

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

January 2015

No meeting this month.

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

February 17, 2015

Blanchester Municipal Building, 318 East Main Street, Blanchester, OH

ROLL CALL

Chairman Mr. Bruce Beam called the meeting to order at approximately 6:00 p.m. local time, with Exofficio Members and the following Planning Commissioners present.

Mr. Rick Walker

Ms. Michelle Morrison

Mr. Donald Spurling

Mr. Van Pratt

Mr. Bruce Beam

Mr. James Myers

Mr. Jon Branstrator

Mr. Mark Stokes

Mr. Dwayne Dearth

Mr. John Carman

Mr. Robert Thobaben

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the past meeting were presented and approved by motion from Treasurer Mr. James Meyers, seconded by Mr. Donald Spurling and a voice vote: all yea.

FINANCIAL REPORT

Bills to be paid; T. Stuckert Registration and Supplies reimbursement, approved by motion from Mr. Donald Spurling, seconded by Treasurer Mr. James Meyers and a roll call vote: 11 yea, 0 nay, 0 abstentions.

CHAIR'S REPORT

ASSOCIATE AND EXECUTIVE DIRECTOR'S REPORTS

OLD BUSINESS

NEW BUSINESS

Variance Request pursuant to the Clinton County Access Management Regulations (Application 2015-01) for the construction and reconfiguration of driveways at the TruPointe Starbuck Facility located on Starbuck Road in Union Township, presented by TruPointe Corporation and Choice One Engineering. A discussion followed on the nature of the proposed new driveway and the changes that would result in the previous configuration, as well as how the proposed changes would affect traffic flow, storm water management, and safety issues. The variance was approved by motion from Vice Chair Mr. Van Pratt, seconded by Mr. Dwayne Dearth and a roll call vote: 11 yea, 0 nay, 0 abstention.

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application 2015-02) for the construction of new tanks and scales at the TruPointe Starbuck Facility located on Starbuck Road in Union Township, presented by TruPointe Corporation and Choice One Engineering. A discussion followed on the impact on storm water management caused by the new construction, safety issues related to the addition of new tanks, and the recommendation to the table based on comments from the County Engineer's Office. The site plan was approved contingent on final review of the regulating agencies by March 17, 2015 by motion from Mr. Dwayne Dearth, seconded by Mr. Rick Walker and a roll call vote: 9 yea, 2 nay, 0 abstention.

2015 Clinton Community Fellows program and staffing plan presented Executive Director Mr. Christian Schock and Associate Director Mr. Taylor Stuckert. The plan was approved by motion Mr. Jon Branstrator, seconded Associate Vice Chair Mr. Mark Stokes and a voice vote all yea.

2015 CCRPC staffing changes as presented by Executive Director Mr. Christian Schock. A discussion followed on staffing, resignation of Executive Director Mr. Christian Schock, and appointment of Associate Director Mr. Taylor Stuckert as new Executive Director effective immediately with a salary to be determined by the executive committee following a compensation review by motion from Mr. Donald Spurling, seconded Secretary Mr. Robert Thobaben and a voice vote all yea.

With no further business to conduct, the Commission concluded by motion from Mr. Donald Spurling and a voice vote: all yea at approx. 8:45 pm.

Respectfully submitted and approved this _____ day of _____ 2015.

Bruce Beam, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

March 17, 2015

Wilmington Municipal Building, 69 N. South Street, Wilmington, OH

ROLL CALL

Chairman Mr. Robert Thobaben called the meeting to order at approximately 6:00 p.m. local time, with Exofficio Members and the following Planning Commissioners present.

Mr. Rick Walker

Ms. Michelle Morrison

Mr. Donald Spurling

Mr. Kerry Steed

Mr. Mark McKay

Mr. David Michael

Mr. James Myers

Mr. Jon Branstrator

Mr. Paul Hunter

Mr. Dwayne Dearth

Mr. John Carman

Mr. Robert Thobaben

Mr. Rob Jaehnig

The Commission attained a quorum.

