

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

January 16, 2007

Community Room
City of Wilmington
69 North South Street
Wilmington, Ohio 45177

ROLL CALL

Mr. David Blandford called the meeting to order at approximately 7:07 p.m. local time with the following persons present.

Mr. James Bashore	Mr. Joe Bailey	Ms. Melissa Reeder
Mr. David Blandford	Mr. James Myers	Mr. Donald Spurling
Mr. Robert Thobaben, Jr.	Mr. Michael Curry	Mr. Mark McKay

With the number of persons not attending for three consecutive meetings and resignations the Commission attained a quorum and can continue with the meeting.

MINUTES FROM THE PREVIOUS MEETING.

The minutes from the December 2006 meeting approved by motion from Mr. Robert Thobaben, seconded by Mr. Donald Spurling and a voice vote: all yea.

AGENDA.

The agenda was approved with changes by motion from Mr. Mark McKay, seconded by Ms. Melissa Reeder and a voice vote: all yea.

IMPROVEMENT OR CONSTRUCTION PLANS FOR HICKORY CREEK SUBDIVISION.

Mr. Blankenship of Blankenship and Associates presented information regarding the status of this application, Executive Director Schock read a portion of a letter from the Clinton County Engineer noting their continued review but that their office foresaw no substantial deficiencies or problems toward approval. Mr. Donald Spurling noted that the project will return before the Commission as a final plat and Mr. Robert Thobaben enquired about egress-ingress to the proposed project and construction phasing. Given the Engineer's comments, staff recommended approval. With this in mind, a motion to approve was moved by Mr. Mark McKay, seconded by Ms. Melissa Reeder and a roll call vote: 8 yea, 0 nay, 0 abstentions.

Financial Summary.

Executive Director Schock requested further time to prepare and familiarize with the financial statements, a financial report for January was thus tabled to February so moved by Mr. Donald Spurling, seconded by Mr. Mark McKay and a voice vote: all yea.

OTHER.

Executive Director Schock noted that the main goals for his tenure as Director were 1. Customer Service, 2. Building Interagency Bridges & Cooperation, 3. Developing Community Planning Processes. Proposed issues to be resolved and/or presented to the Commission for action in February include: 1. vision and mission statement, 2. proposed '07

workplan, 3. clarify internal commission issues such as office space, website, staffing plan, fees/dues, board vacancies, and any issues related to the state audit.

With no further business to conduct the Commission concluded the meeting at approximately 8:00 p.m.

Respectfully submitted and approved this _____ day of February 2007.

David Blandford, Chairperson

Donald Spurling, Vice Chairperson

Christian Schock, AICP Executive Director

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

February 26, 2007

Community Room
City of Wilmington
69 North South Street
Wilmington, Ohio 45177

ROLL CALL

Chairman David Blandford called the meeting to order at approximately 7:10 p.m. local time with the following persons present.

Mr. James Bashore	Mr. Joe Bailey	Ms. Melissa Reeder
Mr. David Blandford	Mr. James Myers	Mr. Michael Mahaffey
Mr. Robert Thobaben, Jr.	Mr. Michael Curry	Mr. Mark McKay
Mr. Brook Edwards	Mr. Tony Butcher	Ms. Beth Hadley

The Commission clearly attained a quorum.

MINUTES FROM THE PREVIOUS MEETING.

The minutes from the January 2007 meeting approved by motion from Mr. Robert Thobaben, seconded by Ms. Melissa Reeder and a voice vote: all yea.

AGENDA.

The agenda was approved by motion from Ms. Melissa Reeder, seconded by Mr. Michael Mahaffey and a voice vote: all yea.

NEW BUSINESS

There was no new substantive business of the CCRPC.

Executive Director Schock than directed the CCRPC through a series of administrative updates and requests for approval as follows:

- Financial Report for December & January presented, approved by motion from Mr. Michael Mahaffey, seconded by Ms. Melissa Reeder: all yea.
- 2007 Budget Appropriation Request change requested due to change in financial situation of the CCRPC and funding issues from 2006, approved by motion from Mr. Michael Mahaffey, seconded by Mr. James Myers: all yea.
- Nominations for CRA Board representation accepted: Mr. David Blandford, Mr. Tony Butcher, Mr. Brook Edwards, Ms. Beth Hadley, Ms. Melissa Reeder; approved by motion from Mr. Michael Mahaffey, seconded by Mr. Robert Thobaben Jr.: all yea.
- CCRPC Mission Statement presented for review, approved by motion from Mr. Robert Thobaben Jr., seconded by Ms. Melissa Reeder: all yea.
- 2007 Work Plan presented and discussed, approved by motion from Ms. Melissa Reeder, seconded from Mr. Robert Thobaben Jr.: all yea.
- Membership dues issues were then discussed and Executive Director Schock requested authority and charge to contact and work with those who have not yet paid dues: all yea.

