

**2008-2009 FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION**

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**Second Vice-President:** Zack DeLeon  
**Secretary:** Mary Adcock

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**CLEARCREEK TOWNSHIP**

**GREENFIELD TOWNSHIP**

Bette Bowers

**HOCKING TOWNSHIP**

Gail Ellinger  
\*Dianna Russell

**LIBERTY TOWNSHIP**

Tim Linkhorn  
\*Tom Spring

**MADISON TOWNSHIP**

Rich Lamp

**PLEASANT TOWNSHIP**

Fritz Highley

**RICHLAND TOWNSHIP**

Robert Ray  
\*Brian Oliver

**RUSHCREEK TOWNSHIP**

George Rowe

**VIOLET TOWNSHIP**

William Yaple  
Harry Myers

**WALNUT TOWNSHIP**

Larry Neeley

\*denotes designated alternate

**EX-OFFICIO MEMBERS**

Frank W. Anderson, County Engineer  
Tony Vogel, Sanitary Engineer  
Chad Lucht, Fairfield Soil & Water Conservation District  
Dave Libben, NRCS District Conservationist  
Diana Uther, County Sanitarian

**STAFF**

R. Brooks Davis, AICP, Director  
Holly Mattei, AICP, Assistant Director  
James Mako, Senior Planner  
Bill Fritz, Planning Technician  
Gail Beck, Adm. Asst.

February 9, 2009

Dear Commission Members, Elected Officials and Fairfield County Residents and Businesses:

After completing my first year as President of the Fairfield County Regional Planning Commission, I am proud to present the 2008 Annual Report. The economic conditions of 2008 created many challenges, but these conditions have also provided time for our communities to undergo planning activities for the future.

The Regional Planning Commission, in 2008, began the process of updating the County Development Strategy and Land Use Plan. This update focuses on planning for bicycle and pedestrian facilities, as well as greenways and open space within our county. This plan will add to the strategy for guiding policy making decisions.

The Regional Planning Commission continued to sponsor the Zoning Training series for local zoning officials, advise the Fairfield Land Preservation Association, and provide technical assistance to local governments in establishing new zoning regulations. The Commission also continued its daily community development activities.

We encourage you to review this 2008 Annual Report and also to view the Regional Planning Commission's website at [www.co.fairfield.oh.us/rpc](http://www.co.fairfield.oh.us/rpc). We welcome your interest and involvement in planning and development issues as we work to improve our quality of life in Fairfield County.

Sincerely,

Douglas N. Ingram  
President

# INTRODUCTION

In 2008, the Fairfield County Regional Planning Commission began the process of updating the Fairfield County Development Strategy and Land Use Plan thanks to the approval of funds from the Fairfield County Board of Commissioners in 2007. The RPC entered into a contract with the Mid-Ohio Regional Planning Commission for the creation of the Fairfield County Active Transportation and Green Space Plan. This plan will develop an overall planning and policy ethic for Fairfield County identifying goals, policies, and objectives for the future of the County. The plan will also provide a benchmark for guiding planning related decisions and as a point of reference for more detailed plan implementation action by responsible officials and agencies.

The RPC staff also continued work with the Fairfield Land Preservation Association in 2008. The Association has been working towards obtaining its first easement.

The RPC staff also continued its Zoning Training series in 2008 with sessions on code enforcement and public meetings. The RPC staff began work with Liberty and Walnut Townships on updating their zoning regulations.

