

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

February 15, 2011
Center for Community Collaboration
36 ½ N. South Street Wilmington, Ohio

ROLL CALL

Chairman Mr. Donald Spurling called the meeting to order at approximately 7:05 p.m. local time with the following Planning Commissioners present.

Mr. James Bashore
Mr. Mark McKay
Ms. Karen Davidson
Ms. Roni Crum

Mr. Mike Curry
Mr. Joe Bailey
Mr. Donald Spurling
Mr. Damian Snyder

Mr. Mark Stokes
Mr. James Myers
Mr. Robert Thobaben

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

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

FINANCIAL REPORT

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

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

NEW BUSINESS

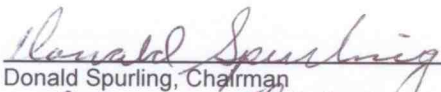
Proposed Rezoning- Borton A-3 to A-1 presented by Executive Director Mr. Christian Schock and a general discussion followed. Recommendation to the Clinton County Rural Zoning Commission (RZC) to approve the change as presented by motion from Vice Chair Mr. Mark McKay, seconded by Secretary Mr. Robert Thobaben and a voice vote: 10 yea, 0 nay, 1 abstention.

Proposed Rezoning- Branstrator A-3 to A-1 presented by Executive Director Mr. Christian Schock and a general discussion followed. Recommendation to the Clinton County Rural Zoning Commission (RZC) to approve the change as presented by motion from Secretary Mr. Robert Thobaben, seconded by Treasurer Mr. James Myers and a voice vote: 10 yea, 0 nay, 1 abstention.

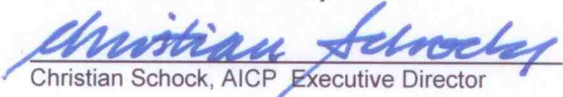
Proposed Comprehensive Plan change for the Gateway Comprehensive Plan from Recreational to Agricultural Protection for Branstrator Property, presented by Executive Director Mr. Christian Schock and a general discussion followed. Recommendation to the Clinton County Board of Commissioners to approve the change as presented by motion from Secretary Mr. Robert Thobaben, seconded by Vice Chair Mr. Mark McKay and a voice vote: 9 yea, 1 nay, 1 abstention.

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben and a voice vote: all yea at approx. 8:00pm.

Respectfully submitted and approved this 19th day of Apr. 2011.


Donald Spurling, Chairman


Robert Thobaben, Secretary


Christian Schock, AICP, Executive Director

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

March 9, 2011
CCRPC Office, Wilmington Municipal Building
Wilmington, Ohio

ROLL CALL

Chairman Mr. Donald Spurling called the meeting to order at approximately 12:15 p.m. local time with the following Executive Committee members present.

Mr. Robert Thobaben
Mr. Mark McKay

Mr. Donald Spurling

This is a meeting of the Executive Committee with the powers of the CCRPC and a quorum.

MINUTES FROM THE PREVIOUS MEETING

Approval of the minutes of the past meeting were presented and approved by motion from Secretary Mr. Robert Thobaben, seconded by Vice Chair Mr. Mark McKay and a voice vote: all yea.

FINANCIAL REPORT

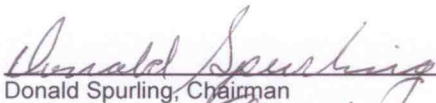
The bills to paid were presented and approved by motion from Secretary Mr. Robert Thobaben, seconded by Vice Chair Mr. Mark McKay and a voice vote: all yea.

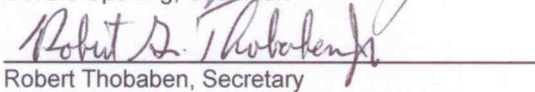
NEW BUSINESS

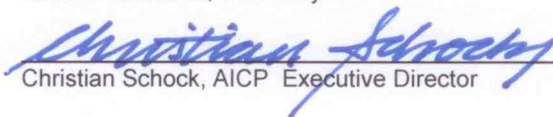
Proposed Rezoning- Philip George from A-3 to A-1 on N. George Road Vernon Twp. presented by Executive Director Mr. Christian Schock and a general discussion followed. Recommendation to the Clinton County Rural Zoning Commission (RZC) to approve the change as presented by motion from Secretary Mr. Robert Thobaben, seconded by Vice Chair Mr. Mark McKay and a voice vote: 3 yea, 0 nay, 0 abstention.

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben, and a voice vote: all yea, approximately 1:15 p.m.

Respectfully submitted and approved this 19th day of Apr. 2011.