- Office space decision table was presented and discussion followed, Executive Director Schock noted the County's kind offer of free rent office space, Chairman Blandford noted that while the CCRPC appreciates the offer, the financial reasons for a potential move are no longer as necessary and a motion to stay at current location in the City building for the current time was made by Ms. Melissa Reeder, seconded by Mr. Robert Thobaben Jr.: 10 yea, 1 abstain
- New Fee Schedule (CCRPC Resolution 2007-01) presented, approved by motion from Mr. Robert Thobaben Jr., seconded by Mr. James Bashore: all yea.
- New Application Forms (CCRPC Resolution 2007-02) presented and discussion followed, approved by motion from Ms. Melissa Reeder, seconded by Mr. Brook Edwards: all yea.
- A process to fill ex-officio seats in accordance with our charter resolution was presented (CCRPC Resolution 2007-03) and discussed, encouragement of Township Trustees was noted and added to the list of potential exofficio members, approved by motion from Ms. Melissa Reeder, seconded by Mr. Tony Butcher: all yea.
- A letter addressing our State Audit of 2006 and CCRPC Resolution 2007-04 was presented and approved by motion from Mr. James Myers, seconded by Mr. Joe Bailey: all yea.

With no further business to conduct, Mr. Brook Edwards motioned that the Commission conclude at approximately 8:35 p.m.

Respectfully submitted and approved this _____ day of _____ 2007.

David Blandford, Chairperson

Donald Spurling, Vice Chairperson

Christian Schock, AICP Executive Director

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

April 17, 2007

Council Chambers, Village of Sabina
99 North Howard Street
Sabina, Ohio

ROLL CALL

Chairman David Blandford called the meeting to order at approximately 7:15 p.m. local time with the following persons present.

Mr. Brian Bourgraf	Mr. Andy Kenney	Mr. Donald Spurling
Mr. David Blandford	Ms. Beth Hadley	Mr. Michael Mahaffey
Mr. Mark McKay	Mr. Michael Curry	Mr. Robert Thobaben Jr. (late)

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING.

The minutes from the February 2007 meeting approved by motion from Mr. Donald Spurling, seconded by Mr. Brian Bourgraf and a voice vote: all yea.

AGENDA.

The agenda was approved by motion from Mr. Brian Bourgraf, seconded by Mr. Michael Mahaffey and a voice vote: all yea.

NEW BUSINESS

There was no new substantive business of the CCRPC.

Executive Director Schock than directed the CCRPC through a series of administrative updates and requests for approval as follows:

- Financial Report from January-April presented, approved by motion from Mr. Brian Bourgraf, seconded by Mr. Donald Spurling and a voice vote: all yea.
- Nominations to fill the newly created ExOfficio representative seats to the CCRPC presented, approved by motion from Mr. Mark McKay, seconded by Mr. Michael Mahaffey.

With no further business to conduct, Mr. Brian Bourgraf motioned that the Commission conclude at approximately 8 p.m.

Respectfully submitted and approved this _____ day of _____ 2007.

David Blandford, Chairperson

Donald Spurling, Vice Chairperson

Christian Schock, AICP Executive Director

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

June 19, 2007

Community Room, Wilmington Municipal Building
69 North South Street
Wilmington, Ohio

ROLL CALL

Vice Chairman Mr. Donald Spurling called the meeting to order at approximately 7:10 p.m. local time with the following Planning Commissioners present.

Mr. Joe Bailey	Mr. Andy Kenney	Mr. Donald Spurling
Mr. Brian Bourgraf	Mr. James Bashore	Mr. Tony Butcher
Mr. James Myers	Ms. Beth Hadley	Mr. Robert Thobaben
Mr. Mark McKay	Mr. Michael Curry	Ms. Rhonda Crum
Mr. Dean Carnahan	Mr. Thomas White	

The Commission clearly attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

The minutes from the April 2007 meeting approved by motion from Mr. Brian Bourgraf, seconded by Mr. Mark McKay and a voice vote: all yea.

AGENDA

The agenda was approved by motion from Mr. Mark McKay, seconded by Mr. Brian Bourgraf and a voice vote: all yeas.

FINANCIAL REPORT

The financial statements from the Office of the Clinton County Auditor approved by motion from Treasurer Mr. James Myers, seconded by Mr. Brian Bourgraf and a voice vote: all yeas.

SALES TAX

Request to authorize the payment of sales tax for equipment and supplies purchased by staff in the amounts of \$53.22, \$13.33 and \$12.94 approved by motion from Mr. Mark McKay, seconded by Mr. Brian Bourgraf and a voice vote: all yeas.

DIRECTORS REPORT

NEW BUSINESS

Additional nominations to fill the newly created ExOfficio representative seats to the CCRPC presented, approved by motion from Mr. Mark McKay, seconded by Mr. Brian Bourgraf and a voice vote: all yea.

Mr. Michael Curry excuses himself from the meeting; Grantstead Estates Preliminary Plan, presented by Mr. Doug Smith of McGill Smith Punshon on behalf of the applicant.

- Mr. Paul Hunter questions on septic system layout and appropriateness
 - Mr. Doug Smith and Applicant's soil scientist responds
- Secretary Mr. Robert Thobaben questions on septic systems, fire suppression and location of backup septic locations
- Mr. JB Stamper questions on fire suppression and pond access
 - Mr. Doug Smith responds
- Mr. Daun Yeagley questions on fire suppression, airport approach zones
- Mr. Joe Bailey questions on airport noise and sound barriers
 - Mr. Tim Burke and Mr. Doug Smith responds
- Mr. Don Rauch questions on FAA requirements and zoning matters
 - Mr. Tim Burke responds
- Ms. Nancy Engle questions any changes to easement off of Gurneyville Road
 - Mr. Doug Smith responds
- Vice Chairman Mr. Donald Spurling questions proposed pavement widths within the subdivision

These minutes are provided in electronic format, for public information use only. The official minutes of CCRPC meetings are signed by the executive board and copies are available upon request from our office.

