

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

January 15, 2008

Clarksville Village Hall  
205 West Main Street  
Clarksville, Ohio

**ROLL CALL**

Chairman Mr. David Blandford called the meeting to order at approximately 7:02 p.m. local time with the following Planning Commissioners present, in addition to ExOfficio Commission Members and public guests.

Mr. Michael Curry  
Mr. Mark McKay  
Mr. Wayne West

Mr. James Bashore (late)  
Mr. Donald Spurling  
Mr. David Blandford

Mr. Bruce Beam  
Mr. Robert Thobaben  
Ms. Beth Hadley

The Commission attained a quorum.

**MINUTES FROM THE PREVIOUS MEETING**

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

**AGENDA**

The agenda, with amendments, was approved by motion from Mr. Mark McKay, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

**FINANCIAL REPORT**

The financial statements from the Office of the Clinton County Auditor, bills to paid, and the payment of sales taxes requested were presented, and then later in the meeting approved by motion from Secretary Mr. Robert Thobaben, 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 received 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. The County Prosecutor's Office has noted that the allocation and use and in-lieu-of contributions must be done a case by case basis. The Commission shall review the appropriate amount of and destination or use thereof of monies received by the Commission as in-lieu-of contributions on a case by case basis and shall present the logic and rationale for the basis of those decisions, approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a voice vote: all yea.

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.

- Mr. James Bashore questions on the impacts of the facility.
  - Mr. Steve Fricke responds.
- Vice Chairman Mr. Donald Spurling questions on the site and improvements proposed.
  - Mr. Steve Fricke responds.
- Mr. James Bashore questions on landscaping and improvements.
  - Mr. Steve Fricke responds.
- Mr. Michael Curry questions on grinding and processing at the site.
  - Mr. Steve Fricke responds.
  
- Mr. Wayne West questions on the setbacks and if the neighbor has been consulted
  - Mr. Steve Fricke responds.

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- Executive Director Mr. Christian Schock responds.
- Mr. James Bashore questions on the continued use of the site
  - Mr. Steve Fricke responds.

Recommendation to approve the zoning change approved with the condition that the operation is for grain handling and storage only and that final landscaping provisions for the front and rear areas would be determined by CCRPC staff approved by motion from Secretary Mr. Robert Thobaben , seconded by Mr. Mark McKay and a roll call vote: 5 yea, 2 nay, 1 abstention.

## NEW BUSINESS

Nominations for the ExOfficio Representation to the CCRPC were presented and approved by motion from Vice Chairman Mr. Donald Spurling, seconded by Mr. Mark McKay and a voice vote: all yea.

Meadowbrooke Reserve Subdivision, Final Plat, presented by Mr. Ernie Blankenship, agent.  
 Given comments received from County agencies, Executive Director Mr. Christian Schock noted that the Final Plat is essentially complete and requires only minor form changes to be signed, approved by motion from Mr. Mark McKay, seconded by Secretary Mr. Robert Thobaben and a roll call vote: all yea.

Executive Director Mr. Christian Schock opens continued nominations for the selection of an advisory committee for the proposed casino development in Chester Twp. The nomination slate was restated, added to and then approved by motion from Mr. Wayne West, seconded by Mr. Donald Spurling and a voice vote: all yea.

Michael Farm Subdivision, Preliminary Plan, presented by Mr. Mike Smith, agent.

- Vice Chairman Mr. Donald Spurling questions on grade/slope, changes between this and previous plans that were approved by the CCRPC.
  - Mr. Mike Smith responds.
- Secretary Mr. Robert Thobaben questions on the layout
- Mr. Paul Hunter notes that Clinton County Open Lands has reviewed the site and will offer suggestions and comments for potential open space dedication.
  - Mr. Mike Smith responds.
- Chairman Mr. David Blandford questions on length of roadway
  - Mr. Mike Smith responds.

Given comments received from County agencies, Executive Director Mr. Christian Schock noted that the Preliminary Plan can be approved and any additional requirements or discussions noted with the Construction/Improvement Plan submittal, approved by motion from Vice Chairman Mr. Donald Spurling, seconded by Mr. Mark McKay and a roll call vote: all yea.

Petition for Zoning Change A-2 to R-2 at 65 Collett Road in Chester Twp., presented by Ms. Christine Lewis, owner.

- Secretary Mr. Robert Thobaben questioned on use and licensing.
  - Ms. Christine Lewis responds.
- Mr. Michael Curry questions on whether sewer service is required in R-2.
  - Executive Director Mr. Christian Schock responds.

Recommendation to approve zoning change approved with the condition that the R-2 zoning issue be noted by motion from Secretary Mr. Robert Thobaben, seconded by Vice Chairman Mr. Donald Spurling and a roll call vote: 7 yea, 0 nay, 1 abstention.