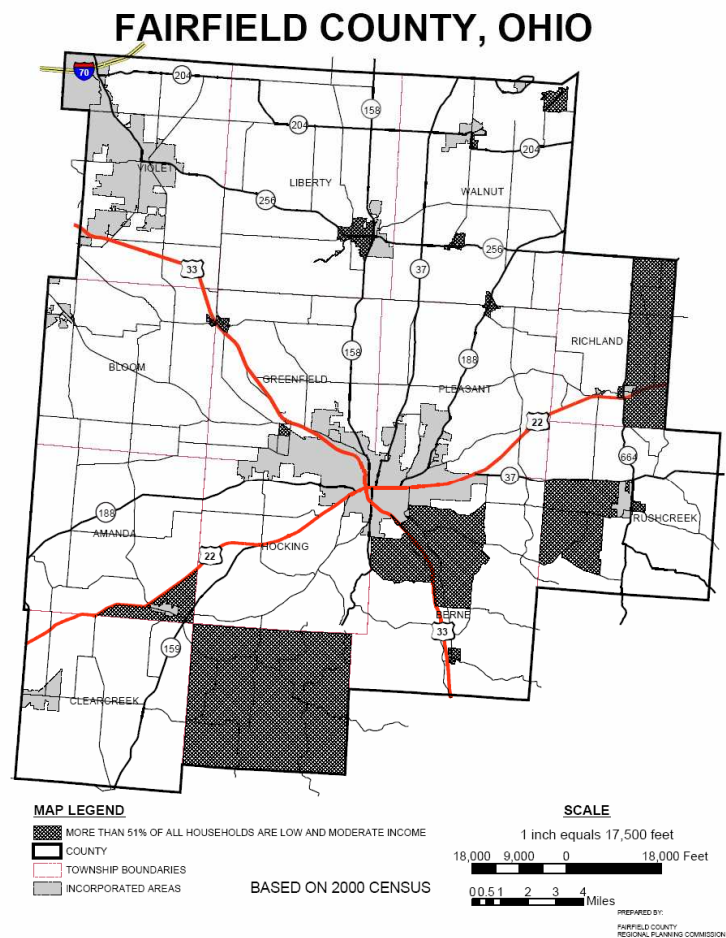
The RPC continues to administer the Fairfield County Small Cities Community Development Block Grant (CDBG) program. The program allocates approximately \$200,000 to Fairfield County communities and neighborhoods for projects that primarily benefit low/moderate income residents.

# REGIONAL AND COMMUNITY PLANNING

## Demographic Data

A wide variety of demographic and economic data is filtered through and utilized by our office for various planning efforts. Data obtained from the U.S. Census is incorporated into downtown revitalization planning, comprehensive planning, and other planning documents. Data maintained by our office originates from numerous federal and state sources, as well as from efforts undertaken by RPC on behalf of county and local jurisdictions. The U.S. Census Bureau is an essential source of demographic, housing, social, and economic data that is utilized in many of our planning efforts. The Department of Housing and Urban Development (HUD) uses economic and demographic figures to identify low- and moderate-income households in Fairfield County. Regional Planning uses these figures to help administer the application process of the Community Development Block Grant (CDBG) program.

Our office has combined HUD's low- and moderate-income data with the County's Geographic Information System to produce an updated LMI map, depicting areas of need in Fairfield County. The ability to display this type of data on a spatial level makes it easier to identify, analyze, and understand geographic patterns of demographic, social, or economic characteristics at a local and regional level.



There is an endless amount of demographic information made available through FactFinder on the U.S. Census website ([www.census.gov](http://www.census.gov)). Information topics range from total population figures to the number of occupied housing units in rural and urban areas to ethnicity of households broken down by age. In addition, the Office of Strategic Research, a division of the Ohio Department of Development, also has a wide array of statistics and information. For example, the chart to the right shows projected populations for Fairfield County through the year 2030. To obtain similar information from the Office of Strategic Research, please visit their website at <http://www.odod.state.oh.us/research/default.html>.

Population Projections for Fairfield County	
<b>2010</b>	143,860
<b>2015</b>	155,330
<b>2020</b>	169,540
<b>2025</b>	183,590
<b>2030</b>	201,010

As noted on the next page, Fairfield County’s population from 2000-2007 was estimated to have increased from 122,759 to 141,318. This estimated increase of 15.12% is 4<sup>th</sup> among Ohio’s 88 counties. This represents an average annual percentage change of 1.9%

Below is an example of the more generalized type of census information that can be found on RPC’s website ([www.co.fairfield.oh.us/rpc](http://www.co.fairfield.oh.us/rpc)). Anyone wishing to find more detailed information at the county, township, place, group, or block group level should contact our office for assistance.