A MOTION TO MODIFY AND APPROVE THE AGENDA TO INCLUDE A REQUEST FOR DEADLINE EXTENSION UNDER 'OLD BUSINESS' WAS MADE BY MR. PAUL HUNTER, SECONDED BY MR. ROB JAEHNIG AND A VOICE VOTE: ALL YEA.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the past meeting were presented, with modifications, and approved by motion from Mr. Dwayne Dearth, seconded by Mr. Rick Walker and a voice vote: all yea.

FINANCIAL REPORT

A year-to-date financial statement was presented, no action taken.

CHAIR'S REPORT

ASSOCIATE AND EXECUTIVE DIRECTOR'S REPORTS

OLD BUSINESS

Request to extend deadline of site plan (Application 2015-02) approval contingency of final review by regulating agencies from March 17, 2015 to April 14, 2015 presented by TruPointe Corporation. A discussion followed on the need for the extension request and the reason for the delay of approval by regulating agencies. The extension was approved by motion from Mr. Mark McKay, seconded by Mr. Dwayne Dearth and a roll call vote: 13 yea, 0 nay, 0 abstention.

NEW BUSINESS

The 2015 Land Use Plan maps for the greater-Sabina townships Richland, Wayne, and Wilson Townships were presented by Executive Director Mr. Taylor Stuckert. The maps were reviewed by commission members and were approved by motion from Mr. Dwayne Dearth, seconded by Mr. Paul Hunter and a roll call vote: 13 yea, 0 nay, 0 abstention.

The 2015 Land Use Plan maps for Union Township and the City of Wilmington and the endorsement of the 2015 Wilmington Comprehensive Plan were presented by Executive Director Mr. Taylor Stuckert. The map was reviewed by commissioner members and the comprehensive plan was generally discussed. The map and plan were approved by motion from Mr. Dwayne Dearth, seconded by Mr. Jon Branstrator and a roll call vote: 13 yea, 0 nay, 0 abstention.

With no further business to conduct, the Commission concluded by motion from Mr. Mark McKay, seconded by Mr. John Carman and a voice vote: all yea at approx. 7:00 pm.

Respectfully submitted and approved this _____ day of _____ 2015.

Bruce Beam, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

April 14, 2015

Wilmington High School Library/Media Center, 300 Richardson Place, Wilmington, OH

ROLL CALL

Chairman Mr. Mark Stokes called the meeting to order at approximately 7:00 p.m. local time, with Exofficio Members and the following Planning Commissioners present.

Mr. Rick Walker	Mr. Paul Hunter
Ms. Michelle Morrison	Mr. James Myers
Mr. Donald Spurling	Mr. Dwayne Dearth
Mr. Mark Stokes	Mr. John Carman
Mr. Robert Thobaben	

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the past meeting were presented and approved by motion from Mr. Paul Hunter, seconded by Mr. James Meyers and a voice vote: all yea.

FINANCIAL REPORT

A year-to-date financial statement; Bills to be paid: T. Stuckert, conference lodging; County Commissioners Association of Ohio, County Planning Directors annual membership dues, approved by motion from Mr. Paul Hunter, seconded by Mr. Donald Spurling and a voice vote: all yea.

CHAIR'S REPORT

EXECUTIVE DIRECTOR'S REPORTS

OLD BUSINESS

Final review by regulating agencies for TruPointe Corporation were received and approved, completing site plan requirements prior to extension deadline.

NEW BUSINESS

Requested Zoning Change from A-3 to I-1 at Parcel #190051301000000 and #190051304000000 (Application #2015-07) in Liberty Twp., presented by Executive Director Mr. Taylor Stuckert and applicant Mr. Stephen Pidgeon, a general discussion followed. Rezoning recommendation to Rural Zoning Commission approved by motion from Mr. Dwayne Dearth, seconded by Mr. Rick Walker and a roll call vote: 9 yea, 0 nay, 0 abstention.