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 8:40 p.m.

Respectfully submitted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

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 David Blandford, Chairperson

\_\_\_\_\_  
 Robert Thobaben, Secretary

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 Christian Schock, AICP Executive Director

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

February 19, 2008

Clinton-Warren Joint Fire District (Clarksville Firehouse)  
82 Spring Hill Road  
Clarksville, Ohio

**ROLL CALL**

Executive Director Mr. Christian Schock noting Chairman Mr. David Blandford's absence this evening 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.

Mr. Joe Bailey  
Mr. Mark McKay  
Mr. Wayne West  
Mr. Tony Butcher

Mr. James Bashore  
Mr. Donald Spurling  
Ms. Rhonda Crum  
Mr. James Myers

Mr. Brian Bourgraf  
Mr. Robert Thobaben  
Mr. Dean Carnahan  
Mr. Damian Snyder

The Commission clearly attained a quorum.

**MINUTES FROM THE PREVIOUS MEETING**

Amendments to the minutes from the December 2007 meeting and minutes from the January 2008 meetings, were presented and approved by motion from Mr. Mark McKay, seconded by Mr. Brian Bourgraf and a voice vote: all yea.

**AGENDA**

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

**FINANCIAL REPORT**

The financial statements from the Office of the Clinton County Auditor, bills to paid, request for parking pass payment for office/consultant use and the approval of Then & Now Certificates were presented, and then later in the meeting approved by motion from Mr. Wayne West, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

**EXECUTIVE DIRECTORS REPORT**

**OLD BUSINESS**

**NEW BUSINESS**

Michael Farm Major Subdivision, Construction/Improvement Plans, presented by Mr. Mike Smith, agent.

- Mr. Paul Hunter questions on the CCOL status.
  - Executive Director Mr. Christian Schock responds.
- Executive Director Mr. Christian Schock noted the landscaping plans.

Given comments received from County agencies, Executive Director Mr. Christian Schock noted that the Construction/Improvement Plans can be approved contingent on the satisfactory final review of the Clinton County Engineer, approved by motion from Mr. Mark McKay, seconded by Mr. Brian Bourgraf and a voice vote: all yea.

Mel's Way Major Subdivision, Construction/Improvement Plans, presented by Ryan Jeter, agent.

- Executive Director Mr. Christian Schock thanked McCarty Assoc. for the plans, but noted that they lacked a landscaping plan and any proposed improvements.
- Mr. Jack Fricke questions on if this plan set presented any changes from the Preliminary approval.
  - Executive Director Mr. Christian Schock responds.
- Vice Chairman Mr. Donald Spurling questions on drainage and easements.
  - Mr. Ryan Jeter responds.
- Secretary Mr. Robert Thobaben thanks McCarty Assoc. for a professional submission.

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Given comments received from County agencies, Executive Director Mr. Christian Schock noted that the Construction/Improvement Plan should be tabled and the applicant requested to submit a landscaping plan addressing neighbor concerns and all issues from CCSWC and the Clinton County Engineer satisfactory addressed, tabled by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Joe Bailey and a voice vote: all yea.

Hickory Creek Major Subdivision, Final Plat, Mr. Ernie Blankenship, agent

- Mr. Joe Bailey questions on the nature of this request and how it affects the previously approved Preliminary Plan.
  - Executive Director Mr. Christian Schock responds.
  - Mr. Ernie Blankenship responds.

Given comments received from County agencies, Executive Director Mr. Christian Schock noted that the Final Plat could be approved contingent upon all issues previously and currently presented by the Clinton County Engineer and confirmation from the Adam's Township Trustees are satisfactory addressed, approved by motion from Mr. Mark McKay, seconded by Treasurer Mr. James Myers and a voice vote: 11 yea, 1 nay, 0 abstentions.

Country Manor Major Subdivision, RePlat Final Plat, Mr. Doug Borton, agent

- Executive Director noted comments from the Clinton County Engineer regarding the vacation of the lots.
  - Mr. Ernie Blankenship responds.
  - Executive Director Mr. Christian Schock responds.

Given comments received from County agencies, Executive Director Mr. Christian Schock noted that the RePlat could be approved contingent that the Applicant follow whatever recommended vacation process or lack thereof suggested by applicable County offices, approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a voice vote: all yea.

Petition for Zoning Change A-2 to A-1 at 2556 Lebanon Road in Adams Twp., presented by Mr. Jeff Borton, Clinton Massie School Board.

- Secretary Mr. Robert Thobaben questioned on intent of project.
  - Mr. Borton responds.

Recommendation to approve zoning change approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Brian Bourgraf and a voice vote: all yea.