- Mr. Doug Smith responds
- Ms. Kelly Engle Thompson notes positive comments on the proposal
- Mr. James Bashore questions fire suppression adequacy
 - Mr. Doug Smith responds
- Mr. Daun Yeagley questions on water pressure and fire suppression
 - Mr. Doug Smith responds
- Mr. Gary Mason questions on fire suppression and pond access
 - Mr. Doug Smith responds

Given comments received from County agencies and to allow opportunity to revise the Preliminary Plan, Executive Director Schock requested the Preliminary Plan be tabled until the next meeting of the CCRPC, approved by motion from Mr. Mark McKay, seconded by Secretary Mr. Robert Thobaben and a roll call vote: all yea.

Mr. Michael Curry returns to meeting, RG Properties Variance Request and Preliminary Plan presented by Mr. Bo Gunlock, applicant.

- Mr. Thomas White questions letter submitted by CCOL
 - Mr. Gunlock and Executive Director Schock responds
- Mr. Mark McKay questions the amount of money proposed for the in-lieu-of contribution noted in the variance application
 - Mr. Bo Gunlock responds
- Secretary Mr. Robert Thobaben questions stream mitigation requirements
 - Mr. Bo Gunlock responds
- Mr. James Bashore questions water discharged to the adjacent golf course
 - Mr. Bo Gunlock responds
- Vice Chairman Mr. Donald Spurling questions planting/landscaping locations and requests a green roof
 - Mr. Bo Gunlock responds
- Mr. Thomas White questions intent of the in-lieu-of contribution
 - Executive Director Schock responds

The Variance Request pursuant to the Clinton County Subdivision Regulations is heard first: the new language for approval being “the applicant shall make an in-lieu-of contribution in the amount of \$10,000 to be donated to an organization or organizations for the improvement of open space to be determined by the Clinton County Regional Planning Commission”, approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Brian Bourgraf and a roll call vote: 11 yea, 3 nay- the motion carries and the variance approved.

Given comments received from County agencies, the Preliminary Plan is approved by motion from Mr. Mark McKay, seconded by Mr. Brian Bourgraf and a roll call vote: all yeas.

With no further business to conduct, Mr. Mark McKay motioned that the Commission conclude at approximately 8:35 p.m.

Respectfully submitted and approved this _____ day of _____ 2007.

Donald Spurling, Vice Chairperson

Robert Thobaben, Secretary

Christian Schock, AICP Executive Director

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

July 17, 2007

Community Room, Wilmington Municipal Building
69 North South Street
Wilmington, Ohio

ROLL CALL

Chairman Mr. David Blandford called the meeting to order at approximately 7:11 p.m. local time with the following Planning Commissioners present, in addition to ExOfficio Commission Members and public guests.

Mr. Brook Edwards
Mr. Michael Curry
Mr. Dean Carnahan
Mr. Mark McKay

Mr. James Bashore
Ms. Beth Hadley
Ms. Rhonda Crum
Mr. David Blandford

Mr. Donald Spurling
Mr. Tony Butcher
Mr. Robert Thobaben

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

The minutes from the June 2007 meeting approved by motion from Secretary Mr. Robert Thobaben, seconded by Vice Chairman Mr. Donald Spurling and a voice vote: all yea.

AGENDA

The agenda was amended and approved by motion from Secretary Mr. Robert Thobaben, seconded by Vice Chairman Mr. Donald Spurling and a voice vote: all yea.

FINANCIAL REPORT

The financial statements from the Office of the Clinton County Auditor approved by motion from Mr. Tony Butcher, seconded by Mr. Mark McKay and a voice vote: all yea.

2008 BUDGET

A proposed 2008 operating budget for the Commission in accordance with the Clinton County Auditor was presented and discussed approved by motion from Mr. Mark McKay, seconded by Mr. Brook Edwards and a roll call vote: 10-0-0.

NEW VIENNA DUES

Executive Director Mr. Christian Schock noted receipt of a partial dues payment from the Village of New Vienna, a discussion followed and the acceptance of the partial dues towards the total arrears due the Commission from the Village was approved by motion from Vice Chairman Mr. Donald Spurling, seconded by Mr. Mark McKay and a voice vote: all yea.

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

Mr. Michael Curry excuses himself from the meeting; Mr. James Watson with McGill Smith Punshon, on behalf of the applicant presents a revised Preliminary Plan for Grantstead Estates, tabled from the June 2007 regular meeting.

- Mr. Paul Hunter questions on fire hydrant locations and suppression
- Secretary Mr. Robert Thobaben also questions on hydrant locations and fire suppression
 - Mr. James Watson and Mr. Timothy Burke responds
- Mr. Brook Edwards questions on extending Ashwood Rd to create better emergency access
 - Mr. James Watson responds
- Vice Chairman Mr. Donald Spurling questions on the diameter and maintenance of the proposed cul-de-sacs and roadways
- Ms. Lori Kersey-Williams questions on the width of the proposed roadways and a trail system
 - Mr. James Watson and Mr. Timothy Burke responds
- Mr. Dick Neff questions on tree canopy and open space allocations on the site

- Vice Chairman Mr. Donald Spurling questions on conservation easements
 - Mr. James Watson and Mr. Timothy Burke responds
- Mr. John Settlemyer questions on the location of the Clinton Field weather beacon
 - Mr. James Watson responds
- Ms. Lori Kersey-Williams questions on the structure of the homeowner's association
 - Mr. James Watson responds

Given comments received by County agencies, the Preliminary Plan is approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a roll call vote: 9-0-0. Mr. Michael Curry re-enters the meeting.