Variance Request pursuant to the Clinton County Access Management Regulations (Application 2015-06) in order to subdivide a parcel (ID# 190011902000000) located at 7550 US 68 North in Liberty Township, presented by Cornerstone JD WILL, LLC. A discussion followed on the history of this parcel which had been under review by the RPC in 2012 for site plan review and rezone request, and a recommendation to create contingency that the lot be rezoned to A-3 from C-2. The applicant stated that they wish for the parcel, which has a residential and commercial use, to be split by the uses, and that due to loss prevention issues, needs greater security that can be improved through the lot subdivision. The variance

was approved by motion from Mr. Rick Walker, seconded by Mr. James Meyers and a roll call vote: 8 yea, 1 nay, 0 abstention.

The Quaker By-Way project with the Wilmington College Quaker Heritage Center endorsement was presented. A short discussion on the RPC support of the project followed. A motion to endorse the Quaker By-Way project was approved by motion made by Mr. Rick Walker, seconded by Ms. Michelle Morrison and a voice vote: all yea.

With no further business to conduct, the Commission concluded by motion from Mr. Paul Hunter, seconded by Mr. Rick Walker and a voice vote: all yea at approx. 8:00 pm.

Respectfully submitted and approved this _____ day of _____ 2015.

Bruce Beam, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

May 19, 2015

Alkermes Pharmaceuticals, 265 Olinger Circle, Wilmington, OH

ROLL CALL

Chairman Mr. Bruce Beam called the meeting to order at approximately 7:00 p.m. local time, with Exofficio Members and the following Planning Commissioners present.

Mr. Bruce Beam
Mr. Jon Branstrator
Mr. Dwayne Dearth
Mr. Paul Hunter
Mr. Rob Jaehnig

Mr. Mark McKay
Mr. Dean Hawk
Mr. Van Pratt
Mr. Damian Snyder
Mr. Donald Spurling

Mr. Robert Thobaben
Mr. Rick Walker

The Commission attained a quorum.

A MOTION TO MODIFY AND APPROVE THE AGENDA TO MOVE THE HATFIELD APPLICATION TO THE THIRD ITEM AND TO ADD THE "WAIVING OF APPLICANT FEES" RELATED TO HATFIELD UNDER "NEW BUSINESS" AND DISCUSSION OF BYLAW AMENDMENT WAS MADE BY MR. DONALD SPURLING, SECONDED BY MR. MARK MCKAY AND A VOICE VOTE: ALL YEA.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the past meeting were presented and approved by motion from Mr. Donald Spurling, seconded by Mr. Mark McKay and a voice vote: all yea.

FINANCIAL REPORT

A year-to-date financial statement from MUNIS; Bills to be paid: State Auditor of Ohio—invoice for recent audit and Curless Printing—Business Cards, approved by motion from Mr. Dwayne Dearth, seconded by Mr. Rob Jaehnig and a roll call vote: 12 yea, 0 nay, 0 soabstention.

CHAIR'S REPORT

EXECUTIVE DIRECTOR'S REPORTS

OLD BUSINESS

NEW BUSINESS

Variance request pursuant to the Clinton County Access Management Regulations (Application 2015-11), for the placement of a Low-Volume Drive 200' from a Very-Low Volume Drive (as opposed to required 450') located at 190 Townsend Road in Clark Township, presented by Linford Detweiler. A discussion followed on the unique conditions necessitating a variance. Mr. Detweiler explained the slope of the property and the adjacent properties, as well as an existing culvert caused flooding in the area that the driveway would be located without a variance at the north end of the property. Also presented were the safety concerns noted by the engineer's office following a site visit related to proximity to SR 134 and sight distance issues. Based on the environmental and safety findings as well as the location of the new, higher-volume drive still being 480' from the adjoining property's driveway, which exceeds separation requirements, and there being the needed frontage for two driveways, the variance was approved by motion from Mr. Rick Walker, seconded by Mr. Dwayne Dearth and a roll call vote: 12 yea, 0 nay, 0 abstention.

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application 2015-10) for the expansion of existing facilities, located at 265 Olinger Circle in Union Township, presented by Tim Elmore of Alkermes, Inc. A discussion followed on the nature of the expansion, the site plan, lighting plan, building elevations, and facility operations. The site plan was approved by motion from Mr. Van Pratt, seconded by Mr. Rob Jaehnig and a roll call vote: 12 yea, 0 nay, 0 abstention.