(Mr. Joe Bailey excuses himself from the meeting for interest in the discussion)

Petition for Zoning Change B-1 to B-2 at 121 Irvin Road in Marion Twp., no presentation.

- Executive Director Mr. Christian Schock noted that the applicant is currently out of state and has provided drawings of the proposal for the Commission to review.

Recommendation to approve zoning change tabled until March regular monthly meeting by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Wayne West and a voice vote: all yea.

(Mr. Joe Bailey returns to the meeting)

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 8:15 p.m.

Respectfully submitted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

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Donald Spurling, Vice Chairperson

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Robert Thobaben, Secretary

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Christian Schock, AICP Executive Director

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

March 18, 2008

New Vienna Elementary School  
301 East Church Street  
New Vienna, 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. Joe Bailey  
Mr. Mark McKay  
Mr. Bruce Beam  
Mr. Tony Butcher  
Ms. Beth Hadley

Mr. James Bashore  
Mr. Donald Spurling  
Ms. Rhonda Crum  
Mr. James Myers  
Mr. Mark Stokes (late)

Mr. Brian Bourgraf  
Mr. Robert Thobaben  
Mr. Dean Carnahan  
Mr. Damian Snyder (late)  
Mr. David Blandford

The Commission clearly attained a quorum.

**MINUTES FROM THE PREVIOUS MEETING**

Amendments to the minutes from the February 2008 meeting, was presented and approved by motion from Mr. Mark McKay, seconded by Mr. Brian Bourgraf and a voice vote: all yea.

**AGENDA**

The agenda, with amendments, was approved by motion from Mr. Mark McKay, seconded by Mr. Dean Carnahan and a voice vote: all yea.

**FINANCIAL REPORT**

The financial statements from the Office of the Clinton County Auditor, bills to paid, and a discussion of authorization of travel to the American Planning Association National Conference not to exceed \$1,000 was presented, and then later in the meeting approved by motion from Mr. Brian Bourgraf, seconded by Mr. Mark McKay and a voice vote: 13 yea, 0 nay, 1 abstention.

**EXECUTIVE DIRECTORS REPORT**

**OLD BUSINESS**

**NEW BUSINESS**

Mel's Way Major Subdivision, Construction/Improvement Plans, presented by Mr. Ryan Jeter, agent.

- Executive Director Mr. Christian Schock passed out a landscaping plan as presented by Mr. Tom Haines, applicant.
- Vice Chairman Mr. Donald Spurling questions on drainage and easements, progress of the plans for final approval.
  - Mr. Ryan Jeter responds.
- Executive Director Mr. Christian Schock noted that the landscaping plan should also address rear property lines and that any plantings much be maintained and replaced if necessary.

Given comments received from County agencies, Executive Director Mr. Christian Schock noted that the Construction/Improvement Plan can be approved contingent that all concerns of the CCSWC and the Clinton County Engineer are satisfactory addressed before the Final Plat, approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a voice vote: all yea.

(Mr. Joe Bailey excuses himself from the meeting due to interests in the discussion)

Petition for Zoning Change B-1 to B-2 at 121 Irvin Road in Marion Twp., presented by Mr. Randall Christen, applicant.

- Vice Chairman Mr. Donald Spurling questions on gravel driveway and width of driveway access.
  - Mr. Christen responds.

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- Secretary Mr. Robert Thobaben question on lighting and security.
  - Mr. Christen responds.
  - Executive Director Mr. Christian Schock responds.
- Mr. James Bashore questions on outside storage
  - Mr. Christen responds.
- Treasurer Mr. James Myers notes that the applicant lives nearby.
- Mr. Damian Snyder question on fencing of the ponds and safety issues.
  - Mr. Christen responds.

Recommendation to approve zoning change approved with notations regarding driveway width and paving, fencing or filling of ponds, no outside storage, all artificial lighting must be directed downward and not cast glare on adjacent property by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a voice vote: all yea.  
(Mr. Joe Bailey returns to the meeting)

Resolution 2008-01 regarding Restructuring the Clinton County RPC Fund with the Clinton County Community Foundation; Creating the Clinton County Forward Planning Fund.

- Executive Director Mr. Christian Schock presented the rationale for this change and noted the previous effort passed in November 2007.
- Vice Chairman Mr. Donald Spurling questions on the intent of this Resolution vs. previous.
  - Executive Director Mr. Christian Schock responds.
- Chairman Mr. David Blandford notes the structure and use of the fund.

Resolution 2008-01 as presented approved by motion from Vice Chairman Mr. Donald Spurling, seconded by Mr. Tony Butcher and a voice vote: all yea.

Resolution 2008-02 regarding Joining the Miami Valley Regional Planning Commission (MVRPC).