Executive Director Mr. Christian Schock noted that the Commission has requested feedback from the County Prosecutors' Office regarding the use of the in-lieu-of contribution monies approved in the granting of a variance by request of RG Properties at the June 2007, and requested that the allocation decision on this matter remain tabled for another month to continue consult, approved by motion from Mr. Mark McKay, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

NEW BUSINESS

Golden Rod Development Preliminary Plan, presented by Mr. Rusty Fite, applicant.

- Mr. Brook Edwards questions on septic systems
- Mr. Paul Hunter questions on conservation easements, effects on the East Fork
- Vice Chairman Donald Spurling questions on buffer areas
 - Mr. Rusty Fite responds

Given comments received from County agencies and to allow opportunity to revise the Preliminary Plan, Executive Director Mr. Christian Schock requested the Preliminary Plan be tabled until the next meeting of the CCRPC, approved by motion from Mr. Mark McKay, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

With no further business to conduct, Mr. Mark McKay motioned that the Commission conclude at approximately 8:15 p.m.

Respectfully submitted and approved this _____ day of _____ 2007.

David Blandford, Chairperson

Robert Thobaben, Secretary

Christian Schock, AICP Executive Director

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

August 21, 2007

Community Room, Wilmington Municipal Building
69 North South Street
Wilmington, Ohio

ROLL CALL

Chairman Mr. David Blandford called the meeting to order at approximately 7:07 p.m. local time with the following Planning Commissioners present, in addition to ExOfficio Commission Members and public guests.

Mr. Brook Edwards
Mr. Michael Curry
Mr. Dean Carnahan
Mr. Mark McKay

Mr. Joe Bailey
Mr. James Myers
Mr. Thomas White
Mr. David Blandford

Mr. Donald Spurling
Mr. Tony Butcher
Mr. Robert Thobaben

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

The minutes from the July 2007 meeting, were presented and amended, approved by motion from Vice Chairman Mr. Donald Spurling, seconded by Mr. Mark McKay and a voice vote: all yea.

AGENDA

The agenda was amended, approved by motion from Vice Chairman Mr. Donald Spurling, seconded by a voice vote: all yea.

FINANCIAL REPORT

The financial statements from the Office of the Clinton County Auditor presented, approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. James Myers and a voice vote: all yea.

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

Executive Director Mr. Christian Schock noted that the Commission has requested feedback from the County Prosecutors' Office regarding the use of the in-lieu-of contribution monies approved in the granting of a variance by request of RG Properties at the June 2007 regular meeting, and requested that the allocation decision on this matter remain tabled for another month to continue consult, approved by motion from Mr. Mark McKay, seconded by Mr. Brook Edwards and a voice vote: all yea.

NEW BUSINESS

Mel's Way Subdivision Preliminary Plan, presented by Mr. Eric Lutz, agent.

- Vice Chairman Mr. Donald Spurling questions on length and width of roadway and cul-de-sacs
 - Mr. Lutz responds
- Secretary Mr. Robert Thobaben questions on bonding practices for the improvements
 - Mr. Thomas Haines, Applicant responds
- Secretary Mr. Robert Thobaben questions on the widening of the roadway
 - Mr. Lutz and Executive Director Mr. Christian Schock respond

Given comments received from County agencies, Executive Director Mr. Christian Schock noted that the Preliminary Plan may be approved contingent on compliance with comments from County agencies, approved by motion from Mr. Mark McKay, seconded by Mr. Tony Butcher and a voice vote: all yea.

Pasco Acres Final Plat, presented by Mr. Thomas Haines, applicant.

- Secretary Mr. Robert Thobaben questions on shared driveway required by ODOT
- Vice Chairman Donald Spurling questions on the location of the shared driveway
 - Executive Director Mr. Christian Schock responds

- Secretary Mr. Robert Thobaben questions on the reasoning of the spacing of the split
 - Mr. Thomas Haines responds
- Mr. Joe Bailey questions on the location of the wireless communication tower and access
 - Mr. Thomas Haines responds
- Mr. Brook Edwards questions on the intent of the Subdivision Regulations and ODOT's policy on shared driveways.
 - Executive Director Mr. Christian Schock responds
- Mr. Thomas White questions on shared driveways, notes examples in Warren County
- Secretary Mr. Robert Thobaben questions on the precedent of shared driveways and problems of management
 - Mr. Thomas Haines responds
- Mr. Michael Curry notes the compliance of the plan as presented
 - Executive Director Mr. Christian Schock responds
- Ms. Karen Kayser questions whether adjacent drives qualify as shared drives
 - Executive Director Mr. Christian Schock responds
- Mr. Paul Hunter questions on safety and access management
- Chairperson Mr. David Blandford questions whether plan meets, as presented, subdivision regulations
 - Executive Director Mr. Christian Schock responds

Given comments received from County agencies, Executive Director Mr. Christian Schock noted that this Final Plat may be approved contingent on compliance with comments from County agencies, approved by motion from Mr. Thomas White, seconded by Mr. Dean Carnahan and a voice vote: all yea.