Fairfield County Population from 1800 to 2000

<b><u>1800</u></b>	<b><u>1810</u></b>	<b><u>1820</u></b>	<b><u>1830</u></b>	<b><u>1840</u></b>	<b><u>1850</u></b>	<b><u>1860</u></b>	<b><u>1870</u></b>	<b><u>1880</u></b>	<b><u>1890</u></b>	<b><u>1900</u></b>
No Data	11,361	16,633	24,786	31,924	30,264	30,538	31,138	34,284	33,939	34,259
<b><u>1900</u></b>	<b><u>1910</u></b>	<b><u>1920</u></b>	<b><u>1930</u></b>	<b><u>1940</u></b>	<b><u>1950</u></b>	<b><u>1960</u></b>	<b><u>1970</u></b>	<b><u>1980</u></b>	<b><u>1990</u></b>	<b><u>2000</u></b>
34,259	39,201	40,484	44,010	48,490	52,130	63,912	73,301	93,678	103,461	122,759

**Fairfield County**  
**2007 Population Estimates For Cities, Villages, and Townships**

Name	Population				Average Annual Rate of Change (b)
	Estimates		Estimate 7/1/06	Estimate 7/1/07	
	Census 4/1/00	Base 4/1/00 (a)			
<b>Fairfield County</b>	<b>122,759</b>	<b>122,881</b>	<b>139,635</b>	<b>141,318</b>	<b>1.9%</b>
Amanda village	707	705	712	712	0.1%
Baltimore village	2,881	2,878	2,900	2,902	0.1%
Bremen village	1,265	1,272	1,246	1,246	-0.3%
Buckeye Lake village (pt.)	3	6	6	6	0.0%
Canal Winchester village (pt.)	284	358	639	668	9.0%
Carroll village	488	493	467	467	-0.7%
Columbus city (pt.)	7,447	7,417	8,052	8,121	1.3%
Lancaster city	35,335	35,881	36,820	36,950	0.4%
Lithopolis village (pt.)	600	639	859	945	5.5%
Millersport village	963	928	927	927	0.0%
Pickerington city (pt.)	9,737	10,095	16,335	16,940	7.4%
Pleasantville village	877	877	848	853	-0.4%
Reynoldsburg city (pt.)	0	86	310	314	19.6%
Rushville village	268	261	263	262	0.1%
Stoutsville village	581	568	574	573	0.1%
Sugar Grove village	448	462	443	445	-0.5%
Tarlton village (pt.)	---	0	0	1	n.a.
Thurston village	555	555	605	604	1.2%
West Rushville village	132	136	137	137	0.1%
Balance of Fairfield County	60,188	59,264	67,492	68,245	2.0%
<b>Amanda township</b>	<b>2,429</b>	<b>2,429</b>	<b>2,987</b>	<b>3,005</b>	<b>3.0%</b>
Amanda village	707	705	712	712	0.1%
Balance of Amanda township	1,722	1,724	2,275	2,293	4.0%
<b>Berne township</b>	<b>4,969</b>	<b>4,972</b>	<b>5,308</b>	<b>5,327</b>	<b>1.0%</b>
Sugar Grove village	448	462	443	445	-0.5%
Balance of Berne township	4,521	4,510	4,865	4,882	1.1%
<b>Bloom township</b>	<b>6,374</b>	<b>6,374</b>	<b>7,574</b>	<b>7,794</b>	<b>2.8%</b>
Canal Winchester village (pt.)	0	0	110	112	n.a.
Carroll village (pt.)	9	5	5	5	0.0%
Lithopolis village (pt.)	600	639	859	944	5.5%
Balance of Bloom township	5,765	5,730	6,600	6,733	2.2%
<b>Clearcreek township</b>	<b>3,411</b>	<b>3,411</b>	<b>3,853</b>	<b>3,854</b>	<b>1.7%</b>
Stoutsville village	581	568	574	573	0.1%
Tarlton village (pt.)	---	0	0	1	n.a.
Balance of Clearcreek township	2,830	2,843	3,279	3,280	2.0%
<b>Columbus city (pt.)</b>	<b>7,447</b>	<b>7,417</b>	<b>8,052</b>	<b>8,121</b>	<b>1.3%</b>
<b>Greenfield township</b>	<b>4,944</b>	<b>4,376</b>	<b>4,984</b>	<b>5,086</b>	<b>2.1%</b>
Carroll village (pt.)	479	488	462	462	-0.8%
Balance of Greenfield township	4,465	3,888	4,522	4,624	2.4%
<b>Hocking township</b>	<b>4,812</b>	<b>4,809</b>	<b>4,927</b>	<b>4,952</b>	<b>0.4%</b>
<b>Lancaster city</b>	<b>35,335</b>	<b>35,881</b>	<b>36,820</b>	<b>36,950</b>	<b>0.4%</b>
<b>Liberty township</b>	<b>7,265</b>	<b>7,265</b>	<b>7,917</b>	<b>7,997</b>	<b>1.3%</b>
Baltimore village	2,878	2,878	2,900	2,902	0.1%
Balance of Liberty township	4,387	4,387	5,017	5,095	2.1%
<b>Madison township</b>	<b>1,385</b>	<b>1,385</b>	<b>2,775</b>	<b>2,778</b>	<b>10.1%</b>
<b>Pleasant township</b>	<b>5,549</b>	<b>5,571</b>	<b>5,786</b>	<b>5,819</b>	<b>0.6%</b>
Pleasantville village (pt.)	510	510	493	496	-0.4%
Balance of Pleasant township	5,039	5,061	5,293	5,323	0.7%

