

**COSHOCTON COUNTY
REGIONAL PLANNING COMMISSION
MONDAY, JULY 20, 2026~ 7:00 P.M.**

County Engineer's Meeting Room

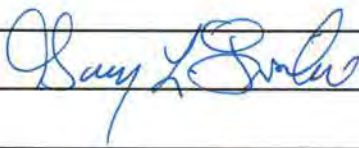
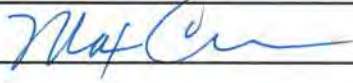
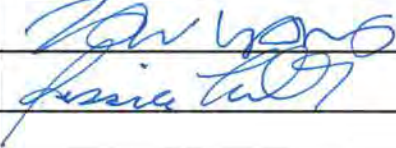
AGENDA

- 1) **Call to Order RPC 7:00**
- 2) **Pledge of Allegiance**
- 3) **Public Comment**
- 4) **Minutes – Full Board 5-18-2026 (attached)**

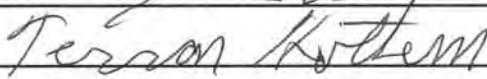
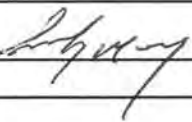
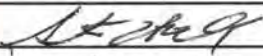
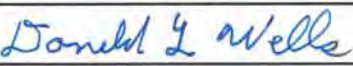
Alan Donaker – Motion to Approve
Garry Buchanan – Second
Passed Unanimously
- 5) **Financials – July 20, 2026 (attached)**

Gary Fischer – Motion to Approve
Max Crown – Second
Passed Unanimously
- 6) **Old Business**
 - Review of CCRPC Activity through June 30, 2026 (attached)
No Action
- 7) **New Business**
 - Petition for Rule Changes
Petition presented to full board for questions as part of Step 2 of rule amendment. Clarification questions asked. Language of proposed amendment 2 asked to be changed to “Director may approve or refer to board”. Language of proposed amendment 3 asked to add that “townships will at no time accept right-of-ways as public roads.”
- 8) **Other Business**
 - Anything else?
No other items

Next Full Board Meeting – Monday, August 17, 2026 @ 7:00 P.M.
Garry Buchanan – Motion to adjourn
Jesse Fischer – Second
Meeting Adjourned 7:36 – Minutes prepared by Joshua Kempf

Meeting Date	July 20, 2026	
NAME	SIGNATURE	FORM OF NOTIFICATION E/M
COUNTY COMMS		
Dane Shryock **		E
Gary Fischer		E
Robert Bigrigg		E
CO. ENGINEER		
Joshua Kempf **		E
HEALTH DEPT.		E
Zach Fanning		E
Christine Bell		
Health Dept. Rep.		
CITIZEN MEMBERS		
Vacant - Attorney		
Brandy Burchett - Banker		E
Heather LePage - Realtor		E
Vacant - Chamber		
Alan Donaker Twp Assoc. VP**		E
Terron Hothem Twp Assoc.**		E
COSHOCTON CITY		
Charles Hathaway **		E
Max Crown**		E
CONESVILLE		
Jennifer McFarland - Mayor		
Cory Humphreys - alt.		
Ryan Brock - alt.		
NELLIE		
Dale Hartle		E
PLAINFIELD		
WARSAW		
Jesse Fischer		E
Brenda Davis		E
WEST LAFAYETTE		
Rich Wheeler Jacob Kols		E
Jesse Tubbs		
ADAMS TWP		
Mark Westhoefer		
Rick Berger		E
BEDFORD TWP		
BETHLEHEM TWP		
Cal Shrimplin		
Michael Varns		E
CLARK TWP		
CRAWFORD TWP		
Jeff Everhart		E
Randy Berger		

Shaded cells represent members of the Executive Committee

NAME	SIGNATURE	FORM OF NOTIFICATION E/M
FRANKLIN TWP		
Andrew Tumblin		
Dennis Balo **		E
JACKSON TWP		
JEFFERSON TWP		
Ron Geog		E
John Hartsock		
KEENE TWP		
		E
LAFAYETTE TWP		
Garry Buchanan		E
Mike Gress Terron Hothem		
LINTON TWP		
MILL CREEK TWP		
W. Neil Croft		
Brian Baird		
MONROE TWP		
Larry Hagy		E
Smokey Medley		
NEWCASTLE TWP		
Ben Young		
Eric Wilson		
OXFORD TWP		
Steve Hall **		E
Doug Patterson		
PERRY TWP		
Rodney Martin		M
Jon Gallwitz		E
PIKE TWP		
Ronnie Moore		E
		E
TIVERTON TWP		
Richard Border		E/M
TUSCARAWAS TWP		
Don Wells ** PRES**		E
Larry Wilkin		
VIRGINIA TWP		
Brian Albertson		E
Thomas Shroyer		
WASHINGTON TWP		
WHITE EYES TWP		
Kurt Wyler		
PLANNING COMM		
VISITORS		

