Minutes for the Regular Meeting of the
CLINTON COUNTY REGIONAL PLANNING COMMISSION

September 15th, 2026 6:15 pm 1850 Davids Dr., Wilmington, OH 45177

CALL TO ORDER AND ROLL CALL

Chairperson Ruth Brindle called the meeting to order at 6:16 p.m., with the following Regional Planning Commissioners present.

Jon Branstrator	Damian Snyder		
Ruth Brindle	Rick Walker		
John Burris	Todd Walters		
Eric Hayslett	Brenda Woods		
Michelle Morrison			

The Commission attained a quorum. Also present were Executive Director DeAndra Navratil and Deputy Director Zeb Acuff.

Members of the public in attendance included Jon Brunke, Mike Keiter, Karan Keiter, and Steve Keiter.

APPROVAL OF AGENDA

John Burris made a motion to approve the agenda as presented. The motion was seconded by Jon Branstrator and the agenda was approved on a voice vote.

APPROVAL OF MINUTES

Eric Hayslett raised concerns that the August 18th minutes did not accurately reflect the motion regarding the Thoroughfare Plan and a request for outside legal review of the entire document presented during public comment. Discussion among the Commission members ensued, with the consensus that the motion recorded in the minutes did accurately reflect the action taken at the meeting.

John Burris made a motion to approve the minutes of the August 18th, 2026 Full Commission Meeting as presented. The motion was seconded by Jon Branstrator and approved on a roll call vote of 6 in favor, 2 opposed (E. Hayslett, D. Snyder), and one abstention (B. Woods).

Todd Walters raised a question regarding approving the Executive Committee meeting minutes: how could the full commission approve the minutes if they weren't at the meeting to know if the minutes accurately reflect the actions taken? Staff explained that since the Executive Committee is a sub-committee of the full Regional Planning Commission, all reports of their actions must be reported to the full Commission, per the Ohio Revised Code. The Commission agreed that, moving forward, subcommittee minutes would be better **accepted** instead of **approved**.

Rick Walker made a motion to accept the minutes of the September 10th, 2026, Executive Committee Meeting as presented. The motion was seconded by Jon Branstrator and approved on a voice vote.

OLD BUSINESS

a. Thoroughfare Plan Update

DeAndra Navratil read aloud the review request that was sent to Bricker Graydon Wyatt to review the public comment document provided last month and also read aloud the response received. Both documents were printed and distributed to the Commission members.

Eric Hayslett objected to the email sent to Bricker, saying again that the direction given at last month's meeting was to have the lawyers review Jon Brunke's entire submission and give an opinion on each section of the document. Michelle Morrison countered that when Mr. Brunke spoke at the last meeting, he didn't provide direct questions and that the Commission's August discussion and motion to table the Thoroughfare Plan did only reference two points, which were addressed by the lawyers. Michelle Morrison continued to state that other plans have been legally adopted by the RPC over the years (open space, individual Township land use plans, etc.), therefore the lawyer's response that RPC is within their legal rights to adopt a thoroughfare plan is sufficient. Jon Brunke was in attendance at the meeting and stated that he was "good" with the legal response to his document.

Eric Hayslett read a prepared statement in which he expressed concern about advancing the Thoroughfare Plan before ensuring its alignment with current land use, infrastructure, and growth assumptions, which he stated are soon to be reviewed by the County Commissioners under a contract with Planning NEXT consultants. Mr. Hayslett emphasized the need for a documented analysis demonstrating consistency between the Thoroughfare Plan, ongoing planning efforts, infrastructure plans, and supporting traffic data—particularly regarding proposed roadway connections around Wilmington—before recommending the plan's adoption.

DeAndra Navratil clarified that the Planning NEXT contract is to review the County's zoning resolution, not the Thoroughfare Plan.

Michelle Morrison noted that the Thoroughfare Plan addressed major roadways, not every little street. The plan is not carved in stone and can be revised when new data comes in.

John Burris asked how often a thoroughfare plan should be updated. Ms. Navratil responded that plans are typically written with a 20-year timeframe, with checks every five years to see if any updates are warranted. Ruth Brindle noted that the County's Comprehensive Plan works on a similar review horizon.

Ruth Brindle called for any public comments on the Thoroughfare Plan.

Mike Keiter expressed concern about the proposed extension of Airborne Road to Stone Road. He stated that Stone and Melvin Roads are not appropriate for large trucks. He also objected to the proposed trail extension, as they're not interested in selling their land and losing access to the rail line.