The waiving of fees for the re-submission of a site plan review application. A similar application was presented in August 2014 by the applicant, Mr. Hatfield, for a store and lock facility. In order to waive the fees, and based on advisement from the Clinton County Prosecutors Office, the applicant is required to demonstrate that 1) the application is the same as previously presented and 2) the applicant has just cause as to why the application was not pursued to completion. Addressing condition #1, Executive Director Mr. Taylor Stuckert stated that the application was essentially the same as the first application submitted by Mr. Hatfield and asked Mr. Hatfield to speak to condition #2—demonstration of just cause for not pursuing the application to completion. Mr. Hatfield stated that the process of gaining storm water approval for his site plan was not clear to him and that he did not know he needed to attend the December 2014 RPC meeting when the application was denied for lack of presentation. Mr. Hatfield presented email conversations with previous Executive Director Mr. Chris Schock from December 2014 suggesting that the application could be postponed until after his court decision. Following this discussion, the waiving of the application fees was approved by motion from Mr. Paul Hunter, seconded by Mr. Rob Jaehnig and a roll call vote: 8 yea, 4 nay, 0 abstention.

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application 2015-09) for the construction of a new store and lock building, located on OH73 in Chester Township, presented by David Hatfield and Will Hatfield. A discussion followed on the site plan for the facility, the lighting plan, landscaping and buffering along the perimeter of the property, hours of operation, variance approval of the setbacks by the BZA, and driveway access. The engineer's letter noting storm water review approval was presented by Executive Director Mr. Taylor Stuckert. The site plan was approved by motion made by Mr. Mark McKay, seconded by Mr. Rob Jaehnig and a roll call vote: 12 yea, 0 nay, 0 abstention.

Proposal to amend section 4.01 "Meetings of the Commission" from the Clinton County Region Planning Commission Bylaws presented by Chairman Bruce Beam and Executive Director Mr. Taylor Stuckert. Discussion followed on amending the section to replace the final sentence discussing the recording of meetings of the commission with "Written minutes will serve as the official record of meetings." The amendment was approved by motion made by Mr. Paul Hunter, seconded by Mr. Van Pratt and a roll call vote: 11 yea, 1 nay, 0 abstention.

With no further business to conduct, the Commission concluded by motion from Mr. Rick Walker, seconded by Mr. Rob Jaehnig and a voice vote: all yea at approx. 9:10 pm.

Respectfully submitted and approved this _____ day of _____ 2015.

Bruce Beam, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

June 16, 2015

Premier Solutions, 197 N. Jefferson Street, Sabina, OH

ROLL CALL

Chairman Mr. Van Pratt called the meeting to order at approximately 7:00 p.m. local time, with Exofficio Members and the following Planning Commissioners present.

Mr. Van Pratt
Mr. Jon Branstrator
Mr. Dwayne Dearth
Mr. Paul Hunter
Mr. Rob Jaehnig

Mr. Mark McKay
Mr. Dean Hawk
Mr. John Carman
Ms. Michelle Morrison
Mr. Donald Spurling

Mr. Robert Thobaben
Mr. James Myers

The Commission attained a quorum.

A MOTION TO MODIFY AND APPROVE THE AGENDA TO ADD A NEW BILL TO THE FINANCIALS WAS MADE BY MR. ROBERT THOBABEN, SECONDED BY MR. DWAYNE DEARTH AND A VOICE VOTE: ALL YEA.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the past meeting were presented and approved by motion from Mr. Paul Hunter, seconded by Mr. Dwayne Dearth and a voice vote: all yea.