Heritage Trace Subdivision Preliminary Plat, presented by Mr. Ernie Blankenship, agent

- Executive Director Schock notes that this plan is being presented to the Commission for the first time, County agencies have not reviewed this Preliminary Plan submission but the plan is presented for comment.
- Mr. Paul Hunter questions on the existence of a Homeowners Association
 - Mr. Ernie Blankenship responds
- Mr. Brook Edwards questions on emergency access to the subdivision
- Mr. Mike Daugherty questions on the access issues to the subdivision
 - Mr. Brook Edwards clarifies the premise of emergency access
- Secretary Mr. Robert Thobaben questions on access and location of a bump-out to be located on the entry drive
- Vice Chairman Mr. Donald Spurling questions on the temporary cul-de-sacs listed
- Mr. Paul Hunter questions on the location of fire gates/emergency access
- Ms. Karen Kayser notes that the zoning classification is A-1, not A-2 as noted on the plan

Given that review by the County agencies has yet to take place, Executive Director Mr. Christian Schock noted that this Preliminary Plan should be tabled upon the next regular meeting of the CCRPC, tabled by motion from Mr. Mark McKay, seconded by Mr. James Myers and a voice vote: all yea.

With no further business to conduct, the Commission concluded by motion from Vice Chairman Mr. Donald Spurling, seconded by Mr. Brook Edwards and a voice vote: all yea, at approximately 8:15 p.m.

Respectfully submitted and approved this _____ day of _____ 2007.

David Blandford, Chairperson

Robert Thobaben, Secretary

Christian Schock, AICP Executive Director

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

September 18, 2007

Community Room, Wilmington Municipal Building
69 North South Street
Wilmington, Ohio

ROLL CALL

Chairman Mr. David Blandford called the meeting to order at approximately 7:10 p.m. local time with the following Planning Commissioners present, in addition to ExOfficio Commission Members and public guests.

Ms. Beth Hadley
Mr. Andy Kenney
Mr. Mark McKay

Mr. James Bashore
Mr. Brian Bourgraf
Mr. David Blandford

Mr. Tony Butcher (alternate)
Ms. Rhonda Crum (alternate)
Mr. Robert Thobaben (late)

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

The minutes from the August 2007 meeting, were presented and approved by motion from Mr. Brian Bourgraf, seconded by Mr. Mark McKay and a voice vote: all yea.

AGENDA

The agenda was approved by motion from Mr. Mark McKay, seconded by Mr. Andy Kenney and a voice vote: all yea.

FINANCIAL REPORT

The financial statements from the Office of the Clinton County Auditor were presented, approved by motion from Mr. Brian Bourgraf, seconded by Mr. Mark McKay and a voice vote: all yea.

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

Executive Director Mr. Christian Schock noted that the Commission has requested feedback from the County Prosecutors' Office regarding the use of the in-lieu-of contribution monies approved in the granting of a variance by request of RG Properties at the June 2007 regular meeting, and requested that the allocation decision on this matter remain tabled for another month to continue consult, approved by motion from Mr. Brian Bourgraf, seconded by Mr. Tony Butcher (alternate) and a voice vote: all yea.

Deerhaven Reserve Subdivision Preliminary Plat, presented by Mr. Ernie Blankenship, agent

- The Commission was presented with written comments from the Clinton County Engineer, Clinton County Health Department and the CCRPC's previous letter of finding from the August 2007 regular meeting.
- Mr. Mike Rose questions on issues related to lot design and emergency access
 - Mr. Ernie Blankenship responds
- Mr. Mike Daugherty questions on issues related to lot design, driveway access to Ogden Road and emergency access
 - Mr. Ernie Blankenship responds
 - Mr. Mark Kratzer
- Mr. Mike Rose questions on issues of lot design and lot lines and on the emergency access corridor related to culverts and access to Ogden Road.
 - Chairman Mr. David Blandford responds
 - Mr. Mark Kratzer responds

- Mr. Mike Daugherty questions on lot viability and marketability
 - Mr. Doug Ginter responds

- Mr. Mark Kratzer responds
- Secretary Mr. Robert Thobaben questions on emergency access point
 - Mr. Ernie Blankenship responds
- Mr. Paul Hunter questions on the location of fire gates/emergency access
 - Executive Director Mr. Christian Schock responds
- Mr. Mike Daugherty questions on the completeness of review of the Preliminary Plan
 - Chairman Mr. David Blandford responds

Given comments received from County agencies, Executive Director Mr. Christian Schock noted that the Preliminary Plan may be approved contingent on compliance with comments presented at the Construction/Improvement Plan stage by motion from Mr. Mark McKay, failed to receive a second. Preliminary Plan tabled by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a roll call vote: all yea.

NEW BUSINESS

Executive Director Mr. Christian Schock presents the list, as amended, of candidates for ExOfficio Member status to the CCRPC, approved by motion from Mr. Andy Kenney, seconded by Mr. Brian Bourgraf and a voice vote: all yea.

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben, seconded by Mr. James Bashore and a voice vote: all yea, at approximately 8:55 p.m.

Respectfully submitted and approved this _____ day of _____ 2007.

