

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

January 2016

No meeting this month.

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

February 16, 2016

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

ROLL CALL

Chairman Mr. Rick Walker 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. Dean Hawk
Mr. John Carman	Mr. Rob Jaehnig
Mr. Don Spurling	Mr. Van Pratt
Mr. Paul Hunter	Ms. Michelle Morrison
Mr. Mark McKay	Mr. James Myers

The Commission attained a quorum.

A motion to modify the agenda by moving the Executive Director Report following "New Business" for this meeting and future meetings by Mr. James Myers, seconded by Ms. Michelle Morrison and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

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

FINANCIAL REPORT

A year-to-date financial statement from MUNIS and two bills, one for 2016 CCAO Membership Dues (to CCAO) and 2016 email service provided by GoDaddy.com reimbursed 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. Paul Hunter, seconded by Mr. John Carman and a roll call vote: 10 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

OLD BUSINESS

NEW BUSINESS

Replat of Falcon Hill Major Subdivision pursuant to the Clinton County Subdivision Regulations (Application 2016-02) for the combination of 2 lots on Falcon Hill Way in Chester Twp., presented by the applicant Mr. Steven Crisenbery. A general discussion followed on the location of the lots, existing structures on the lots, and existing drainage easements. The replat was approved by motion from Mr. Paul Hunter, seconded by Mr. Rob Jaehnig and a roll call vote: 10 yea, 0 nay, 0 abstention.

EXECUTIVE DIRECTOR'S REPORT

With no further business to conduct, the Commission concluded by motion from Mr. Paul Hunter at approx. 7:50 pm.

Respectfully submitted and approved this _____ day of _____ 2016.

Rick Walker, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

March 15, 2016

Wilmington-Clinton County Chamber, 100 West Main Street, Wilmington, OH

ROLL CALL

Chairman Mr. Rick Walker 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. John Carman
Mr. Don Spurling
Mr. Paul Hunter
Mr. Mark McKay

Mr. Dean Hawk
Mr. Dwayne Dearth
Mr. Jon Branstrator
Ms. Dauna Armstrong
Mr. Ryan Bowman

Mr. James Myers
Mr. Damian Snyder
Mr. Robert Thobaben

The Commission attained a quorum.

A motion to approve the agenda by Mr. James Myers, 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. Donald Spurling 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 and bills were approved by motion from Mr. Dwayne Dearth, seconded by Mr. Paul Hunter and a roll call vote: 13 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

OLD BUSINESS

NEW BUSINESS

Requested Zoning Change from A-3 to C-1 at Parcel #240010213000000 (Application #2016-04) in Richland Twp., presented by Executive Director Mr. Taylor Stuckert and Mr. Bill Peelle, Peelle Law Offices, on behalf of the applicant Melvin Liquid Fertilizer, Inc. and Mr. Paul Harris, a general discussion followed. Mr. Bill Peelle stated that there are currently business uses on the lot being discussed and that the commercial district would match surrounding parcels and nearby uses. Executive Director Mr. Taylor Stuckert, stating that the zoning change would fit existing and future uses to the area and fit with the 2015 Richland Township Future Land Use Map, recommended the approval of the rezoning request as presented. Rezoning recommendation to Rural Zoning Commission approved by motion from Mr. Mark McKay, seconded by Mr. Dwayne Dearth and a roll call vote: 13 yea, 0 nay, 0 abstention.

EXECUTIVE DIRECTOR'S REPORT

With no further business to conduct, the Commission concluded by motion from Mr. Paul Hunter at approx. 7:40 pm.

Respectfully submitted and approved this _____ day of _____ 2016.

Rick Walker, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

April 19, 2016

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

ROLL CALL

Chairman Mr. Rick Walker 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. John Carman
Mr. Bruce Beam
Mr. Paul Hunter
Mr. Mark McKay

Mr. Dean Hawk
Mr. Dwayne Dearth
Mr. John Cohmer
Ms. Michelle Morrison
Mr. Ryan Bowman

Mr. Van Pratt
Mr. Rob Jaehnig

The Commission attained a quorum.

A motion to approve the agenda by Mr. Paul Hunter, 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. Mark McKay, seconded by Mr. Dwayne Dearth and a voice vote: all yea.