- Executive Director Mr. Christian Schock presented the rationale for this proposal, noting that we were once part of the MVRPC and the services they could provide.
- Chairman Mr. David Blandford noted some of the services and the statement of joining.
- Secretary Mr. Robert Thobaben questions on the CCRPC's role in Greater Dayton.
  - Mr. James Bashore responds.
- Mr. Dean Carnahan questions on cost and services.
- Mr. Bruce Beam questions on cost.
- Mr. Joe Bailey questions on cost.
  - Executive Director Mr. Christian Schock notes costs and services for the membership and the nature of a non-MPO membership.

Resolution 2008-02 as presented approved by motion from Mr. Mark McKay, seconded by Ms. Rhonda Crum and a roll call vote: 9 yea, 5 nay, 0 abstentions.

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Brian Bourgraf and a voice vote: all yea, at approximately 8:35 p.m.

Respectfully submitted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

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David Blandford, Chairperson

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Robert Thobaben, Secretary

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Christian Schock, AICP Executive Director

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

April 15, 2008

Community Room, Wilmington Municipal Building  
69 N. South Street  
Wilmington, Ohio

**ROLL CALL**

Chairman Mr. David Blandford called the meeting to order at approximately 7:05 p.m. local time with the following Planning Commissioners present, in addition to ExOfficio Commission Members and public guests.

Mr. Mark McKay	Mr. Donald Spurling	Mr. Brian Bourgraf
Mr. David Blandford	Mr. Michael Curry	Mr. Robert Thobaben
Mr. Bruce Beam	Ms. Rhonda Crum	Mr. Dean Carnahan
Mr. Tony Butcher	Mr. James Myers	Mr. Damian Snyder (late)
Ms. Beth Hadley	Mr. Mark Stokes	

The Commission clearly attained a quorum.

**MINUTES FROM THE PREVIOUS MEETING**

Amendments to the minutes from the February 2008 meeting, was presented and approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a voice vote: all yea.

**AGENDA**

The agenda, with amendments, was approved by motion from Mr. Brian Bourgraf, 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, bills to paid, travel authorization form was presented, and then later in the meeting approved by motion from Treasurer Mr. James Myers, seconded by Mr. Brian Bourgraf and a voice vote: 13 yea, 0 nay, 0 abstention.

**EXECUTIVE DIRECTORS REPORT**

**OLD BUSINESS**

**NEW BUSINESS**

Draft of the Clinton County Zoning Resolution 2008 was presented along with proposed maps, the discussion will continue at the May Meeting.

Petition to Amend the Clinton County Comprehensive Plan Land Use Map 2004 presented by Executive Director Mr. Christian Schock.

- Secretary Mr. Robert Thobaben questions on the plan and location.
  - Executive Director Mr. Christian Schock responds.
- Mr. Michael Curry notes previous amendments for the AEP program.
- Mr. Paul Hunter notes CCOL's leadership on the project, questions on the longevity of the designation.
  - Executive Director Mr. Christian Schock responds.

Recommendation to amend the Clinton County Comprehensive Plan Land Use Map 2004 to include all of the property owned by Karl and Marie Stroud as located on Exhibit #1 attached to be designated as Agricultural Protection (white) by motion from Vice Chairman Mr. Donald Spurling, seconded by Mr. Brian Bourgraf and a voice vote: all yea.

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Rockies Express Pipeline Major Subdivision 2008-14 Construction/Improvement Plans, presented by Mr. Herb Williams, applicant.

- Secretary Mr. Robert Thobaben questions on the depth of drilling.
  - Mr. Herb Williams responds.
- Mr. Paul Hunter questions on the timing and completion of the project.
  - Mr. Herb Williams responds.
- Mr. Bruce Beam questions on the location of an ethanol pipeline project.
  - Mr. Herb Williams responds.
- Ms. Diane Murphy questions on the location of structures.
  - Mr. Herb William responds.

Construction/Improvement Plans approved as presented by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Brian Bourgraf and a voice vote: 13 yea, 0 nay, 1 abstention.

With no further business to conduct, the Commission concluded by motion from Mr. Mark McKay, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea, at approximately 7:47 p.m.

The Executive Committee of the CCRPC then met between 7:47 p.m. and 8 p.m.

Respectfully submitted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

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David Blandford, Chairperson

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Robert Thobaben, Secretary

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Christian Schock, AICP Executive Director

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

May 20, 2008

Living Word World Outreach Church  
Corner of Williams Road and OH 73  
Chester Twp., Ohio

**ROLL CALL**

Executive Director Mr. Christian Schock noting Chairman Mr. David Blandford's absence 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.