David Blandford, Chairperson

Robert Thobaben, Secretary

Christian Schock, AICP Executive Director

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

October 16, 2007

Community Room, Wilmington Municipal Building
69 North South Street
Wilmington, Ohio

ROLL CALL

Chairman Mr. David Blandford called the meeting to order at approximately 7:07 p.m. local time with the following Planning Commissioners present, in addition to ExOfficio Commission Members and public guests.

Ms. Beth Hadley
Mr. James Myers
Mr. Mark McKay
Mr. Michael Curry

Mr. James Bashore
Mr. Dean Carnahan
Mr. David Blandford

Mr. Tony Butcher
Ms. Rhonda Crum (late)
Mr. Robert Thobaben

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

The minutes from the September 2007 meeting, were presented and approved by motion from Mr. Mark McKay, seconded by Treasurer Mr. James Myers and a voice vote: all yea.

AGENDA

The agenda was approved by motion from Mr. Mark McKay, seconded by Treasurer Mr. James Myers and a voice vote: all yea.

FINANCIAL REPORT

The financial statements from the Office of the Clinton County Auditor were presented, approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Tony Butcher and a voice vote: all yea.

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

Executive Director Mr. Christian Schock noted that the Commission has requested feedback from the County Prosecutors' Office regarding the use of the in-lieu-of contribution monies approved in the granting of a variance by request of RG Properties at the June 2007 regular meeting, and requested that the allocation decision on this matter remain tabled for another month to continue consult, approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a voice vote: all yea.

Meadowbrooke Reserve Subdivision Preliminary Plat, presented by Mr. Ernie Blankenship, agent

- Executive Director Mr. Christian Schock notes staff's recommendation and clarifies
- Mr. Mark McKay questions on access points
 - Mr. Ernie Blankenship responds
- Mr. Paul Hunter questions on access corridor and location of the new proposed cul-de-sac
 - Mr. Ernie Blankenship responds
- Secretary Mr. Robert Thobaben questions on the location of the conservation easement areas and drainage easements as shown on the plan.
 - Mr. Paul Hunter responds, comments
 - Executive Director Mr. Christian Schock responds
 - Mr. Ernie Blankenship responds

Given comments received from County agencies, Executive Director Mr. Christian Schock noted that the Preliminary Plan may be approved contingent on compliance with comments presented at the Construction/Improvement Plan stage by motion from Mr. Mark McKay, seconded by Mr. Robert Thobaben and a roll call vote: all yea.

NEW BUSINESS

Executive Director Mr. Christian Schock presents the list of candidates for ExOfficio Member status to the CCRPC, approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a voice vote: all yea.

Petition for Zoning Change B-1 to B-2 at 5186&5162 US22/SR3 in Adams Twp., presented by Ms. Linda Eichelberger, agent

- Executive Director Mr. Christian Schock clarified the process for a recommendation to the Rural Zoning Commission.
- Chairman Mr. David Blandford questions on the proposed use
 - Ms. Linda Eichelberger responds
- Mr. Paul Hunter questions on the use, signage
 - Ms. Linda Eichelberger responds
- Mr. Mark McKay questions on fencing around the property
 - Mr. Virgil Caplinger responds
- Secretary Mr. Robert Thobaben questions on lighting
 - Ms. Linda Eichelberger responds
- Mr. Paul Hunter questions on the amount of vehicles allowed at the proposed use

A recommendation to the Rural Zoning Commission, highlighting issues of vehicle numbers, visual shielding, signage and lighting shall be drafted by staff and sent to the RZC, passed by motion from Mr. Mark McKay, seconded by Secretary Mr. Robert Thobaben, and a voice vote: 8 yea, 0 nay, 1 abstention.

Meadowbrooke Reserve Construction/Improvement Plans, not presented

Executive Director Mr. Christian Schock noted that the Construction/Improvement Plans remain incomplete and cannot be reviewed at this time, tabled by motion from Mr. Tony Butcher, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Michael Curry and a voice vote: all yea, at approximately 7:57 p.m.

Respectfully submitted and approved this _____ day of _____ 2007.

David Blandford, Chairperson

Robert Thobaben, Secretary

Christian Schock, AICP Executive Director

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

November 27, 2007

Chester Township Meeting Hall
5606 Ohio Route 380
Wilmington, Ohio

ROLL CALL

Chairman Mr. David Blandford called the meeting to order at approximately 7:44 p.m. local time with the following Planning Commissioners present, in addition to ExOfficio Commission Members and public guests.

Mr. Joe Bailey
Mr. James Myers
Mr. Mark Stokes

Mr. James Bashore
Mr. Damian Snyder
Mr. David Blandford

Mr. Bruce Beam
Ms. Rhonda Crum
Mr. Donald Spurling

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

The minutes from the October 2007 meeting, were presented and approved by motion from Ms. Rhonda Crum, seconded by Treasurer Mr. James Myers and a voice vote: all yea.

AGENDA

The agenda was approved by motion from Treasurer Mr. James Myers, seconded by Vice Chairman Mr. Donald Spurling and a voice vote: all yea.

FINANCIAL REPORT

The financial statements from the Office of the Clinton County Auditor were presented, and then later in the meeting approved by motion from Mr. Joe Bailey, seconded by Vice Chairman Mr. Donald Spurling and a voice vote: all yea.