FINANCIAL REPORT

A year-to-date financial statement from MUNIS, a bill for ESRI GIS software and mileage reimbursement were presented by Executive Director Mr. Taylor Stuckert. The financial statement and bills were approved by motion from Mr. Dwayne Dearth, seconded by Vice Chair Ms. Michelle Morrison and a roll call vote: 12 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

OLD BUSINESS

NEW BUSINESS

Variance Request pursuant to the Clinton County Access Management Regulations (Application 2016-06) for the allowance of a driveway within 200' feet of a neighboring driveway along SR72 North in Richland Township, presented by Connie Cady—property owner. Ms. Cady stated that she wished to subdivide the back acreage, but could not meet the access management regulations to subdivide. Executive Director Mr. Taylor Stuckert presented on the conditions of the application—that in order to be 600' from the intersection at US22/3, the applicant would be too close to the neighboring drive, but if the existing driveway to the stone cottage at the intersection were removed, and the new driveway was strictly a farm drive placed 600' from the intersection, then the safety on SR72 would be improved. A discussion followed on the issues surrounding the variance in question. The applicant, Ms. Cady, further stated that the cottage is not a residence and is not allowed to be according to the deed on the property. The variance, contingent on the existing driveway to the cottage (at the intersection) was closed, and that the new drive was strictly a farm drive was approved by motion from Associate Vice Chair Mr. Van Pratt, seconded by Mr. Mark McKay and a roll call vote: 12 yea, 0 nay, 0 abstention.

A resolution, 2016-01 to provide administrative support to a, to-be-established Land Reutilization Corporation or "Land Bank" was presented by Executive Director Mr. Taylor Stuckert. Discussion followed on the land bank and what the scope of administration would be. Executive Director Mr. Taylor Stuckert stated that this resolution was a general commitment

that the commission would be in favor of providing administrative support for the land bank, but that further details of what the agreement would entail and the compensation for the administrative work would be worked out at a later date. The resolution was approved by motion from Mr. Rob Jaehnig, seconded by Mr. Paul Hunter and a roll call vote: 12 yea, 0 nay, 0 abstention.

EXECUTIVE DIRECTOR'S REPORT

With no further business to conduct, the Commission concluded by motion from Mr. John Carman at approx. 7:55 pm.

Respectfully submitted and approved this _____ day of _____ 2016.

Rick Walker, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

April 28, 2016

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

ROLL CALL

Chairman Mr. Rick Walker called the meeting to order at approximately 6:30 p.m. local time, with the following Planning Commission Executive Committee members present.

Mr. Rick Walker
Ms. Michelle Morrison
Mr. Van Pratt
Mr. Robert Thobaben

The Commission attained a quorum.

A motion to approve the agenda by Associate Vice Chair Mr. Van Pratt, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the past meeting will be approved at the next monthly RPC meeting.

NEW BUSINESS

Request to pay invoice of \$99 to the Secretary of State's office presented by Executive Director Mr. Taylor Stuckert. This fee covers the cost of filing the Articles of Incorporation for the Clinton County Land Reutilization Corporation, authorized by the Clinton County Commissioners (County Resolution #16-406). A discussion followed on the next steps following the filing. Payment of the invoice was approved by motion from Vice Chair Ms. Michelle Morrison, seconded by Associate Vice Chair Mr. Van Pratt and a roll call vote: 4 yea, 0 nay, 0 abstention.

With no further business to conduct, the Executive Committee of the Commission concluded by motion from Mr. Bob Thobaben at approx. 6:33 pm.

Respectfully submitted and approved this _____ day of _____ 2016.

Rick Walker, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

May 17, 2016

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

ROLL CALL

Chairman Mr. Rick Walker 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. John Carman
Mr. Bruce Beam
Mr. Paul Hunter
Mr. Mark McKay

Mr. Dean Hawk
Mr. Dwayne Dearth
Mr. John Cohmer
Mr. James Myers
Mr. Ryan Bowman

Mr. Van Pratt
Mr. Kerry Steed
Mr. Robert Thobaben
Mr. Jon Branstrator

The Commission attained a quorum.

A motion to approve the agenda by Mr. Dwayne Dearth, seconded by Mr. Paul Hunter 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, and two invoices for UC Co-Op students Stephen Crouch and Sean Fitzgerald were presented by Executive Director Mr. Taylor Stuckert. The financial statement and bills were approved by motion from Mr. Paul Hunter, seconded by Chairman Mr. Rick Walker and a roll call vote: 14 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

OLD BUSINESS

Minutes from the April 28, 2016 Executive Committee meeting were approved by motion from Mr. Mark McKay, seconded by Mr. Paul Hunter and a voice vote: all yea.