FINANCIAL REPORT

A year-to-date financial statement from MUNIS; Bills to be paid: State Auditor of Ohio—invoice for recent audit, approved by motion from Mr. James Myers, seconded by Mr. Mark McKay and a roll call vote: 12 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

EXECUTIVE DIRECTOR'S REPORTS

OLD BUSINESS

NEW BUSINESS

Re-Zone recommendation request pursuant to the Clinton County Zoning Resolution (Application 2015-12), to rezone Parcel #015011001000000, 975 SR 380, Adams Township from A-3 to PUD-1, presented by Stepping Stones Ranch. Danielle Combs presented an overview of the proposed use of the parcel and activities of the Stepping Stones Ranch operation. On the site plan, the PUD calls for future arena, barn, duplex for staff, and chapel on the hill. There was discussion regarding the security measures of the facility, proposed signage, expected activities, and nature of the Stepping Stones mission. The representatives responded to each of the questions and specifically noted that they are licensed to house 10 girls at the most and each of the girls are screened as the ranch will not accept sex offenders or individuals with a history of violence. The findings presented by Executive Director Mr. Taylor Stuckert and discussed included the following: the use does not fit within the existing zoning districts of the Clinton County Zoning Resolution and is open to PUD zoning, the proposed use will preserve the existing agricultural character of the parcel, substantial land is being preserved as undeveloped open space, the applicant has applied requested PUD amenities to the site, and will require ODOT approval of the driveway. The recommendation to re-zone, with condition of the approval by ODOT of the

driveway was approved by motion from Mr. Mark McKay, seconded by Mr. James Myers and a roll call vote: 10 yea, 2 nay, 0 abstention.

With no further business to conduct, the Commission concluded by motion from Mr. Dwayne Dearth, seconded by Mr. Paul Hunter and a voice vote: all yea at approx. 8:15 pm.

Respectfully submitted and approved this _____ day of _____ 2015.

Bruce Beam, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

July 2015

No meeting this month.

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

August 18, 2015

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

ROLL CALL

Chairman Mr. Bruce Beam called the meeting to order at approximately 7:00 p.m. local time, with Exofficio Members and the following Planning Commissioners present.

Mr. Bruce Beam
Mr. Jon Branstrator
Mr. Dwayne Dearth
Mr. Paul Hunter
Mr. Rob Jaehnig

Mr. Mark McKay
Mr. Dean Hawk
Mr. John Carman
Ms. Michelle Morrison
Mr. Rick Walker

Mr. Robert Thobaben
Mr. James Myers

The Commission attained a quorum.

A MOTION TO MODIFY AND APPROVE THE AGENDA TO ADD TO NEW BUSINESS A REVIEW OF PROJECTED 2016 REVENUES AND RESOLUTION TO WAIVE SITE PLAN FEES FOR APPLICATION 2015-15 WAS MADE BY MR. PAUL HUNTER, SECONDED BY MR. MARK MCKAY AND A VOICE VOTE: ALL YEA.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the past meeting were presented and approved by motion from Mr. Dwayne Dearth, seconded by Mr. Paul Hunter and a voice vote: all yea.

FINANCIAL REPORT

A year-to-date financial statement from MUNIS; Bills to be paid: Energize Clinton County—invoice for Fellows program administration, UC Summer Co-ops, and UC Summer/Fall Co-op. Executive Director Mr. Taylor Stuckert presented a letter from the Clinton County Prosecutor's Office providing advice on avoiding a potential conflict of interest as he currently serves on the board of directors for Energize Clinton County. The letter stated the potential conflict would not appear to extend to, or prohibit contracting between CCRPC and ECC. The financial statement and bills were approved by motion from Mr. Robert Thobaben, seconded by Mr. Mark McKay and a roll call vote: 12 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

EXECUTIVE DIRECTOR'S REPORTS

OLD BUSINESS

NEW BUSINESS

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application 2015-15) for the re-submission of a previous Site Plan Review (application 2015-02) at the TruPointe Starbuck Facility located on Starbuck Road in Union Township, presented by TruPointe Corporation. A discussion followed on the proposed changes as addressed by Ms. Tricia Gaydosh of TruePointe. Early in the discussion Ms. Gaydosh suggested the Site Plan being reviewed was not finalized and that she would need to return to a future RPC meeting to present the final plans. Input was provided by the RPC on the plan which was presented and there was concern over the direction of some of the proposed changes—specifically the changes in traffic flow from the previously-approved site plan (application 2015-02). Following comments

from the County Engineer's Office, Executive Director Mr. Taylor Stuckert recommended that the applicant maintain the original one-way ingress and egress flow from the previously approved site plan. The applicant stated that many of the changes differing from previously-approved plans were due to changes in management and future business. Because the applicant wished to make additional changes, it was agreed that they should return to present a final plan at a future date. The site plan was denied by motion from Mr. Robert Thobaben, seconded by Mr. Rob Jaehnig and a roll call vote: 12 yea, 0 nay, 0 abstention.