Donald Spurling, Chairman


Robert Thobaben, Secretary


Christian Schock, AICP Executive Director

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

March 22, 2011
Community Room, Wilmington Municipal Building
69 N. South Street Wilmington, Ohio

ROLL CALL

Chairman Mr. Donald Spurling called the meeting to order at approximately 7:05 p.m. local time with the following Planning Commissioners present.

Mr. James Bashore
Mr. Mark McKay
Ms. Karen Davidson
Ms. Roni Crum

Mr. Mike Curry
Mr. Dean Carnahan
Mr. Donald Spurling
Mr. David Hockaday

Mr. Mark Stokes
Mr. James Myers
Mr. Tony Butcher
Mr. Robert Thobaben

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

Approval of the minutes of past meetings were presented and approved with changes by motion from Secretary Mr. Robert Thobaben, seconded by Vice Chair Mr. Mark McKay 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 Secretary Mr. Robert Thobaben, seconded by Ms. Roni Crum and a roll call vote: 10 yea, 0 nay, 2 abstentions.

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

NEW BUSINESS

Proposed Rezoning from A-3 to PUD on OH 73 in Chester Twp. presented by Executive Director Mr. Christian Schock and applicant Mr. Mark Kratzer and a general discussion followed. Recommendation to the Clinton County Rural Zoning Commission (RZC) tabled by motion from Vice Chair Mr. Mark McKay, seconded by Secretary Mr. Robert Thobaben and a roll call vote: 10 yea, 0 nay, 2 abstentions.

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

Respectfully submitted and approved this 19th day of Apr. 2011.


Donald Spurling, Chairman


Robert Thobaben, Secretary


Christian Schock, AICP, Executive Director

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

April 19, 2011
Community Room, Wilmington Municipal Building
69 N. South Street Wilmington, Ohio

ROLL CALL

Chairman Mr. Donald Spurling called the meeting to order at approximately 7:05 p.m. local time with the following Planning Commissioners present.

Mr. James Bashore
Mr. Mark McKay
Mr. Damian Snyder
Mr. David Hockaday

Mr. Mike Curry
Mr. Dean Carnahan
Mr. Donald Spurling
Mr. Robert Thobaben

Mr. Mark Stokes
Mr. James Myers
Mr. Rick Walker

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

Approval of the minutes of past meetings were presented and approved with changes by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Dean Carnahan and a voice vote: all yea.

FINANCIAL REPORT

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

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

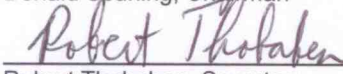
Proposed Rezoning from A-3 to Planned Unit Development (PUD) on OH 73 in Chester Twp. presented by Executive Director Mr. Christian Schock and applicant Mr. Mark Kratzer. A general discussion followed, planning commissioners and exofficio members inquired regarding potential uses of the site, the lack of specific details on the proposed PUD plan and the process for PUD approval under the Clinton County Zoning Resolution. Recommendation to the Clinton County Rural Zoning Commission (RZC) to deny the rezoning request based on a lack of specificity of the PUD by motion from Secretary Mr. Robert Thobaben, seconded by Vice Chair Mr. Mark McKay and a roll call vote: 9 yea, 0 nay, 1 abstention.

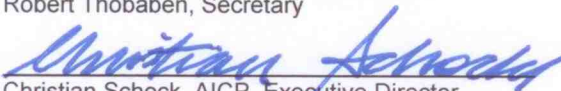
NEW BUSINESS

With no further business to conduct, the Commission concluded by motion from Mr. David Hockaday and a voice vote: all yea at approx. 8:10pm.

Respectfully submitted and approved this 16th day of Aug. 2011.


Donald Spurling, Chairman


Robert Thobaben, Secretary


Christian Schock, AICP Executive Director

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

May 17, 2011

Celebrating the 40th Anniversary of the Clinton County Regional Planning Commission
Community Room, Wilmington Municipal Building
69 N. South Street Wilmington, Ohio

ROLL CALL

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

Mr. James Bashore
Mr. Mark McKay
Mr. Karen Davidson
Mr. Robert Johnson

Mr. Mike Curry (late)
Mr. Bruce Beam
Mr. Donald Spurling

Mr. Mark Stokes
Mr. Robert Thobaben
Mr. Joe Bailey

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

Approval of the minutes of past meetings were presented and approved with changes by motion from Vice Chair 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 were presented and approved by motion from Mr. Mark Stokes, seconded by Mr. Robert Johnson and a voice vote: all yea.