Mr. Mark McKay  
Mr. Joe Bailey  
Mr. Bruce Beam  
Mr. Tony Butcher

Mr. Wayne West  
Mr. James Bashore  
Mr. James Myers  
Mr. Mark Stokes

Mr. Brian Bourgraf  
Mr. Robert Thobaben  
Ms. Beth Hadley  
Mr. Damian Snyder

The Commission clearly attained a quorum.

**MINUTES FROM THE PREVIOUS MEETING**

Approval of the minutes from the April 2008 meeting, was not presented and tabled by motion from Mr. Mark McKay, seconded by Mr. Joe Bailey and a voice vote: all yea.

**AGENDA**

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

**FINANCIAL REPORT**

The financial statements from the Office of the Clinton County Auditor, bills to paid, travel authorizations, request for contribution to the USGBC were presented and then later in the meeting approved by motion from Treasurer Mr. James Myers, seconded by Mr. Wayne West and a voice vote: all yea.

**EXECUTIVE DIRECTORS REPORT**

**OLD BUSINESS**

Draft of the Clinton County Zoning Resolution 2008 was presented along with proposed maps, presented by Executive Director Mr. Christian Schock.

- Secretary Mr. Robert Thobaben questions on the potential controversy of issues
  - Executive Director Mr. Christian Schock responds.
- Ms. Diane Murphy questions on the A1 zone minimum.
  - Executive Director Mr. Christian Schock responds.
- Ms. Beth Hadley questions on the agricultural impacts of the overlay zones.
  - Executive Director Mr. Christian Schock responds.
- Mr. Wayne West notes the setback requested by the State on Second Creek in the Village of Blanchester.
- Mr. Mark Stokes questions if maps will be at public meetings/hearings.
  - Executive Director Mr. Christian Schock responds.
- Mr. Paul Hunter questions if sewer and septic issues are addressed in zoning.
  - Executive Director Mr. Christian Schock responds.

Recommendation for Approval of Clinton County Zoning Resolution with amendments proposed by Ms. Beth Hadley approved by motion from Mr. Mark McKay, seconded by Mr. Brian Bourgraf and a roll call vote: 11 yea, 1 nay, 0 abstention.

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## NEW BUSINESS

Hickory Creek Major Subdivision Amendments to the Construction/Improvement Plans, presented by Mr. Ernie Blankenship, applicant and agent.

- Mr. Mark Stokes questions on the access points to the subdivision.
  - Mr. Ernie Blankenship responds.
  - Executive Director Mr. Christian Schock responds.
- Mr. Joe Bailey questions on changes since the Prelim Approval was granted.
  - Executive Director Mr. Christian Schock responds.
  - Mr. Ernie Blankenship responds.
- Secretary Mr. Robert Thobaben questions on slope of the property.
  - Mr. Ernie Blankenship responds.
- Mr. Rob Jaehnig questions on the counting of the lots and numbering.
  - Mr. Ernie Blankenship responds.

Amendments to Construction/Improvement Plans regarding phasing approved contingent on compliance with the comments received by the Office of the Clinton County Engineer as presented by motion from Mr. Wayne West, seconded by Mr. Brian Bourgraf and a voice vote: all yea.

With no further business to conduct, the Commission concluded by motion from Mr. Mark McKay, seconded by Mr. Damian Snyder and a voice vote: all yea, at approximately 8:29 p.m.

Respectfully submitted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

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James Myers, Treasurer

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Robert Thobaben, Secretary

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Christian Schock, AICP Executive Director

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

June 9, 2008

CCRPC Office  
69 N. South Street  
Wilmington, Ohio

**ROLL CALL**

Without regulatory business before the Commission in June 2008, the Executive Committee of the CCRPC canceled the June regularly scheduled monthly meeting of the CCRPC.

To pay routine monthly bills, Executive Director Mr. Christian Schock called a meeting of the Executive Committee to order at approximately 11:50 a.m. local time with the following Planning Commissioners present.

Mr. Donald Spurling

Mr. David Blandford

Mr. Robert Thobaben

The Executive Committee of the CCRPC attained a quorum.

**MINUTES FROM THE PREVIOUS MEETING**

Approval of the minutes from the April and May 2008 meetings, were presented 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, bills to paid, were presented and approved by motion from Secretary Mr. Robert Thobaben, seconded by Vice Chairman Mr. Donald Spurling and a voice vote: all yea. Bills included: K. Jaehnig \$500, City of Wilm. (phone) \$15.22, City of Wilm. (postage) \$262, Curless Printing \$78, Waring \$154.29.

**EXECUTIVE DIRECTORS REPORT**

In accordance with the Clinton County Auditor's budget process, a draft proposed 2009 Budget was presented- will be mailed to all Planning Commissioners and ExOfficio Members for consideration at our next meeting.

