

**COSHOCTON COUNTY  
REGIONAL PLANNING COMMISSION MEETING**

Monday, January 22, 2024

7:00 PM

**CALL TO ORDER**

President Don Wells called the meeting to order. The attendance sheet is included with these minutes. A review of the attendance sheet showed 14 members present. The CCRPC membership is 27 members. Therefore, a quorum was present so this was an official meeting. This is the first scheduled meeting full board meeting for 2024.

**PLEDGE OF ALLEGIANCE**

Don led the Pledge of Allegiance.

**PUBLIC COMMENT**

None

**MINUTES – FULL BOARD**

Don presented the minutes of the last full board meeting dated January 17, 2023. Larry Boal moved and Jim Schumaker seconded that the minutes be approved. Motion carried. The minutes will be posted on the CCRPC Website.

Don the presented the minutes of the last Executive Committee meeting dated November 27, 2023. Fred Wachtel moved and Larry seconded that the minutes be approved. Motion carried. The minutes will be posted on the CCRPC Website.

**FINANCIAL REPORT**

The financial report through December 31 was presented. Dale Smith moved and Dane Shryock seconded that the report be accepted. Motion carried.

**OLD BUSINESS**

**REVIEW OF CCRPC ACTIVITY IN 2023**

A summary of CCRPC activity through the end of December was presented to the Board. A copy is attached.

**MEMBERSHIP UPDATE**

A list of the 2024 paid memberships was presented, as well as the final 2023 membership roster. Several of the normal memberships are still outstanding awaiting their January meetings to approve the dues payment.

**ELECTION OF OFFICERS**

The CCRPC election of officers was conducted. President - Don Wells was nominated. There were no other nominations from the floor. All present cast their vote for Don. Vice President – Larry Boal was nominated. There were no other nominations from the floor. All present cast their vote for Larry.

The Executive Committee consists of the President, the Vice President, the County Engineer, and one County Commissioner as well as elected members from the membership. Commissioner Dane Shryock agreed to be Commissioners' representative. Nominated and elected to serve on the Executive Committee are: Zach Fanning, Denny Balo, Jesse Fischer, Chuck Hathaway, and Brandy Burchett.

#### MOU FOR EXECUTIVE DIRECTOR SERVICES

The County Engineer's Office is willing to continue providing Executive Director services for the CCRPC for the period of May 1, 2024 through April 30, 2025. The terms of the agreement would be the same as being used now. Jesse moved, and Brandy seconded a motion to enter into the agreement as presented. Motion carried. A copy of the signed MOU is included with these minutes.

#### STANDARD POWER WASTEWATER TREATMENT LAGOONS

There has been no contact from the owners nor OEPA with regard to a closure plan for the reclamation of these facilities. Fred will reach out to Aaron Pennington, OEPA, for an update.

#### CONESVILLE INDUSTRIAL PARK UPDATE

Demolition and reclamation work continue at the Conesville Power Plant.

The owners have hired an engineering firm to begin the planning process for the infrastructure needed to support the proposed industrial park. Access roads to both SR 16 and SR 83 are being evaluated so that funding can be pursued for the construction. In addition, they are working with the City of Coshocton to develop conceptual plans for public water and sewer service.

The Franklin Township Trustees and the Village of Conesville are partnering with the owner to develop approximately 14 acres as a community park along CR 273 and the Muskingum River

The CCRPC has also been contacted by developer who recently purchased 20 acres at the southeast corner of SR 16 and Franklin TR 287.

### **NEW BUSINESS**

#### Denise Smith Variance Requests

We have been working with Denise Smith for the last several months to guide her through a potential split of existing 1.8 acres so she can build a new home and sell her existing one. After many discussions with her about the shortcomings of her idea, she decided to request two variances, one for creating new undersized parcels and the other to allow her to split property off an existing easement. She was directed to contact the County Health District to find out what they would need to have to evaluate the viability of the new lots to support on site water and septic systems.

She did not submit any information to the Health District so when the CCRPC Executive Committee met to consider her variances, her request was denied. Subsequent to that denial, she hired a septic design consultant to propose a workable solution. The information was reviewed by the Health District. They concurred with designer that the site, as reconfigured, could work.

The CCRPC decided to deal with the two variances separately. Therefore, Fred moved and Andrew Tumblin seconded that the **undersized lot variance** be approved. After some discussion a roll call was taken. Results of the vote: Dane Shryock -Yes; Gary Fischer – Yes; Rick Conkle – Yes; Fred Wachtel – Yes; Zach Fanning – Yes; Brandy Burchett – Yes; Larry Boal – Yes; Chuck Hathaway – Yes; Jesse Fischer – Yes; Andrew Tumblin – Yes; Dale Smith –

Yes; Jim Schumaker – Yes; Rodney Martin – Yes; Don Wells – Yes. **Therefore, the undersized lots variance granted.**

Dane Shryock moved and Brandy Burchett seconded that the variance **to split property off an existing easement** be approved. Discussion followed. Concerns with this variance included: how is drive maintained now?; will the neighbors using the drive be receptive to another user?; and, is this going to create future problems for the CCRPC when someone else might want to split off an easement? President Wells called for a role call vote. Results of the vote: Dane Shryock -Yes; Gary Fischer – Yes; Rick Conkle – Yes; Fred Wachtel – No; Zach Fanning – Yes; Brandy Burchett – Yes; Larry Boal – No; Chuck Hathaway – No; Jesse Fischer – Yes; Andrew Tumblin – No; Dale Smith – Yes; Jim Schumaker – Yes; Rodney Martin – Yes; Don Wells – No. **The vote tally was Yes – 9, No – 5, therefore the split property off an existing variance was granted.**

### **OTHER BUSINESS**

Larry gave a report on the H2O Chloride Reduction Grant Program. This is a competitive grant program that provides up to \$75,000 to local governments to purchase equipment that would help reduce environmental concerns with snow and ice control equipment and materials. The applications are due by January 31, 2024.

Dane reported that the Graham Farm on SR 16 is on the market for potential development. Another indicator of the anticipated impact of the Intel project in Licking County.

The group also had brief discussion about zoning.

President Don appointed a committee to propose an amendment to the By-Laws to change the definition of quorum for the CCRPC. The committee will present the proposed amendment at the next Board meeting.

### **NEXT BOARD MEETING**

The next Board meeting is scheduled for **Tuesday, February 20, 2024 at 7:00 p.m.** in the Frontier Power Community Room, **if needed**. Board members will be sent a reminder the week of February 12<sup>th</sup>.

### **ADJOURN**

Having no other business President Wells adjourned the meeting at 8:25 p.m.

Minutes prepared by Fred Wachtel.

Minutes approved at CCRPC Meeting held on November 18, 2024