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

NEW BUSINESS

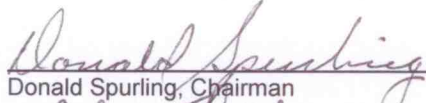
Proposed Rezoning from I-1 to A-3 on OH28 in Jefferson Twp. applicant Mr. Alan Hoggatt presented by Executive Director Mr. Christian Schock. A general discussion followed, planning commissioners and exofficio members inquired regarding potential uses of the site and the appropriateness of the site as it's current I-1 zoning. Recommendation to the Clinton County Rural Zoning Commission (RZC) to approve the rezoning as presented by motion from Vice Chair Mr. Mark McKay, seconded by Secretary Mr. Robert Thobaben and a roll call vote: 7 yea, 1 nay, 0 abstention.

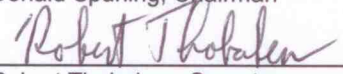
Variance Request pursuant to the Clinton County Access Management Regulations on Clarksville Road in Vernon Twp. presented by Executive Director Mr. Christian Schock, County Engineer Mr. Jeff Linkous, and applicant Mr. Dennis Hanaghan and applicant representative Mr. Steve Clark. A general discussion followed, planning commissioners and exofficio members inquired regarding the variance process pursuant to the Clinton County Access Management Regulations, the specific nature of this request and the applicant's intentions for access and use of the site, the required hardship case and the configuration of lots possible under the existing regulations. The variance request was denied by a motion to approve the variance as requested by Vice Chair Mr. Mark McKay, seconded by Ms. Karen Davidson and a roll call vote: 3 yea, 6 nay, 0 abstention.

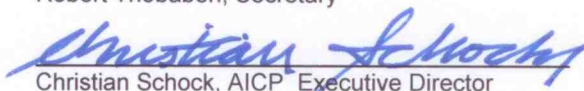
A revised draft of the Clinton County Regional Planning Commission Bylaws was presented by Chair Donald Spurling and Executive Director Mr. Christian Schock and a general discussion followed, tabled by a motion from Mr. James Bashore, seconded by Mr. Robert Thobaben and a voice vote: all yea.

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben and a voice vote: all yea at approx. 8:30pm.

Respectfully submitted and approved this 16th day of Aug 2011.


Donald Spurling, Chairman


Robert Thobaben, Secretary


Christian Schock, AICP Executive Director

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

June 14, 2011
CCRPC Office, Wilmington Municipal Building
Wilmington, Ohio

ROLL CALL

Chairman Mr. Donald Spurling called the meeting to order at approximately 12:00 p.m. local time with the following Planning Commissioners present, in addition to ExOfficio Commission Members and public guests.

Mr. Robert Thobaben

Mr. Donald Spurling
Mr. Mark McKay

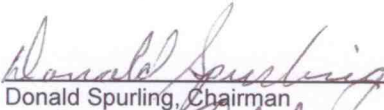
This is a meeting of the Executive Committee with the powers of the CCRPC and a full quorum.

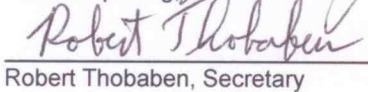
FINANCIAL REPORT

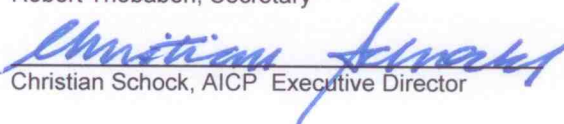
The financial statements from the Office of the Clinton County Auditor and bills to paid were presented and approved by motion from Secretary Mr. Robert Thobaben, seconded by Vice Chairman Mr. Mark McKay and a voice vote: all yea.

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben, seconded by Chairman Mr. Donald Spurling and a voice vote: all yea, approximately 12:50 p.m.

Respectfully submitted and approved this 18th day of Aug 2011.


Donald Spurling, Chairman


Robert Thobaben, Secretary


Christian Schock, AICP Executive Director

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

July 20, 2011
CCRPC Office, Wilmington Municipal Building
Wilmington, Ohio

ROLL CALL

Chairman Mr. Donald Spurling called the meeting to order at approximately 12:00 p.m. local time with the following Planning Commissioners present, in addition to ExOfficio Commission Members and public guests.

Mr. Robert Thobaben
Mr. James Myers

Mr. Donald Spurling
Mr. Mark McKay

Mr. Michael Curry

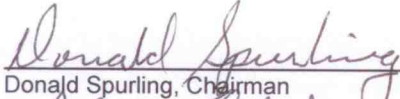
This is a meeting of the Executive Committee with the powers of the CCRPC and a full quorum.