Resolution to waive site plans due to re-submission of site plan review. A discussion on whether to waive site plan fees for TruePointe, Inc. due to re-submitting a site plan application. Generally, the members did not feel that this case met the same conditions of the previous Hatfield case (application 2015-09)—those conditions being that 1) the application is the same as previously presented and 2) the applicant has just cause as to why the application was pursued to completion. Members Ms. Michelle Morrison and Mr. Rob Jaehnig felt that this was a new application, different from the previous, and members voice agreement. Following discussion, a motion was made to deny the waiving of application fees made by Mr. Rob Jaehnig, seconded by Mr. Mark McKay and a voice vote: all yea.

Review of projected 2016 revenues as presented by Executive Director Mr. Taylor Stuckert. A spreadsheet of projected revenues was reviewed by the RPC and approved by motion from Mr. Rob Jaehnig, seconded by Mr. Dwayne Dearth, and a roll call vote: 12 yea, 0 nay, 0 abstention.

With no further business to conduct, the Commission concluded by motion from Mr. Rob Jaehnig, seconded by Mr. Paul Hunter and a voice vote: all yea at approx. 8:45 pm.

Respectfully submitted and approved this _____ day of _____ 2015.

Bruce Beam, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

September 2015

No meeting this month.

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

October 20, 2015

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

ROLL CALL

Chairman Mr. Bruce Beam called the meeting to order at approximately 7:00 p.m. local time, with Exofficio Members and the following Planning Commissioners present.

Mr. Bruce Beam
Mr. Van Pratt
Mr. Don Spurling
Mr. Paul Hunter
Mr. Rob Jaehnig

Mr. James Myers
Mr. Dean Hawk
Mr. John Carman
Ms. Michelle Morrison
Mr. Rick Walker

Mr. Robert Thobaben

The Commission attained a quorum.

A MOTION TO MODIFY AND APPROVE THE AGENDA TO HEAR NEW BUSINESS PRIOR TO CHAIR AND DIRECTOR'S REPORT WAS MADE BY MR. ROB JAEHNIG, SECONDED BY MR. JOHN CARMAN AND A VOICE VOTE: ALL YEA.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the past meeting were presented and approved by motion from Mr. Paul Hunter, seconded by Ms. Michelle Morrison and a voice vote: all yea.

FINANCIAL REPORT

A year-to-date financial statement from MUNIS was presented by Executive Director Mr. Taylor Stuckert. The financial statement was approved by motion from Mr. Robert Thobaben, seconded by Mr. Paul Hunter and a roll call vote: 11 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

EXECUTIVE DIRECTOR'S REPORTS

OLD BUSINESS

NEW BUSINESS

Requested Zoning Change from R-R to I-1 at Parcel #270040706000000 and #270040709000000 (Application #2015-24) in Union Twp., presented by Executive Director Mr. Taylor Stuckert and Mr. William Peelle, Peelle Law Offices, on behalf of the applicant Mr. John Murphy, a general discussion followed. Mr. Peelle stated that the applicant is wishing to combine adjacent lots with the currently-zoned I-1 lot, but said adjacent lots are currently zoned R-R, and there cannot be double-zoned lots. Mr. Peelle continued that the rezone request will allow for these adjacent lots to be combined so that there is a consistent zone across the parcels. According to Mr. Peelle there are no current plans to develop these lots. Rezoning recommendation to Rural Zoning Commission approved by motion from Mr. Rob Jaehnig, seconded by Mr. James Myers and a roll call vote: 11 yea, 0 nay, 0 abstention.