Steve Keiter believes that the roadway extension to Stone Road would be redundant, as we already have the bypass and US 22 to get trucks to the interstate.

Ruth Brindle responded that inclusion in the plan is not a guarantee, just a note for future consideration.

Todd Walters raised a concern that the number of people that can object to future plans is small out in the county.

John Burris said that the proposals in the plan are just one way that development could happen – the plan is visionary and details will be adjusted down the road as specific projects are proposed.

Jon Brunke stated that he is concerned about Township representation in the preparation of the Thoroughfare Plan.

After ensuring there was no additional public comment, Michelle Morrison moved to adopt the 2026 Thoroughfare Plan and forward the plan to the County Commissioners for consideration. John Burris seconded the motion.

Chairperson Brindle called for a roll call vote on the motion:

Jon Branstrator	Yes
Ruth Brindle	Yes
John Burris	Yes
Eric Hayslett	No
Michelle Morrison	Yes
Damian Snyder	Abstain
Rick Walker	Yes
Todd Walters	No
Brenda Woods	Abstain

The motion to adopt the Thoroughfare Plan passed by a vote of 5 for, 2 against, with 2 abstentions.

NEW BUSINESS

a. Rural Zoning Case 06-2026 – Zoning Text Amendment (Accessory Structures)

Zeb Acuff presented to the Commission a proposed text amendment to Section 12.03 Definitions of the Clinton County Rural Zoning Resolution. The amendment, which was initiated by the Rural Zoning Commission, would add the sentence "Structures include metal shipping or cargo containers that do not contain wheels." to the definition of Accessory Structures. CCRPC Staff recommends revising the proposed text to read "...that are not mounted on wheels." to head off potential confusion over the word "contain."

Discussion ensued among the Commission members. John Burris asked if this would apply to PODS and other temporary storage containers. He was concerned about the potential vagueness of the definition. Other members noted that shipping containers frequently do have integrated wheels, making regulation as an accessory structure difficult. Eric Hayslett asked what the intent of the amendment was and stated that it was difficult to make a decision without context behind the request.

Further conversation about the language of the amendment settled on striking the last five words of the proposed amendment, leaving it to read simply "Structures include metal shipping or cargo containers."

Todd Walters made a motion to recommend approval of the zoning text amendment as modified to the Rural Zoning Commission. Rick Walker seconded the motion, which was approved on a roll call vote of 7 in favor, 1 opposed (E. Hayslett), with one abstention (B. Woods).

b. Rural Zoning Case 07-2026 – Zoning Text Amendment (Approval Processes)

DeAndra Navratil presented the proposed text amendments to Section 10.07, Specific Procedures. The Rural Zoning Commission initiated these amendments to reflect CCRPC's involvement in the approval process for zoning amendments, variances, and conditional uses. Ms. Navratil stepped through the proposed revisions and noted where CCRPC Staff suggested changes.

The Commission engaged in a brief discussion and asked some clarifying questions. As a whole, the members of the Commission decided to simplify the references to the Regional Planning Commission by stating the full name Clinton County Regional Planning Commission at the first mention, then referring to CCRPC thereafter. With that modification, Eric Hayslett made a motion to recommend approval of the zoning text amendments to the Rural Zoning Commission. Michelle Morrison seconded the motion, which was approved 8-0 on a roll call vote with one abstention (B. Woods).

RPC STAFF UPDATE

Ms. Navratil advised the Commission that the State Audit was complete and a final report was expected soon. Michelle Morrison asked what recommendations the auditor had regarding CCRPC business going forward. Ms. Navratil replied that we expect that to be in the forthcoming report.

Mr. Acuff relayed that CCRPC staff would be attending the OKI26 Planning Conference in Dayton at the end of the month. He informed the Commission members that a special training focused on Planning Commission members was available on the Wednesday of the conference and encouraged the members to attend if available.

PUBLIC COMMENT

None

ADJOURNMENT

With no further business to conduct, the Commission adjourned by motion from John Burris at 7:50 pm, seconded by Eric Hayslett.

APPROVALS

Respectfully submitted and approved this 20th day of October, 2026

X _____ Ruth Brindle, Chairperson

X Absent Andrew Borton, Secretary

X _____ DeAndra Navratil, Executive Director

DRAFT