Shaded cells represent members of the Executive Committee

Petition to Amend the Rules of the Coshocton County Subdivision Regulations

Date: July 13, 2026

To: Coshocton County Regional Planning Commission

Submitted by: Joshua Kempf, Director

Purpose of Petition

The undersigned respectfully petitions the Coshocton County Regional Planning Commission to amend the Rules of the Coshocton County Subdivision Regulations as set forth below.

Authority

This petition is submitted pursuant to the authority of the Coshocton County Regional Planning Commission to prescribe and adopt uniform rules and regulations governing the platting and subdivision of land, as set forth in Article IV(D) of the Resolution of Cooperation and Sections 711.09, 711.10, and 713.21 et seq. of the Ohio Revised Code. Under Article IV(B) and Article IV(D) of the Resolution of Cooperation, the Subdivision Regulations may not be adopted, changed, or supplemented without a public hearing, and any such amendment shall not become effective until after public hearing and ratification by the Board of County Commissioners.

Rule to be Amended

1. Minimum Lot Size

- Current Rule:
Lots in all major or minor subdivisions not served by public water and sewer systems, or served only by public water, shall have lot areas as determined by the Coshocton County General Health District, but in no case less than one (1) acre.

2. Variance Requests

- Current Rule:
Variance requests are currently submitted to the Regional Planning Commission for its review and a vote of the Commission.

3. Private Road Subdivision

- Current Rule:
The Subdivision Regulations currently provide relaxed private road standards for subdivisions of one to three (1–3) lots.

Proposed Amendment

1. Minimum Lot Size

- Lots in all major or minor subdivisions not served by public water and sewer systems, or served only by public water, shall have lot areas as determined by the Coshocton County General Health District, but in no case less than one half (0.5) acre.

2. Variance Requests – Authority of the Director

- The Director shall have the authority to review and approve variance requests. If the Director denies a variance request, or is unable to reach a decision, the request shall be referred to the Commission for a final decision by majority vote.

3. Lot Splits Along a Right-of-Way

- Lot Splits Along Right-of-Way – Lots may be split from a Right-of-Way (ROW) having a minimum width of 60 feet.
- The right-of-way description must comply with all requirements of OAC 4733.37. The ROW must be platted on all boundary surveys of any land served by the ROW.
- A recorded maintenance agreement between the grantor and grantee shall be required for each right-of-way.
- The ROW description and maintenance agreement shall be included in all deeds of transfer for any lots served by ROW.
- No more than three lots may be created from a single right-of-way.
- If the parent tract has its own access point, it shall not be considered a lot served by a right-of-way.
- Any proposal creating more than three lots shall be processed as a Private Road Subdivision or Major Subdivision.

Procedure for Adoption

In accordance with Article IX of the By-Laws and Article IV of the Resolution of Cooperation, this petition shall be processed as follows:

- 1. Proposal.** This amendment is proposed by petition signed by at least five (5) members of the Commission, as provided in Article IX of the By-Laws.
- 2. Presentation.** The proposed amendment shall be presented to the Commission at a regular meeting, at which no action shall be taken.
- 3. Notice.** Not less than fifteen (15) days prior to the next regular meeting, the Director shall forward a copy of the proposed amendment to each member of the Commission, together with notice that it will be the subject of action at that meeting.
- 4. Public Hearing.** A public hearing shall be held on the proposed amendment prior to its adoption, as required by Article IV(B) and Article IV(D) of the Resolution of Cooperation.
- 5. Vote.** The amendment shall be deemed adopted by the Commission upon the affirmative vote of at least sixty percent (60%) of the current voting members, vacancies not counted, as provided in Article IX of the By-Laws.
- 6. Ratification and Effective Date.** The amendment shall not become effective until after the public hearing and ratification by the Board of County Commissioners, as required by Article IV(D) of the Resolution of Cooperation, and shall take effect upon such ratification.

Signatures of Petitioning Members

This petition must be signed by at least five (5) members of the Commission, as required by Article IX of the By-Laws. Each signing member should print their name, sign, and date below.

Printed Name	Signature	Date
Joshua D. Kempf	Joshua D. Kempf	7-13-26
Alan Donaker	Alan Donaker	7-13-26
Dennis Balo	Dennis L. Balo	7-13-26
Don Wells	Don L. Wells	7-13-26
Max Crown	Max Crown	7-13-26