

CCRPC Executive Committee
Monday, March 10, 2025
Commissioners' Conference Room

Don Wells called the meeting to order at 3:30 PM on Monday, March 10, 2025. The Sign-In Sheet is attached. It was determined that a quorum was present.

Minutes

The minutes of the February 10, 2025 Executive Committee were presented for approval. Alan Donaker moved and Dane Shryock seconded the motion to approve the minutes. Motion carried. The approved minutes will be posted to the Regional Planning webpage.

Old Business

CCRPC Staffing post Fred – The current MOU with the County Engineers Office expires April 30, 2025. Fred Wachtel will be retiring June 30, 2025. This meeting is a continuation of the discussion begun at the February meeting. Alternative options need to be explored and a plan put in place before the end of April, 2025. The Executive Committee was charged with developing some viable options for the CCRPC to consider. A copy of the current MOU is attached.

In attendance at the Monday meeting, in addition to the noted members of the Executive Committee, were Josh Kempf, Deputy County Engineer, and Chrispen Schlegel, Assistant County Engineer.

Fred and Josh Kempf, Deputy County Engineer, presented a draft of a new MOU for the group to consider. The proposed MOU is attached.

The proposed MOU is still the 'One Stop Shop' service with the changes noted below:

- The CCRPC Office will be relocated to the Courthouse Annex.
- The CCRPC Office will be staffed Monday through Friday from 8:00 a.m. to 4:00 p.m.
- Staffing for the CCRPC Office will be provided by an employee hired by the CCEO who will be an employee of the CCEO. Funding for this employee will be provided by the CCRPC and the County Commissioners.
- Per the MOU the CCEO will provide floodplain administrator services for the County Commissioners, the City of Coshocton, and the Village of West Lafayette.

A few questions were posed and Josh and Fred responded with clarifications.

The group agreed that the proposed changes are acceptable. However, the funding component will be the challenge. Speaking from the County Commissioners perspective, Dane shared that if the CCRPC operation would cease because of lack of staffing, the Commissioners would be required to provide the services of the CCRPC with their personnel, or hire a new person to do the work for them. At present the Commissioners provide \$12,000 annually to help fund the CCRPC. In addition, average yearly CCRPC split fees collected are \$18,000. The funding shortfall to pay for a new employee is \$30,000+. The current CCRPC split fee is \$50 per new lot. This fee has been in place since 2008. The current Health Department split fee is also \$50. The CCRPC collects both fees so the applicant only has to write one check. The committee decided that the best way to fund an employee would be to raise the split fees so that the people standing to gain from the real estate transaction bear the cost of the service rather than all of the citizens

of Coshocton County. It was finally agreed that the CCRPC split fee should be raise to \$200 per lot.

Two motions were brought before the Committee. The first motion, moved by Dennis Balo and seconded by Chuck Hathaway, was to approve the proposed MOU with the provision that adequate funding can be secured to fund the proposal. The motion passed unanimously. The second motion, moved by Max Crown and seconded by Chuck Hathaway, was to increase the CCRPC split fee to \$200 per lot. The motion also passed unanimously.

It was agreed to bring this to the April 21 CCRPC Board Meeting for their review and concurrence.

New Business

Sue Ann Miller Variance Request – Exemption from Needing a Private Road Subdivision

Sue Ann Miller owns the property at 913 West Chestnut Street, Coshocton which has no public road frontage. The parcel contains a home that was built in 1935 and has always been accessed from West Chestnut Street (SR 541). Access to the property by easement was granted and memorialized in Official Record 66, Page 465. Sue Ann Miller owns adjoining property which is accessed from a different easement / unofficial private road.

The OR 66, Page 465 easement is not wide enough to accommodate a private road.

It is the recommendation of the Director of CCRPC that this variance be granted. Nothing will change with regard to how 913 West Chestnut Street will be accessed. Dane Shryock moved and Chuck Hathaway seconded that the variance be approved. After a few questions were answered a vote was called with the following results: Dane Shryock – Yes; Steve Hall – Yes; Chuck Hathaway – Yes; Dennis Balo – Yes; Donald Wells – Yes; Alan Donaker – Abstain, represents the applicant; Fred Wachtel -Yes. Motion to approve the variance passed.

Other Business

Alan Donaker brought up the issue that perhaps Coshocton County would be better served having a County Planning Commission instead of a Regional Planning Commission. Several of our surrounding counties are structures that way. The Committee agreed this matter warrants further consideration.

Next Meeting

The next Executive Committee Meeting will be called when needed.

Having no other business to discuss, Don adjourned the meeting at 4:40 p.m.

Minutes prepared by Fred Wachtel. The minutes will be presented for approved at the next CCRPC meeting.

minutes approved at the April 21, 2025 Board Meeting.
Fred Wachtel