NEW BUSINESS

Variance Request pursuant to the Clinton County Access Management Regulations (Application 2016-12) for the allowance of a driveway within 150' feet of a neighboring driveway along Fayetteville Road in Marion Township, presented by Bob Prewitt, property owner, William Kaufman, attorney for Mr. Prewitt, and Andrew George, attorney for Ronald Davis. Mr. Kaufman stated that his client, Mr. Prewitt, had a lot surveyed for a land contract for the property using the existing driveway. Mr. Kaufman stated that the previous attorney did not file the land contract and the survey and that the regulations have since changed making the proposed lot (for the land contract) no longer in compliance with zoning and access management regulations. Mr. Kaufman continued that the proposed lot split and subsequent variance from access management regulations are the result of trying to resolve the issue with the unfiled land contract with Ronald Davis.

Executive Director Mr. Taylor Stuckert presented on the conditions of the application and concerns about issuing a variance that are shared by the Clinton County Engineer's Office. Namely, that the applicant should identify that there is no way to remedy the situation without a variance (Access Management, Section 4.02— "all feasible access options except granting a variance have been considered). Mr. Stuckert restated what was also shared in the Engineer's letter that the current location of the driveway does not present any safety concerns, and that the lot split would not change any

of the physical conditions of the existing site. A discussion followed on the issues surrounding the variance in question, the use of the property and the conditions and access of the existing driveway. The applicant, Mr. Prewitt and attorney Mr. George further stated that there are no other options to consider. Further discussion from members considered the uniqueness of the application in that no physical changes were being made and that the survey was completed prior to the regulations. Other members felt that the new lot would not conform to the intention of the zoning resolution and that there are alternatives to be considered. The variance was approved by motion from Mr. Mark McKay, seconded by Mr. James Myers and a roll call vote: 9 yea, 5 nay, 0 abstention.

EXECUTIVE DIRECTOR'S REPORT

With no further business to conduct, the Commission concluded by motion from Mr. Paul Hunter at approx. 8:10 pm.

Respectfully submitted and approved this _____ day of _____ 2016.

Rick Walker, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

June 21, 2016

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

ROLL CALL

Chairman Mr. Rick Walker 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. John Carman
Mr. Kerry Steed
Mr. Paul Hunter
Mr. Mark McKay

Mr. Dean Hawk
Mr. Dwayne Dearth
Mr. John Cohmer
Mr. Jon Branstrator
Ms. Michelle Morrison

Mr. Donald Spurling

The Commission attained a quorum.

A motion to approve the agenda by Mr. Dwayne Dearth, 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. John Carman 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. Mark McKay, seconded by Chairman Ms. Michelle Morrison and a roll call vote: 11 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

OLD BUSINESS

NEW BUSINESS

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application #2016-14) for the construction of a new equestrian arena located at Roberts Arenas, on SR 730 in Adams Township, presented by Mr. Mike McCarty, McCarty and Associates, on behalf of the applicant Ralph L. and Mary D. Roberts. Mr. McCarty stated that the new arena will be host to horse shows and other events, and is an expansion on the existing development. A general discussion followed on the nature of the proposed expansion and the ability to accommodate additional parking demand. Mr. McCarty stated that the applicant has acquired adjacent lots that will be suitable and capable for handling increases in parking. Executive Director Mr. Taylor Stuckert noted that the Clinton County Engineer's office had completed and approved the storm water review for the project, and that the design of the proposed expansion satisfies the intent of the site plan review, but that there are some remaining items needing resolved and should be contingent upon the board's decision.

Executive Director Mr. Taylor Stuckert recommended approving the site plan as presented contingent upon the following items: 1) the structure needs to be located on a single parcel and any parcel reconfiguration should be finalized prior to permitting; 2) an evaluation of whether a Traffic Impact Study (TIS) is necessary or a Turn Lane Warrant Analysis for a right and a left turn lane on 730 needs completed by the applicant and presented to ODOT; 3) The appropriate analysis (TIS or Turn-lane) needs to be submitted and approved by ODOT; 4) agreement to accept a site plan review of proposed

parking facilities following development of current site plan by the applicant; and 5) information requested by the OEPA needs to be satisfied.

The site plan was approved contingent upon satisfaction and administrative approval of the recommended contingencies from the Executive Director by motion from Mr. Mark McKay, seconded by Mr. Donald Spurling and a roll call vote: 11 yea, 0 nay, 0 abstention.