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

Executive Director Mr. Christian Schock continued to note that the Commission has requested feedback from the County Prosecutors' Office regarding the use of the in-lieu-of contribution monies approved in the granting of a variance by request of RG Properties at the June 2007 regular meeting, and requested that the allocation decision on this matter remain tabled for yet another month to continue consult, approved by motion from Mr. James Bashore, seconded by Ms. Rhonda Crum and a voice vote: all yea.

Meadowbrooke Reserve Subdivision Construction/Improvement Plans, Mark Kratzer, developer

- Executive Director Mr. Christian Schock notes that comments have been received from the County Engineer noting that a required sight study has yet to be submitted, and that the plans cannot be approved until said study is approved. A copy of the letter was presented.
- Executive Director Mr. Christian Schock also noted that there remain outstanding items to be addressed from the Commission's November 7, 2007 letter of deficiencies.
 - Mr. Mark Kratzer responds noting deficiencies and consultations with his agent, questions on the letter required from Western Water on fire suppression.
- Executive Director Mr. Christian Schock notes that the Clinton County Subdivision Regulations do require adequate fire protection [Article 600.03(B)(2)] but that all the Commission is requesting now is a letter and rough estimate from Western Water regarding the improvements necessary to provide fire suppression, as has been done on past Major Subdivision Approvals such as Grantstead Estates [Application 2007-22].

Given comments received from County agencies and the remaining items to be addressed from the Commission's November 7, 2007 letter of deficiencies, Executive Director Mr. Christian Schock noted that staff's recommendation would be to table the Construction/Improvement Plans and allow the developer to address the remaining issues. A motion to deny the Construction/Improvement Plans as submitted was made by motion from Vice Chairman Mr. Donald Spurling noting continued delays, the motion failed to receive a second.

Given the progress made on the Construction/Improvement Plans by the developer, Executive Director Mr. Christian Schock again noted that tabling the Construction/Improvement Plans would be staff's opinion, tabled by motion from Ms. Rhonda Crum, seconded by Treasurer Mr. James Myers and a roll call vote: all yea.

NEW BUSINESS

Executive Director Mr. Christian Schock presents the list of candidates for ExOfficio Member status to the CCRPC, approved by motion from Vice Chairman Mr. Donald Spurling, seconded by Mr. James Bashore and a voice vote: all yea.

Executive Director Mr. Christian Schock presents an Agreement Creating A Donor Advised Endowment Fund from the Clinton County Foundation and noted that the intent of creating a fund through the Foundation would be the availability of the Commission to accept funds from various sources and then fund future planning projects in accordance with the Fund's purpose which was read as "to enhance quality of life by funding studies, planning programs, outreach activities and planning processes for the County, Townships, City, Villages, and stakeholder organizations in Clinton County".

- Chairman Mr. David Blandford noted that the funds used in this fund would not be from membership dues, but from other sources such as charitable activities, grants, donations like the RG in-lieu-of contribution, or fees.
- Executive Director Mr. Christian Schock noted that using a fund like this is similar to the current Gateway Local Comprehensive Plan process which is being funded through various sources and that all decisions on how the monies would be spent would be approved through the entire Commission. The initial funding of the new fund, administered by the Clinton County Foundation could be any amount.

The creation of the fund, to be known as the Clinton County Forward Planning Fund, and to be administered by the entire Commission was approved and funded to a level of \$10,000 by a motion from Vice Chairman Mr. Donald Spurling, seconded by Treasurer Mr. James Myers and a voice vote: all yea.

With no further business to conduct, the Commission concluded by motion from Vice Chairman Mr. Donald Spurling, seconded by Ms. Rhonda Crum and a voice vote: all yea, at approximately 8:48 p.m.

Respectfully submitted and approved this _____ day of _____ 2007.

David Blandford, Chairperson

Robert Thobaben, Secretary

Christian Schock, AICP Executive Director

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

December 18, 2007

CCRPC Office, Wilmington Municipal Building
69 North South Street
Wilmington, Ohio

ROLL CALL

Chairman Mr. David Blandford called the meeting to order at approximately 6:02 p.m. local time with the following Planning Commissioners present, in addition to ExOfficio Commission Members and public guests.

Mr. Brian Bourgraf (alternate)	Mr. James Bashore	Mr. Bruce Beam
Mr. Tony Butcher	Mr. Dean Carnahan	Ms. Rhonda Crum (alternate)
Mr. Michael Curry	Mr. David Blandford	Ms. Beth Hadley
Mr. Mark McKay	Mr. Robert Thobaben	

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

The minutes from the November 2007 meeting, were presented and approved by motion from Mr. Mark McKay, seconded by Mr. Tony Butcher and a voice vote: all yea.

AGENDA

The agenda, with amendments, was approved by motion from Mr. Mark McKay, seconded by Mr. Brian Bourgraf (alternate) and a voice vote: all yea.

FINANCIAL REPORT

The financial statements from the Office of the Clinton County Auditor were presented, and then later in the meeting approved by motion from Mr. Mark McKay, seconded by Mr. Brian Bourgraf (alternate) and a voice vote: all yea.

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

Executive Director Mr. Christian Schock continued to note that the Commission has requested feedback from the County Prosecutors' Office regarding the use of the in-lieu-of contribution monies approved in the granting of a variance by request of RG Properties at the June 2007 regular meeting, and requested that the allocation decision on this matter remain tabled for yet another month to continue consult, approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a voice vote: all yea.