Respectfully submitted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

\_\_\_\_\_  
David Blandford, Chairman

\_\_\_\_\_  
Robert Thobaben, Secretary

\_\_\_\_\_  
Christian Schock, AICP Executive Director

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

July 15, 2008

Community Room, Wilmington Municipal Building  
69 N. South Street Wilmington, Ohio

**ROLL CALL**

Chairman Mr. David Blandford called the meeting to order at approximately 7:13 p.m. local time with the following Planning Commissioners present, in addition to ExOfficio Commission Members and public guests.

Mr. Robert Thobaben  
Mr. Joe Bailey  
Mr. Bruce Beam

Mr. Donald Spurling  
Mr. David Blandford  
Mr. James Myers

Mr. Mark McKay (alternate)  
Mr. Tony Butcher

The broader Commission did not attained a quorum, the meeting is an Executive Committee meeting with the powers of the CCRPC and a full quorum.

**MINUTES FROM THE PREVIOUS MEETING**

Approval of the minutes from the May and June 2008 meetings were presented and approved by motion from Treasurer Mr. James Myers, seconded by Chairman Mr. David Blandford and a voice vote: all yea.

**AGENDA**

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

**FINANCIAL REPORT**

The financial statements from the Office of the Clinton County Auditor and bills to paid were presented and then later in the meeting approved by motion from Treasurer Mr. James Myers, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

**EXECUTIVE DIRECTORS REPORT**

**OLD BUSINESS**

**NEW BUSINESS**

Proposed CCRPC 2009 Operating Budget and Projected Revenue and Expenditure Reports presented, approved as presented by motion from Treasurer Mr. James Myers, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

Proposed Safe Routes to School (SRTS) Grant progress presented by Executive Director Mr. Christian Schock noting the proposed alignment and prioritization sheet as presented following public meetings and surveys. The prioritized draft improvements approved by motion from Secretary Mr. Robert Thobaben, seconded by Chairman David Blandford and a voice vote: all yea.

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben, seconded by Chairman Mr. David Blandford and a voice vote: all yea, approximately 8:08 p.m.

Respectfully submitted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

\_\_\_\_\_  
David Blandford, Chairman

\_\_\_\_\_  
Robert Thobaben, Secretary

\_\_\_\_\_  
Christian Schock, AICP Executive Director

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

August 19, 2008

Community Room, Wilmington Municipal Building  
69 N. South Street Wilmington, Ohio

**ROLL CALL**

Chairman Mr. David Blandford called the meeting to order at approximately 12:07 p.m. local time with the following Executive Committee Planning Commissioners present.

Mr. Robert Thobaben  
Mr. James Myers

Mr. Donald Spurling  
Mr. David Blandford

The broader Commission did not meet this month as there was no substantive business before the Commission. This is an Executive Committee meeting with the powers of the CCRPC and a full quorum.

**MINUTES FROM THE PREVIOUS MEETING**

Approval of the minutes from the July 2008 meetings were presented and approved by motion from Treasurer Mr. James Myers, seconded by Chairman Mr. David Blandford and a voice vote: all yea.

**AGENDA**

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

**FINANCIAL REPORT**

The financial statements from the Office of the Clinton County Auditor and bills to paid were presented and then later in the meeting approved by motion from Treasurer Mr. James Myers, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

**EXECUTIVE DIRECTORS REPORT**

**OLD BUSINESS**

**NEW BUSINESS**

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben, seconded by Chairman Mr. David Blandford and a voice vote: all yea, approximately 12:15 p.m.

Respectfully submitted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

\_\_\_\_\_  
David Blandford, Chairman

\_\_\_\_\_  
Robert Thobaben, Secretary

\_\_\_\_\_  
Christian Schock, AICP Executive Director

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

September 23, 2008

CCRPC Office, Wilmington Municipal Building  
69 N. South Street Wilmington, Ohio

**ROLL CALL**

Chairman Mr. David Blandford called the meeting to order at approximately 1:00 p.m. local time with the following Executive Committee Planning Commissioners present.

Mr. Robert Thobaben

Mr. Donald Spurling  
Mr. David Blandford

The broader Commission did not meet this month as there was no substantive business before the Commission, the CCRPC Office and much of the County were without power on our regularly scheduled meeting day of September 16, 2008 due to Hurricane Ike. This is an Executive Committee meeting with the powers of the CCRPC and a full quorum.

**MINUTES FROM THE PREVIOUS MEETING**

Approval of the minutes from the August 2008 meetings were presented and approved by motion from Vice Chairman Mr. Donald Spurling, seconded by Chairman Mr. David Blandford and a voice vote: all yea.