Site Plan Review pursuant to the Clinton County Zoning Resolution (Application #2016-15) for the construction of the headquarters expansion located at R+L Carriers, on Gillam Road in Liberty Township, presented by Mr. Pete Battaglia, Mr. Tom Boardman, and Mr. Paul Goodhue, LJB Inc., on behalf of the applicant RLR Investments, LLC. Mr. Battaglia stated that the new addition to the headquarters will allow for the consolidation of nearby offices and the employees located at those offices. A general discussion followed on the nature of the proposed expansion. Executive Director Mr. Taylor Stuckert noted that, similar to the arena project, the Clinton County Engineer's office had completed and approved the storm water review for the project, and the that design of the site plan satisfies the intent of the site plan review, but that there are some remaining items needing resolved and should be contingent upon the board's decision.

Executive Director Mr. Taylor Stuckert recommended approving the site plan as presented contingent upon the following items: 1) approval by Liberty Township Trustees for installation of a new 42"x27" culvert across Gillam Road and approval of trenching methods used (open cut vs. jack and bore); 2) Proposed new driveway needs to meet access management regulations or have an approved variance from the CCRPC; 3) an evaluation of whether a Traffic Impact Study (TIS) is necessary or a Turn Lane Warrant Analysis for a right and a left turn lane on 68 and Gillam Road needs completed by the applicant and presented to ODOT; 4) The appropriate analysis (TIS or Turn-lane) needs to be submitted and approved by ODOT; and 5) information requested by the OEPA needs to be satisfied.

The site plan was approved contingent upon satisfaction and administrative approval of the recommended contingencies from the Executive Director by motion from Mr. John Carman, seconded by Mr. Dwayne Dearth and a roll call vote: 11 yea, 0 nay, 0 abstention.

EXECUTIVE DIRECTOR'S REPORT

With no further business to conduct, the Commission concluded by motion from Mr. Paul Hunter at approx. 8:10 pm.

Respectfully submitted and approved this _____ day of _____ 2016.

Rick Walker, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

July 19, 2016

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

ROLL CALL

Chairman Mr. Rick Walker 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. Dean Hawk	Mr. Donald Spurling
Mr. John Carman	Mr. Dwayne Dearth	Mr. James Myers
Ms. Dauna Armstrong	Mr. John Cohmer	Mr. Robert Thobaben
Mr. Paul Hunter	Mr. Jon Branstrator	
Mr. Rob Jaehnig	Ms. Michelle Morrison	

The Commission attained a quorum.

A motion to approve the agenda by Mr. Donald Spurling, 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. Dean Hawk, seconded by Mr. John Cohmer and a voice vote: all yea.

FINANCIAL REPORT

A year-to-date financial statement, year-to-date budget from MUNIS, and a request to amend the 2016 budget to include up to \$16,000 in data equipment for the purchase of a plotter/scanner, along with a pledge of \$5,000 from the City of Wilmington towards shared use of the equipment were presented by Executive Director Mr. Taylor Stuckert. The financial statement and budget amendment were approved by motion from Mr. John Cohmer, seconded by Mr. Jon Branstrator and a roll call vote: 13 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

OLD BUSINESS

NEW BUSINESS

Variance Request pursuant to the Clinton County Access Management Regulations (Application 2016-19) for the allowance of a driveway spaced 360' feet from the next drive on Gillam Road in Liberty Township presented by Mr. Tom Boardman and Mr. Paul Goodhue of LJB, Inc. on behalf of applicant R+L Carriers. The presenters from LJB, Inc. noted that the application for the variance is the one remaining item for RPC approval as a condition of the previously approved site plan (2016-15), and that they are making their request to reduce the spacing as the drive serves the same site, R+L is the only user of the road and own all of the surrounding parcels, and that there will never be any allowable development across the road, thus eliminating any potential conflicting uses. Executive Director Mr. Taylor Stuckert added that the Clinton County Engineer's office does not see any potential safety issues caused by this variance, but would recommend limiting the drive to a medium volume classification until a traffic impact study were complete—should the applicant wish to increase to a high volume drive. There was discussion from the board on the nature of traffic and the classification as a "major collector" on Gillam Road and the fact that the road is a dead end road.

Executive Director Mr. Taylor Stuckert recommended approving the variance with the stipulation that the drive be limited to medium volume, and that if the applicant wishes to increase to a high volume drive in the future, that a full traffic impact study be completed.