**Fairfield County**  
**2007 Population Estimates For Cities, Villages, and Townships**

Name	Population				Average Annual Rate of Change (b)
	Census 4/1/00	Estimates Base 4/1/00 (a)	Estimate 7/1/06	Estimate 7/1/07	
Richland township	1,940	1,940	2,186	2,229	1.9%
Rushville village	268	261	263	262	0.1%
West Rushville village	132	136	137	137	0.1%
Balance of Richland township	1,540	1,543	1,786	1,830	2.4%
Rush Creek township	3,549	3,549	3,710	3,750	0.8%
Bremen village	1,265	1,272	1,246	1,246	-0.3%
Balance of Rush Creek township	2,284	2,277	2,464	2,504	1.3%
Violet township	26,914	27,066	36,036	36,883	4.4%
Canal Winchester village (pt.)	284	358	529	556	6.3%
Lithopolis village (pt.)	---	0	0	1	n.a.
Pickerington city (pt.)	9,737	10,095	16,335	16,940	7.4%
Reynoldsburg city (pt.)	0	86	310	314	19.6%
Balance of Violet township	16,893	16,527	18,862	19,072	2.0%
Walnut township	6,436	6,436	6,720	6,773	0.7%
Buckeye Lake village (pt.)	3	6	6	6	0.0%
Millersport village	963	928	927	927	0.0%
Pleasantville village (pt.)	367	367	355	357	-0.4%
Thurston village	555	555	605	604	1.2%
Balance of Walnut township	4,545	4,580	4,827	4,879	0.9%

n.a. - Could not calculate. Division by zero.

\*---\* Denotes that entity did not exist as currently structured as of April 1, 2000, Census Day.

(a) Used for calculating average annual rate of change.

(b) Average annual rate of change from April 1, 2000 to July 1, 2007.

Source: Population Estimates Division, U.S. Census Bureau.

Prepared by: Office of Policy, Research, and Strategic Planning, Ohio Department of Development.

## **Fairfield County Development Strategy and Land Use Plan**

The Fairfield County Development Strategy and Land Use Plan, adopted in 2002, continued to be used as a basis of reviewing zoning and subdivision proposals, federal and state grant applications, and public and private development proposals. Having an adopted land use plan also gives local applications bonus points for the Ohio Agricultural Easement Purchase Program, allowing these applications to be competitive in the program. So far over 1,350 acres of farmland have been preserved by the program.