Meadowbrooke Reserve Subdivision Construction/Improvement Plans, Mark Kratzer, developer/Ernie Blankenship, agent

- Executive Director Mr. Christian Schock notes that comments have been received from the County Engineer noting that problems remain with the sight study that was submitted, and that the plans cannot be approved until said study is approved. A copy of the letter was presented.
- Executive Director Mr. Christian Schock noted continued delays and that the Commission tabled this decision last month to allow the agent to finish the remaining items to be addressed from the Commission's previous letter of deficiencies and the Engineer's letter.
 - Mr. Mark Kratzer responds.
 - Mr. Ernie Blankenship responds and clarifies what was needed for the sight study.
- Executive Director Mr. Christian Schock noted the Landscape Plan.
- Chairman Mr. David Blandford thanked the developer for submitted said plan.
- Secretary Mr. Robert Thobaben questioned on the status of the review, other remaining items and the drainage easement areas on the plans.
 - Mr. Ernie Blankenship responds.

Given comments received from County agencies and the multiple continued delays, Executive Director Mr. Christian Schock noted that staff's recommendation would be to deny the Construction/Improvement Plans as presented and allow

the developer to resubmit. Mr. Mark McKay questions on the process of denial, Executive Director Mr. Christian Schock responds.

A motion to approve the Construction/Improvement Plans contingent that all remaining items to be addressed by the Engineer's Office are addressed to the satisfaction of the Engineer and the CCRPC and verified in writing by the Engineer's Office by the January 15, 2008 regularly scheduled meeting of the CCRPC approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Brian Bourgraf (alternate) and a roll call vote: all yea. [The contingency is clearly worded, failure to complete all remaining items to the satisfaction of the CCRPC and the Engineer's Office (which must be submitted in writing), results in automatic denial on January 15, 2008.]

NEW BUSINESS

Meadowbrooke Reserve Subdivision, Final Plat, not presented.

Given comments received from County agencies, especially the Engineer's Office which noted significant problems with the submittal, Executive Director Mr. Christian Schock noted that the Final Plat is unreviewable in its current form, tabled by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a voice vote: all yea.

Executive Director Mr. Christian Schock opens continued nominations for the selection of Executive Committee Members for 2008, noting that the current slate of members Mr. David Blandford- Chairman, Mr. Donald Spurling- Vice Chairman, Mr. Robert Thobaben- Secretary, and Mr. James Myers- Treasurer has been re-nominated for 2008. A motion to close nominations and approve the members presented and nominated for 2008 approved by motion from Mr. Mark McKay, seconded by Mr. Michael Curry and a voice vote: all yea. [The existing Executive Committee Members are re-elected for 2008.]

Petition for Zoning Change R-1 to B-2 at 1291 Antioch Road Lot 21, 22, 23 in Green Twp., presented by Mr. Steve Fricke, agent.

- Chairman Mr. David Blandford questions on the proposed use, noting adjacent uses.
 - Mr. Steve Fricke responds.
- Mr. Paul Hunter questions on the layout.
 - Executive Director Mr. Christian Schock responds.
 - Mr. Steve Fricke responds.
- Mr. James Bashore questions on landscaping and improvements.
 - Mr. Steve Fricke responds.
- Mr. Michael Curry questions on sight issues at the intersection.
 - Mr. Steve Fricke responds.

Given the review period for this project, a recommendation to the Rural Zoning Commission will be required at the January 15, 2008 meeting of the CCRPC, thus the Recommendation was tabled by motion from Mr. Mark McKay, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

Dedication Plat for County Road 65, West Curry Road in Liberty Twp. presented before the Commission.

- Mr. Michael Curry clarified the project and noted the dedication of the right-of-way for Ohio Public Works Commission funded proposed improvements.
- Mr. Paul Hunter questions on location and areas.
- Executive Director Mr. Christian Schock noted the process of approval for this Dedication Plat.

Given the short review time for this proposed Plat, Executive Director Mr. Christian Schock noted that the approval of the plat could be tabled or approved. Dedication Plat approved by motion from Mr. Mark McKay, seconded by Mr. Tony Butcher and a voice vote: 10 yea, 0 nay, 1 abstention.

Executive Director Mr. Christian Schock thanked the CCRPC and Executive Committee for the proposed one-time pay adjustment granted by the Executive Committee. Pursuant to the request of the Clinton County Auditor's Office- the Commission has been requested to vote on said adjustment.

- Executive Director Mr. Christian Schock noted that the Commission will approve bills in advance and continue to approve the financial monthly along with the bills in 2008.
- Chairman Mr. David Blandford presents the Executive Committee's rationale and determination.
- Secretary Mr. Robert Thobaben reiterates the above comments and notes the monies' source.
- Mr. Paul Hunter questions on the source and allocation of funds.
- Mr. Michael Curry responds and clarifies that all funds are held within one account

Given the request of the Auditor, the one-time pay adjustment is approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a voice vote: all yea.

Nominations were accepted for an advisory committee to the potential casino development within Clinton County: so nominated were Chairman Mr. David Blandford, Mr. Brian Bourgraf (alternate), Mr. Tony Butcher and Mr. Robert Thobaben. [Nominations will continue at the January meeting.]

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a voice vote: all yea, at approximately 7:05 p.m.

Respectfully submitted and approved this _____ day of _____ 2007.

David Blandford, Chairperson

Robert Thobaben, Secretary

Christian Schock, AICP Executive Director