

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

January 15, 2008

Clarksville Village Hall
205 West Main Street
Clarksville, Ohio

ROLL CALL

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

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

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

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

The Commission attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

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

AGENDA

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

FINANCIAL REPORT

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

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

Executive Director Mr. Christian Schock noted that the Commission has received feedback from the County Prosecutors' Office regarding the use of the in-lieu-of contribution monies approved in the granting of a variance by request of RG Properties at the June 2007 regular meeting. The County Prosecutor's Office has noted that the allocation and use and in-lieu-of contributions must be done a case by case basis. The Commission shall review the appropriate amount of and destination or use thereof of monies received by the Commission as in-lieu-of contributions on a case by case basis and shall present the logic and rationale for the basis of those decisions, approved by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Mark McKay and a voice vote: all yea.

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

- Mr. James Bashore questions on the impacts of the facility.
 - Mr. Steve Fricke responds.
- Vice Chairman Mr. Donald Spurling questions on the site and improvements proposed.
 - Mr. Steve Fricke responds.
- Mr. James Bashore questions on landscaping and improvements.
 - Mr. Steve Fricke responds.
- Mr. Michael Curry questions on grinding and processing at the site.
 - Mr. Steve Fricke responds.

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- Mr. Wayne West questions on the setbacks and if the neighbor has been consulted
 - Mr. Steve Fricke responds.
 - Executive Director Mr. Christian Schock responds.
- Mr. James Bashore questions on the continued use of the site
 - Mr. Steve Fricke responds.

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

NEW BUSINESS

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

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

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

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

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

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

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

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

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

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben, seconded by Mr. Michael Curry and a voice vote: all yea, at approximately 8:40 p.m.

Respectfully submitted and approved this _____ day of _____ 2008.

David Blandford, Chairperson

Robert Thobaben, Secretary

Christian Schock, AICP Executive Director

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

February 19, 2008

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

ROLL CALL

Executive Director Mr. Christian Schock noting Chairman Mr. David Blandford's absence this evening called the meeting to order at approximately 7:10 p.m. local time with the following Planning Commissioners present, in addition to ExOfficio Commission Members and public guests.

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

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

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

The Commission clearly attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

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

AGENDA

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

FINANCIAL REPORT

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

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

NEW BUSINESS

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

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

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

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

- Executive Director Mr. Christian Schock thanked McCarty Assoc. for the plans, but noted that they lacked a landscaping plan and any proposed improvements.
- Mr. Jack Fricke questions on if this plan set presented any changes from the Preliminary approval.
 - Executive Director Mr. Christian Schock responds.

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- Vice Chairman Mr. Donald Spurling questions on drainage and easements.
 - Mr. Ryan Jeter responds.
- Secretary Mr. Robert Thobaben thanks McCarty Assoc. for a professional submission.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Mr. Joe Bailey returns to the meeting)

With no further business to conduct, the Commission concluded by motion from Secretary Mr. Robert Thobaben, seconded by Mr. James Bashore and a voice vote: all yea, at approximately 8:15 p.m.

Respectfully submitted and approved this _____ day of _____ 2008.

Donald Spurling, Vice Chairperson

Robert Thobaben, Secretary

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

March 18, 2008

New Vienna Elementary School
301 East Church Street
New Vienna, Ohio

ROLL CALL

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

Mr. Joe Bailey
Mr. Mark McKay
Mr. Bruce Beam
Mr. Tony Butcher
Ms. Beth Hadley

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

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

The Commission clearly attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

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

AGENDA

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

FINANCIAL REPORT

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

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

NEW BUSINESS

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

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

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

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(Mr. Joe Bailey excuses himself from the meeting due to interests in the discussion)
Petition for Zoning Change B-1 to B-2 at 121 Irvin Road in Marion Twp., presented by Mr. Randall Christen, applicant.

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

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

(Mr. Joe Bailey returns to the meeting)

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

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

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

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

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

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

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

Respectfully submitted and approved this _____ day of _____ 2008.

David Blandford, Chairperson

Robert Thobaben, Secretary

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

April 15, 2008

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

ROLL CALL

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

Mr. Mark McKay
Mr. David Blandford
Mr. Bruce Beam
Mr. Tony Butcher
Ms. Beth Hadley

Mr. Donald Spurling
Mr. Michael Curry
Ms. Rhonda Crum
Mr. James Myers
Mr. Mark Stokes

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

The Commission clearly attained a quorum.

MINUTES FROM THE PREVIOUS MEETING

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

AGENDA

The agenda, with amendments, was approved by motion from Mr. Brian Bourgraf, seconded by Vice Chairman Mr. Donald Spurling and a voice vote: all yea.

FINANCIAL REPORT

The financial statements from the Office of the Clinton County Auditor, bills to paid, travel authorization form was presented, and then later in the meeting approved by motion from Treasurer Mr. James Myers, seconded by Mr. Brian Bourgraf and a voice vote: 13 yea, 0 nay, 0 abstention.

EXECUTIVE DIRECTORS REPORT

OLD BUSINESS

NEW BUSINESS

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

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

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

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

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

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

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

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

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

Respectfully submitted and approved this _____ day of _____ 2008.

David Blandford, Chairperson

Robert Thobaben, Secretary

Christian Schock, AICP Executive Director