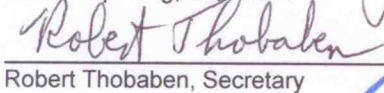
FINANCIAL REPORT

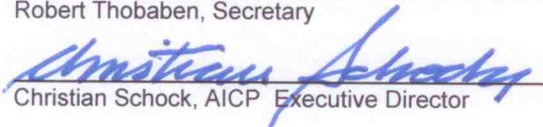
The financial statements from the Office of the Clinton County Auditor and bills to paid were presented and approved by motion from Secretary Mr. Robert Thobaben, seconded by Vice Chairman Mr. Mark McKay and a voice vote: all yea.

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben, seconded by Chairman Mr. Donald Spurling and a voice vote: all yea, approximately 12:50 p.m.

Respectfully submitted and approved this 16th day of Aug 2011.


Donald Spurling, Chairman


Robert Thobaben, Secretary


Christian Schock, AICP Executive Director

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

August 16, 2011
Community Room, Wilmington Municipal Building
69 N. South Street Wilmington, Ohio

ROLL CALL

Chairman Mr. Donald Spurling called the meeting to order at approximately 7:35 p.m. local time with the following Planning Commissioners present.

Mr. James Bashore
Mr. Mark McKay
Mr. Damian Snyder
Mr. David Hockaday
Mr. Robert Johnson

Mr. Mike Curry
Mr. Dean Carnahan
Mr. Donald Spurling
Mr. Robert Thobaben

Mr. Brian Bourgraf
Mr. James Myers
Mr. Rick Walker
Mr. John Carman

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

Approval of the minutes of past meetings were presented and approved with changes by motion from Treasurer Mr. James Myers, seconded by Mr. Brian Bourgraf and a voice vote: all yea.

FINANCIAL REPORT

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

EXECUTIVE DIRECTORS REPORT

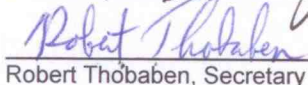
OLD BUSINESS

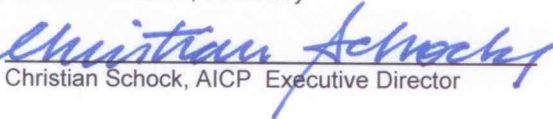
NEW BUSINESS

With no further business to conduct, the Commission concluded by motion from Mr. Brian Bourgraf and a voice vote: all yea at approx. 8:30pm.

Respectfully submitted and approved this 18th day of Oct. 2011.


Donald Spurling, Chairman


Robert Thobaben, Secretary


Christian Schock, AICP Executive Director

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

September 20, 2011
Community Room, Wilmington Municipal Building
69 N. South Street Wilmington, Ohio

ROLL CALL

Chairman Mr. Donald Spurling called the meeting to order at approximately 7:05 p.m. local time with the following Planning Commissioners present.

Mr. Tony Butcher
Mr. Mark McKay
Mr. Donald Spurling

Mr. Mark Stokes
Mr. Ron Rudduck
Mr. Rick Walker

Mr. Brian Bourgraf
Mr. James Myers

The Executive Committee of the Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

Approval of the minutes of past meetings were presented and approved with changes by motion from Treasurer Mr. James Myers, seconded by Vice Chair Mr. Mark McKay and a voice vote: all yea.

FINANCIAL REPORT

The financial statements from the Office of the Clinton County Auditor were presented and approved later in the meeting by motion from Vice Chair Mr. Mark McKay, seconded by Treasurer Mr. James Myers and a voice vote: all yea.

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

NEW BUSINESS

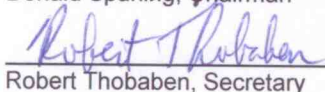
2012 CCRPC Budget was presented and discussed, approved by motion from Treasurer Mr. James Myers, seconded by Vice Chair Mr. Mark McKay and a voice vote: all yea.

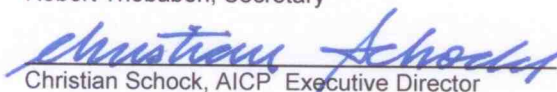
2012 CCRPC Work Plan was presented and discussed, approved by motion from Vice Chair Mark McKay, seconded by Treasurer Mr. James Myers and a voice vote: all yea.

With no further business to conduct, the Commission concluded by motion from Treasurer Mr. James Myers and a voice vote: all yea at approx. 8:00pm.

Respectfully submitted and approved this 18th day of Oct 2011.


Donald Spurling, Chairman


Robert Thobaben, Secretary


Christian Schock, AICP Executive Director

Respectfully submitted and approved this 15th day of Nov. 2011.