Requested Zoning Change from I-1 to C-2 at Parcel #190051304000000 (Application #2015-25) in Liberty Twp., presented by Executive Director Mr. Taylor Stuckert and Mr. Mike McCarty, McCarty and Associates, on behalf of the

applicant RLR Investments LLC, a general discussion followed. Mr. McCarty stated that RLR is wishing to relocate the Wilmington Area Humane Society from across the road to the parcel being requested for rezone. Mr. McCarty also stated that the zoning change will allow for a denser development of the parcel, which will be adjacent to a pet store next door. RLR will be building and donating the structure to WAHS and presenting the site plan at the next month's RPC meeting. Rezoning recommendation to Rural Zoning Commission approved by motion from Mr. John Carman, seconded by Mr. Rick Walker and a roll call vote: 11 yea, 0 nay, 0 abstention.

Following New Business, Mr. Matt Johannes of the Clinton County Health Department made a presentation on the updated state laws affecting home septic systems. Mr. Johannes was accompanied by Ms. Pam Walker Bauer, Health Commissioner of the Clinton County Health Department.

With no further business to conduct, the Commission concluded by motion from Mr. Paul Hunter, seconded by Mr. James Myers and a voice vote: all yea at approx. 8:45 pm.

Respectfully submitted and approved this _____ day of _____ 2015.

Bruce Beam, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

November 17, 2015

Wilmington Air Park (CC Port Authority), 1113 Airport Road, Wilmington, OH

ROLL CALL

Chairman Mr. Bruce Beam called the meeting to order at approximately 7:00 p.m. local time, with Exofficio Members and the following Planning Commissioners present.

Mr. Bruce Beam
Mr. Van Pratt
Mr. Don Spurling
Mr. Paul Hunter
Mr. Mark McKay

Mr. Damian Snyder
Mr. Dean Hawk
Mr. Dwayne Dearth
Ms. Michelle Morrison
Mr. Rick Walker

Mr. Robert Thobaben

The Commission attained a quorum.

A MOTION TO MODIFY AND APPROVE THE AGENDA TO HEAR NEW BUSINESS PRIOR TO CHAIR AND DIRECTOR'S REPORT WAS MADE BY MR. DWAYNE DEARTH, SECONDED BY MR. DONALD SPURLING AND A VOICE VOTE: ALL YEA.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the past meeting were presented and approved by motion from Mr. Mark McKay, seconded by Mr. Donald Spurling and a voice vote: all yea.

FINANCIAL REPORT

A year-to-date financial statement from MUNIS and two bills, one for APA membership dues and registration fees for the Miami Valley Planning and Zoning workshop, were presented by Executive Director Mr. Taylor Stuckert. The financial statement and bills were approved by motion from Mr. Dwayne Dearth, seconded by Mr. Van Pratt and a roll call vote: 11 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

EXECUTIVE DIRECTOR'S REPORTS

OLD BUSINESS

NEW BUSINESS

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application #2015-26) for the construction of the Wilmington Area Humane Society (WAHS) located on US 68 North in Liberty Township, presented by Mr. Mike McCarty, McCarty and Associates, on behalf of the applicant RLR Investments LLC. Mr. McCarty stated that RLR is wishing to relocate the Wilmington Area Humane Society from across the road to the parcel that was previously requested for rezoning to C-2. Executive Director Mr. Taylor Stuckert presented approval letters from the technical review agencies and confirmed that the applicant has met all the requirements, and had adopted staff recommendations into the plan. Executive Director Mr. Taylor Stuckert also confirmed that the applicant has submitted all required fees to both the RPC and the Engineer's Office, both requirements prior to Site Plan Review. A general discussion followed on the nature of the site and activities of WAHS. Executive Director Mr. Taylor Stuckert recommended approving the site plan as presented contingent upon successful rezoning of the site from I-1 to C-2, of which the RPC recommended at the October 2015

meeting. The site plan was approved contingent upon successful rezoning from I-1 to C-2 by motion from Mr. Robert Thobaben, seconded by Mr. Paul Hunter and a roll call vote: 11 yea, 0 nay, 0 abstention.