The variance was approved with the recommendations from the Executive Director of the medium volume drive and future traffic impact study for a high volume drive by motion from Mr. Donald Spurling, seconded by Mr. John Cohmer and a roll call vote: 13 yea, 0 nay, 0 abstention.

EXECUTIVE DIRECTOR'S REPORT

With no further business to conduct, the Commission concluded by motion from Mr. Paul Hunter at approx. 8:20 pm.

Respectfully submitted and approved this _____ day of _____ 2016.

Rick Walker, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

August 16, 2016

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

ROLL CALL

Chairman Mr. Rick Walker called the meeting to order at approximately 6:00 p.m. local time, with the following Planning Commission Executive Committee members present.

Mr. Rick Walker
Ms. Michelle Morrison
Mr. Van Pratt
Mr. James Myers

The Commission attained a quorum.

A motion to approve the agenda by Treasurer Mr. James Myers, seconded by Associate Vice Chair Mr. Van Pratt and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

Minutes of the past meeting will be approved at the next monthly RPC meeting.

NEW BUSINESS

Request to pay invoices for the following purchase orders: 20161799; 20161873; 20161850; 20161800; 20161854. A discussion followed on the nature of the invoices. Payment of the invoices were approved by motion from Vice Chair Ms. Michelle Morrison, seconded by Treasurer Mr. James Myers and a roll call vote: 4 yea, 0 nay, 0 abstention.

With no further business to conduct, the Executive Committee of the Commission concluded by motion from Associate Vice Chairman Mr. Van Pratt at approx. 6:12 pm.

Respectfully submitted and approved this _____ day of _____ 2016.

Rick Walker, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

September 20, 2016

Community Room, Wilmington Municipal Building, 69 N. South Street, Wilmington, 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. Bruce Beam	Mr. Dean Hawk	Mr. Donald Spurling
Mr. John Carman	Mr. Dwayne Dearth	Mr. James Myers
Ms. Dauna Armstrong	Mr. Matt Purkey	Mr. Robert Thobaben
Mr. Paul Hunter	Mr. Jon Branstrator	
Ms. Ruth Brindle	Mr. Van Pratt	

The Commission attained a quorum.

A motion to approve the agenda 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. Donald Spurling, seconded by Mr. James Myers and a voice vote: all yea.

FINANCIAL REPORT

A year-to-date financial statement, year-to-date budget from MUNIS, and one bill for mileage reimbursement were presented by Executive Director Mr. Taylor Stuckert. The financial statement and bill were approved by motion from Mr. Dwayne Dearth, seconded by Chairman Mr. Van Pratt and a roll call vote: 13 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

OLD BUSINESS

NEW BUSINESS

Replat of Holiday Hills Major Subdivision pursuant to the Clinton County Subdivision Regulations (Application 2016-23) for the combination of 2 lots on Holiday Lane in Vernon Twp., presented by the applicant Mr. Ken Boone. A general discussion followed on the location of the lots, existing structures on the lots, and existing easements. The replat was approved by motion from Mr. Dwayne Dearth, seconded by Chairman Mr. Van Pratt and a roll call vote: 13 yea, 0 nay, 0 abstention.

2017 Clinton County Regional Planning Commission budget presented by Executive Director Mr. Taylor Stuckert, discussion followed. Executive Director Mr. Taylor Stuckert presented changes to the budget and noted that there would be a 3% overall reduction in the budget from the previous year. In addition, Executive Director Mr. Taylor Stuckert stated that there is an expected \$55,000 carry-over this year, and that there would not be an audit this year, but will likely be a full audit in 2018. The budget was approved by motion by Treasurer Mr. James Myers, seconded by Mr. Donald Spurling and a roll call vote: 13 yea, 0 nay, 0 abstention.

2017 Officer Nomination Committee presented by Executive Director Mr. Taylor Stuckert, discussion followed. Secretary Mr. Robert Thobaben volunteer to serve on the committee. Chairman Mr. Rick Walker and Secretary Mr. Robert

Thobaben were selected to lead the nominating committee approved by motion made by Mr. Dwayne Dearth, seconded by Mr. Jon Branstrator and a voice vote: all yea.

EXECUTIVE DIRECTOR'S REPORT

With no further business to conduct, the Commission concluded by motion from Mr. Paul Hunter at approx. 8:10 pm.

Respectfully submitted and approved this _____ day of _____ 2016.

Rick Walker, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

October 2016

No meeting this month.