Donald Spurling
Donald Spurling, Chairman

Robert Thobaben, Secretary

Christian Schock
Christian Schock, AICP Executive Director

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

October 18, 2011
Council Chambers, Sabina Village Hall
Howard Street, Sabina, Ohio

ROLL CALL

Chairman Mr. Donald Spurling called the meeting to order at approximately 7:05 p.m. local time with the following Planning Commissioners present.

Mr. James Bashore
Mr. Mark McKay
Mr. Donald Spurling

Mr. Bruce Beam
Mr. Mike Curry
Mr. Rick Walker

Mr. Dean Carnahan
Mr. James Myers
Mr. Robert Thobaben

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

Approval of the minutes of past meetings were presented and approved later in the meeting by motion from Vice Chair 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 be paid were presented and approved later in the meeting by motion from Vice Chair Mr. Mark McKay, seconded by Treasurer Mr. James Myers and a voice vote: all yea.

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

NEW BUSINESS

Site Plan Fee Waiver Request, submitted by Little Hearts Big Smiles (LHBS), local nonprofit- presented by Mr. Doug Borton.

- Mr. Paul Hunter questioned on fees and the project
Secretary Mr. Robert Thobaben and Mr. Doug Borton responds
- Mr. Bruce Beam questions on fees
Mr. Doug Borton responds

Fee Waiver for Site Plan in accordance with the Clinton County Zoning Resolution approved by motion from Mr. Rick Walker, seconded by Mr. Bruce Beam and a voice vote: all yea.

Site Plan for new park facility on Fife Avenue, presented by Little Hearts Big Smiles- Mr. Doug Borton. A short general discussion followed on the project, approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Rick Walker and a voice vote: all yea.

Center for Community Lease presented by Executive Director Mr. Christian Schock, approved by motion from Secretary Mr. Robert Thobaben, seconded by Treasurer Mr. James Myers and a voice vote: 8-1-0.

Appointments to the Executive Committee Nominating Committee opened by Chair Donald Spurling.
Secretary Mr. Robert Thobaben
Mr. Bruce Beam
Mr. James Bashore

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben and a voice vote: all yea at approx. 7:45pm.

*rescinded by motion Dec. 20, 2011
EJS.*

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

November 15, 2011
Wilmington Municipal Building
Wilmington, Ohio

ROLL CALL

Chairman Mr. Donald Spurling called the meeting to order at approximately 7:05 p.m. local time with the following Planning Commissioners present.

Mr. James Bashore
Mr. Mark McKay
Mr. Donald Spurling

Mr. Bruce Beam
Mr. Mike Curry
Mr. Rick Walker

Mr. Tony Butcher
Mr. Damian Snyder
Mr. Mark Stokes

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

Approval of the minutes of past meetings were presented and approved later in the meeting by motion from Vice Chair Mr. Mark McKay, seconded by Mr. Rick Walker and a voice vote: all yea.

FINANCIAL REPORT

The financial statements from the Office of the Clinton County Auditor and bills to be paid were presented and approved later in the meeting by motion from Vice Chair Mr. Mark McKay, seconded by Mr. Mark Stokes and a voice vote: all yea.

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

NEW BUSINESS

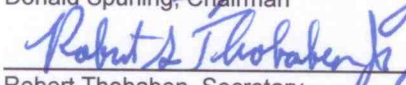
Conditional Use Request for 6574 OH 73 in Chester Twp. zoned C-3 for Country View Animal Hospital facility, presented by Mr. Bret Rudduck- Consul for the Applicant and Robert and Jill Thompson, Applicants; approved as presented by motion from Mr. Mark Stokes, seconded by Vice Chair Mr. Mark McKay and a roll call voice vote: all yea.

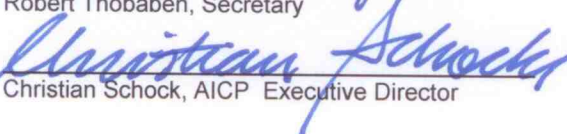
Site Plan for Country View Animal Hospital, Chester Twp., presented by Mr. Bret Rudduck and Mr. William Peelle- Consul for the Applicant and Robert and Jill Thompson, Applicants. A short general discussion followed on the project, approved contingent on the review and approval of the regulating agencies by motion from Secretary Mr. Bruce Beam, seconded by Mr. James Bashore and a roll call vote: all yea.

With no further business to conduct, the Commission concluded by motion from Mr. Rick Walker and a voice vote: all yea at approx. 7:35pm.

Respectfully submitted and approved this 20th day of Dec. 2011.


Donald Spurling, Chairman


Robert Thobaben, Secretary


Christian Schock, AICP Executive Director