2016 Clinton County Regional Planning Commission work plan presented by Executive Director Mr. Taylor Stuckert, approved by motion by Mr. Donald Spurling, seconded by Mr. Mark McKay and a roll call vote: 11 yea, 0 nay, 0 abstention.

2016 Clinton County Regional Planning Commission budget presented by Executive Director Mr. Taylor Stuckert, discussion followed. Following Executive Director Mr. Taylor Stuckert's presentation of the budget and noted changes from the previous year, Chairman Bruce Beam stated that the executive committee discussed the proposed budget and were generally in favor. Vice Chairman Mr. Van Pratt stated that he would not support the proposed budget as he viewed the salary change and inclusion of health insurance to be a 19% raise. Executive Director Mr. Taylor Stuckert responded by saying that he was informed that the current year compensation was to be reviewed at the end of 2015 and that this was a salary adjustment rather than a raise. The budget was approved by motion by Mr. Mark McKay, seconded by Mr. Donald Spurling and a roll call vote: 10 yea, 1 nay, 0 abstention.

With no further business to conduct, the Commission concluded by motion from Mr. Paul Hunter at approx. 8:45 pm.

Respectfully submitted and approved this _____ day of _____ 2015.

Bruce Beam, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

November 15, 2015

Cherrybend Pheasant Farm, 2326 Cherrybend Road, Wilmington (Wayne Twp.), Ohio

ROLL CALL

Chairman Mr. Bruce Beam called the meeting to order at approximately 6:00 p.m. local time, with Exofficio Members and the following Planning Commissioners present.

Mr. Bruce Beam
Mr. Jon Branstrator
Mr. Don Spurling
Mr. Paul Hunter
Mr. Mark McKay

Mr. John Carman
Mr. Rob Jaehnig
Mr. Dwayne Dearth
Ms. Michelle Morrison
Mr. Rick Walker

Mr. Robert Thobaben

The Commission attained a quorum.

A motion to approve the agenda as presented by Mr. Donald Spurling, seconded by Mr. Mark McKay and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the past meeting were presented and approved by motion from Mr. Paul Hunter, seconded by Mr. Rob Jaehnig and a voice vote: all yea.

FINANCIAL REPORT

A year-to-date financial statement from MUNIS and two bills, one for UC co-op services to Energize Clinton County and 2015 mileage reimbursements to Executive Director Mr. Taylor Stuckert, were presented by Executive Director Mr. Taylor Stuckert. The financial statement and bills were approved by motion from Mr. James Myers, seconded by Mr. John Carman and a roll call vote: 11 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

EXECUTIVE DIRECTOR'S REPORTS

OLD BUSINESS

NEW BUSINESS

The nominating committee of Mr. Donald Spurling and Mr. Rick Walker presented their findings and potential nominations for 2015 Executive Officers. Nominations were opened by motion from Mr. Jim Myers, seconded by Mr. Jon Branstrator and a voice vote: all yea.

Nominations for Chair: Mr. Rick Walker; Vice Chair: Mr. Van Pratt and Ms. Michelle Morrison; Associate Vice Chair: Mr. Van Pratt; Secretary: Mr. Bob Thobaben, Treasurer: Mr. James Myers were presented. A vote via secret ballot was held on the nomination of Vice Chair with the nomination going to Ms. Michelle Morrison by vote of 9-1. Nominations closed and the election of the nominated slate by motion from Mr. Mark McKay, seconded by Mr. Rob Jaehnig and a roll call vote: 11 yea, 0 nay, 0 abstention.

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

December 15, 2015

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Mr. Don Spurling
Mr. Paul Hunter
Mr. Mark McKay

Mr. John Carman
Mr. Rob Jaehnig
Mr. Dwayne Dearth
Ms. Michelle Morrison
Mr. Rick Walker

Mr. Robert Thobaben

The Commission attained a quorum.

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With no further business to conduct, the Commission concluded by motion from Mr. Paul Hunter at approx. 6:50 pm.

Respectfully submitted and approved this _____ day of _____ 2015.

Rick Walker, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director