**AGENDA**

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

**FINANCIAL REPORT**

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

**EXECUTIVE DIRECTORS REPORT**

**OLD BUSINESS**

**NEW BUSINESS**

With no further business to conduct, the Commission concluded by motion from Vice Chairman Mr. Donald Spurling, seconded by Chairman Mr. David Blandford and a voice vote: all yea, approximately 1:10 p.m.

Respectfully submitted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

\_\_\_\_\_  
David Blandford, Chairman

\_\_\_\_\_  
Robert Thobaben, Secretary

\_\_\_\_\_  
Christian Schock, AICP Executive Director

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

October 21, 2008

Community Room, Wilmington Municipal Building  
69 N. South Street Wilmington, Ohio

**ROLL CALL**

Chairman Mr. David Blandford called the meeting to order at approximately 7:00 p.m. local time with the following Planning Commissioners present.

Mr. Mark McKay  
Mr. Dean Carnahan  
Mr. David Blandford  
Mr. Tony Butcher

Mr. Donald Spurling  
Mr. Damian Snyder  
Mr. James Myers  
Mr. Brook Edwards

Mr. Robert Thobaben  
Ms. Rhonda Crum

The Commission clearly attained a quorum.

**MINUTES FROM THE PREVIOUS MEETING**

Approval of the minutes from the July, August and September 2008 meetings were presented and approved by motion from Treasurer Mr. James Myers, seconded by Vice Chairman Mr. Donald Spurling and a voice vote: all yea.

**AGENDA**

The agenda was approved with amendments by motion from Mr. Mark McKay, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

**FINANCIAL REPORT**

The financial statements from the Office of the Clinton County Auditor and bills to paid were presented and then later in the meeting approved by motion from Treasurer Mr. James Myers, seconded by Mr. Tony Butcher and a voice vote: all yea.

**EXECUTIVE DIRECTORS REPORT**

**OLD BUSINESS**

**NEW BUSINESS**

Meadowbrooke Reserve Major Subdivision, Phase II Construction/Improvement Plans, not presented.

- Vice Chairman Mr. Donald Spurling questions on the status of this application.
  - Executive Director Mr. Christian Schock responds.
- Secretary Mr. Robert Thobaben questions on the status of this application.
  - Executive Director Mr. Christian Schock responds.

Construction/Improvement Plans for Phase II tabled with the notation that the Commission may not entertain future tabling of these plans and that the applicant must complete the plan review with the Clinton County Engineer in advance of the next meeting by motion from Mr. Brook Edwards, seconded by Mr. Mark McKay and a voice vote: 9-1-0.

Resolution 2008-03, presented by Executive Director Mr. Christian Schock.

- Secretary Mr. Robert Thobaben questions on expenses.
  - Executive Director Mr. Christian Schock responds.
- Mr. Mark McKay questions on reimbursements.
  - Executive Director Mr. Christian Schock responds.
- Mr. Paul Hunter questions on travel options.
  - Executive Director Mr. Christian Schock responds.

Resolution 2008-03 'Written Policy for Allowable Expenditures' approved by motion from Vice Chairman Mr. Donald Spurling, seconded by Treasurer Mr. James Myers and a voice vote: all yea.

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Resolution 2008-04, presented by Executive Director Mr. Christian Schock.

- Vice Chairman Mr. Donald Spurling questions on fee process.
  - Executive Director Mr. Christian Schock responds.
- Secretary Mr. Robert Thobaben questions on the site plan review fee review.
  - Executive Director Mr. Christian Schock responds.
- Mr. Paul Hunter questions on inflationary impacts to the fee schedule.
  - Executive Director Mr. Christian Schock responds.
  - Staff Consultant Mr. Frank Raeon responds.

Resolution 2008-04 'Revising Filing Fees for the Review of Major and Minor Subdivisions pursuant to the Clinton County Subdivision Regulations and Clinton County Zoning Resolution' approved by motion from Mr. Mark McKay, seconded by Vice Chairman Mr. Donald Spurling and a voice vote: all yea.

Resolution 2008-05, presented by Executive Director Mr. Christian Schock.

- Staff Consultant Mr. Frank Raeon presents on the PUD Amenity List
  - Executive Director Mr. Christian Schock responds.
- Vice Chairman Mr. Donald Spurling proposes amendment and inclusion of pervious pavements.
  - Executive Director Mr. Christian Schock responds.
- Secretary Mr. Robert Thobaben questions on the maintenance of the amenities.
  - Executive Director Mr. Christian Schock responds.
  - Staff Consultant Mr. Frank Raeon responds.
- Mr. Brook Edwards questions on the adoption process.
  - Executive Director Mr. Christian Schock responds.

