

**ROSS COUNTY PLANNING COMMISSION
REGULAR MEETING
March 18, 2025**

CALL TO ORDER

The meeting of the Ross County Planning Commission being held in the Board of Commissioners Conference Room at the Courthouse was called to order at 6:30 p.m. by James Hatfield, Vice Chairman. Members present: Dan Clary, Jack Everson, Tom Ramsey, Brad McCorkle and Victor Picciano. Members absent: David Glass, James Lowe, John Cottrill, Tammy Eallonardo and Charlie Scherer. Staff present: J. Devon Shoemaker, Erin Stanley and Joanne Price. Guests present: Dalton Chaffin, Anna Chaffin and Kevin Chester.

APPROVAL OF MINUTES

Mr. McCorkle made a motion to approve the February 18, 2025 meeting minutes. Mr. Everson seconded the motion. Motion carried.

Dalton Chaffin for John and Melissa Evans– Request for variance from Section 2.8 Access Easement Standards - Minimum Easement Width on an Existing 30ft Wide Easement off of Watson Road in Jefferson Township (Resolution 25-03-18-A)

Mr. Dalton Chaffin, on behalf of property owners John and Melissa Evans, was present to request a variance from Section 2.8 Access Easement Standards. Mr. Shoemaker explained to the Planning Commission that Mr. Dalton's proposed lot split of parcel APN 180504019000 (97.13 Acres) would increase the total number of lots on the easement to the maximum allowable number of five. Additionally, Mr. Shoemaker advised the easement is currently non-conforming, as it does not meet the mandatory standards of a 50 ft. width and a maximum length of 1,500 ft. The easement in question measures 30 ft. wide by 2475 ft. long. The Planning Commission reviewed the survey and aerial images of the easement and asked Mr. Chaffin if it was possible to increase the width of the easement to the required minimum of 50 ft. Mr. Chaffin advised the geographic features of the property do not allow for additional footage. The Planning Commission also determined the easement serves five lots with Mr. Chaffin's request to bring the total up to six lots. The Planning Commission made the recommendation to approve the requested variance upon the condition Mr. Chaffin enter a maintenance agreement with both the dominant and servient estates with the understanding there would be no additional lot splits. The variance request is updated to include a total of six lots.

Mrs. Picciano made a motion to approve. Mr. Clary seconded the motion. All in favor. Motion approved.

Old Business

No old business

ADJOURN

Mr. Everson made a motion to adjourn the meeting. Mr Ramsey seconded the motion. All in favor. Motion carried.

Meeting adjourned at 6:50 p.m.

APPROVED:

James Hatfield, Vice Chair

J. Devon Shoemaker, Secretary