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

November 15, 2016

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

ROLL CALL

Chairman Mr. Rick Walker 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. Dean Hawk	Mr. Donald Spurling
Mr. John Carman	Mr. Dwayne Dearth	Mr. James Myers
Ms. Dauna Armstrong	Mr. Matt Purkey	Mr. Robert Thobaben
Mr. Paul Hunter	Mr. Jon Branstrator	Mr. Ryan Bowman
Ms. Ruth Brindle	Mr. Van Pratt	Ms. Michelle Morrison

The Commission attained a quorum.

A motion to approve the agenda by Mr. Dwayne Dearth, seconded by Mr. Van Pratt and a voice vote: all yea.

MINUTES FROM THE PREVIOUS MEETING

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

FINANCIAL REPORT

A year-to-date financial statement, year-to-date budget from MUNIS, and seven invoices for mileage reimbursement, three conference registrations, state audit, BZA workshop contractor, and land bank contract work were presented by Executive Director Mr. Taylor Stuckert. The financial statement and bills were approved by motion from Mr. Dwayne Dearth, seconded by Mr. Donald Spurling and a roll call vote: 15 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

OLD BUSINESS

NEW BUSINESS

2017 Clinton County Regional Planning Commission work plan presented by Executive Director Mr. Taylor Stuckert, discussion followed. Executive Director Mr. Taylor Stuckert presented the work plan for the upcoming year and discussed new projects presented. The work plan was approved by motion by Ms. Dauna Armstrong, seconded by Mr. Dwayne Dearth and a roll call vote: 15 yea, 0 nay, 0 abstention.

2017 Officer Nomination Committee of Mr. Rick Walker and Mr. Bob Thobaben presented by their findings, discussion followed. Secretary Mr. Robert Thobaben reported that all existing executive committee members were interested in maintaining their positions and that two additional individuals also express interest. Chairman Mr. Rick Walker heard the following nominations:

Treasurer:
Jim Myers (nominated by John Carman)
Dwayne Dearth (nominated by Don Spurling)
Jim Myers rescinded his nomination.

Secretary:
Bob Thobaben (nominated by Dwayne Dearth)

Associate Vice Chair:
Van Pratt (nominated by Don Spurling)

Vice Chair:
Michelle Morrison (nominated by Rick Walker)

Chair:
Rick Walker (nominated by Jon Branstrator)

Nominations were closed by motion made by Chairman Mr. Rick Walker, seconded by Secretary Mr. Robert Thobaben and a voice vote: all yea.

The following nominees were approved by motion from Treasurer Mr. Jim Myers, seconded by Mr. Don Spurling and a voice vote: all yea.

Chair: Rick Walker
Vice Chair: Michelle Morrison
Associate Vice Chair: Van Pratt
Secretary: Robert Thobaben
Treasurer: Dwayne Dearth

EXECUTIVE DIRECTOR'S REPORT

With no further business to conduct, the Commission concluded by motion from Mr. Robert Thobaben at approx. 7:49 pm.

Respectfully submitted and approved this _____ day of _____ 2016.

Rick Walker, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director

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

December 14, 2016

Cherrybend Pheasant Farm, 2326 Cherrybend Road, Wilmington, OH

ROLL CALL

Chairman Mr. Rick Walker 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. John Carman

Ms. Dauna Armstrong

Mr. Paul Hunter

Ms. Ruth Brindle

Mr. Dean Hawk

Mr. Kerry Steed

Mr. Jon Branstrator

Mr. Rick Walker

Ms. Michelle Morrison

Mr. James Myers

Mr. Robert Thobaben

Mr. Ryan Bowman

The Commission attained a quorum.

A motion to approve the agenda by Mr. James Myers, seconded by Mr. Bruce Beam 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. Duana Armstrong and a voice vote: all yea.

FINANCIAL REPORT

A year-to-date financial statement, year-to-date budget from MUNIS, and five invoices: mileage reimbursement, APA dues, state audit, and land bank contract work were presented by Executive Director Mr. Taylor Stuckert. The financial statement and bills were approved by motion from Mr. Dean Hawk, seconded by Mr. Bruce Beam and a roll call vote: 13 yea, 0 nay, 0 abstention.

CHAIR'S REPORT

OLD BUSINESS

NEW BUSINESS

EXECUTIVE DIRECTOR'S REPORT

With no further business to conduct, the Commission concluded by motion from Mr. Paul Hunter at approx. 6:44 pm.

Respectfully submitted and approved this _____ day of _____ 2017.

Rick Walker, Chairman

Robert Thobaben, Secretary

Taylor Stuckert, AICP Executive Director