Resolution 2008-05 'Adopting an Amenity List for use in the Planned Unit Development (PUD) Regulations of the Clinton County Zoning Resolution' approved with the addition of the text 'or pervious pavements to item #29 by motion from Vice Chairman Mr. Donald Spurling, seconded by Mr. Mark McKay and a voice vote: all yea.

The Commission accepted nominations for 2009 leadership positions of Chairman, Vice Chairman, Secretary and Treasurer. The existing slate of leadership consisting of Chairman Mr. David Blandford, Vice Chairman Mr. Donald Spurling, Secretary Mr. Robert Thobaben, Treasurer Mr. James Myers was nominated by Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay. Further nominations will be taken at the next meeting.

With no further business to conduct, the Commission concluded by motion from Mr. Mark McKay, seconded by Mr. Brook Edwards and a voice vote: all yea, approximately 8:29 p.m.

Respectfully submitted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

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David Blandford, Chairman

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Robert Thobaben, Secretary

\_\_\_\_\_  
Christian Schock, AICP Executive Director

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

December 8, 2008 (November Meeting)  
CCRPC office, Wilmington Municipal Building  
69 N. South Street Wilmington, Ohio

**ROLL CALL**

Chairman Mr. David Blandford called the meeting to order at approximately 12:00 p.m. local time with the following Planning Commissioners present.

Mr. Donald Spurling

Mr. Robert Thobaben

Mr. David Blandford

The Executive Committee met to approve bills from the November period and clearly attained a quorum.

**MINUTES FROM THE PREVIOUS MEETING**

Approval of the minutes were presented and tabled by motion from Vice Chairman Mr. Donald Spurling, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

**FINANCIAL REPORT**

The financial statements from the Office of the Clinton County Auditor and bills to paid were presented and approved by motion from Vice Chairman Mr. Donald Spurling, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

**EXECUTIVE DIRECTORS REPORT**

**OLD BUSINESS**

**NEW BUSINESS**

With no further business to conduct, the Commission concluded by motion from Vice Chairman Mr. Donald Spurling, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea at approx. 1:15pm.

Respectfully submitted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

\_\_\_\_\_  
David Blandford, Chairman

\_\_\_\_\_  
Robert Thobaben, Secretary

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Christian Schock, AICP Executive Director

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

December 16, 2008  
Community Room, Wilmington Municipal Building  
69 N. South Street Wilmington, Ohio

**ROLL CALL**

Chairman Mr. David Blandford called the meeting to order at approximately 7:03 p.m. local time with the following Planning Commissioners present.

Mr. Donald Spurling  
Mr. Joe Bailey  
Ms. Rhonda Crum  
Mr. Michael Curry

Mr. Robert Thobaben  
Mr. James Bashore  
Ms. Beth Hadley  
Mr. Mark McKay

Mr. David Blandford  
Mr. Bruce Beam  
Mr. Damian Snyder  
Mr. Mark Stokes

The Commission clearly attained a quorum.

**MINUTES FROM THE PREVIOUS MEETING**

Approval of the minutes of past meetings were presented and approved by motion from Mr. Mark McKay, seconded by Mr. Mark Stokes and a voice vote: all yea.

**FINANCIAL REPORT**

The financial statements from the Office of the Clinton County Auditor and bills to paid were presented and approved later in the meeting by motion from Mr. Joe Bailey, seconded by Mr. Bruce Beam and a voice vote: all yea.

**EXECUTIVE DIRECTORS REPORT**

**OLD BUSINESS**

Meadowbrooke Reserve Major Subdivision, Phase II Construction/Improvement Plans, presented by Mr. Ernie Blankenship, Agent

- Vice Chairman Mr. Donald Spurling questions on the status of this application.
  - Executive Director Mr. Christian Schock responds.
- Secretary Mr. Robert Thobaben questions on the review of the Clinton County Engineer.
  - Mr. Ernie Blankenship responds.

Construction/Improvement Plans for Phase II approved pending final review of the Clinton County Engineer by motion from Mr. Robert Thobaben, seconded by Ms. Rhonda Crum and a voice vote: all yea.

**NEW BUSINESS**

Election of Officers for 2009. Current slate of Officers re-elected by motion from Mr. Mark McKay, seconded by Ms. Rhonda Crum and a roll call vote: all yea.

Appointed of Ms. Terri Thobaben as ExOfficio (Clinton County Board of Health) by motion from Vice Chairman Mr. Donald Spurling, seconded by Mr. Mark McKay and a voice vote: all yea.

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With no further business to conduct, the Commission concluded by motion from Vice Chairman Mr. Donald Spurling, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea at approx. 8:10pm.

Respectfully submitted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

\_\_\_\_\_  
David Blandford, Chairman

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Robert Thobaben, Secretary

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Christian Schock, AICP Executive Director

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