The RPC staff in cooperation with the Soil and Water Conservation District continues to advise the Fairfield Land Preservation Association (FLPA) in its efforts to preserve natural areas and farmland. In 2008, the FLPA worked towards obtaining its first easement.

In 2008, the RPC began the process of updating the county plan. The update focuses on bikeway, pedestrian, and open space planning. We will continue to work on this plan into 2009.

## **Transportation**

### State Route 310 Corridor Study Work Group

The RPC staff participated in a work group studying the State Route 310 Corridor. The work group consists of representatives from Fairfield County, Etna Township, Licking County, the City of Pataskala, the Ohio Department of Transportation, and the Licking County Area Transportation Study. The study area includes State Route 310, between State Route 161 in Licking County, to Stemen Road in Fairfield County. It is expected that the report will be a planning guide for state and local officials when it is completed.

### State Routes 37/78 Feasibility Study

James Mako of the RPC staff participated on the Advisory Council of the State Routes 37/78 Corridor Planning Report. The Advisory Council included representatives from Fairfield, Perry, Morgan, Noble, and Monroe counties. The study identified improvements designed to enhance safety, improve mobility, and increase economic development opportunities. A final report on the 37/78 Corridor Planning Report was issued in July of 2008.

## **Watershed Planning**

The RPC staff continued to participate in the Walnut Action Group. This group was established several years ago to help facilitate discussions on the management of the Walnut Creek watershed. The Walnut Creek watershed includes portions of Fairfield, Franklin, and Pickaway Counties. There are also portions of various townships, villages, and cities that are within the Walnut Creek watershed. The Walnut Action Group creates a forum where common watershed goals and implementation strategies can be discussed and coordinated among these local authorities. The group also consists of local stakeholders that help provide a landowner's perspective on watershed management.

The Walnut Action Group continued to hold its quarterly meetings. Education remained the main focus of the group in 2008. The quarterly meetings included updates from the various communities on activities taking place within the watershed. The Soil and Water Conservation District also gave a presentation on rain gardens as part of a stormwater management plan at one of the meetings.

# **COMMUNITY DEVELOPMENT ACTIVITIES**

## **Community Development Block Grant Program**

Fairfield County continues to participate in the Community Development Block Grant (CDBG) Small Cities Formula program, administered by the Ohio Department of Development. The RPC, by contract with the Fairfield County Board of Commissioners, prepares the annual application to the program and conducts the county's Fair Housing program (described below). In 2008, the county received \$234,000 from the Office of Housing and Community Partnerships to undertake projects that will benefit primarily low-and moderate-income individuals. Funds were directed towards ADA improvements for Olivedale Senior Center, sanitary sewer connections in Clearcreek Township, ADA improvements for Rushcreek Township buildings, sanitary sewer improvements for the Walnut Creek Sewer District and a waterline replacement project in the Village of Baltimore.

## **Fair Housing**

FAIRFIELD COUNTY AFFIRMS ITS COMMITMENT TO EQUAL HOUSING OPPORTUNITY AND SUPPORTS THE ELIMINATION OF HOUSING DISCRIMINATION ON THE BASIS OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

Resolution 89-08.10a Fairfield County Board of Commissioners.

Fairfield County has had an affirmative Fair Housing program since 1981. The Regional Planning Commission provides services to the Board of County Commissioners in the implementation of the program. The services stressed by the County are educational and included attending meetings throughout the County to present the fair housing laws, publishing news articles concerning fair housing, and distributing fair housing brochures. In addition, the RPC responds directly to inquiries from individuals about possible fair housing violations.

During 2008, the RPC received 32 complaints and/or inquiries, 30 of which were deemed to be landlord/tenant complaints. The RPC staff explains that while there is an Ohio law governing the duties and responsibilities of both tenants and landlords, county governments have no authority to intervene. Persons are advised to contact their personal attorney or the legal aid society. A brochure explaining landlord-tenant rights and responsibilities under Ohio law has been prepared and is provided to tenants and landlords wishing to understand their rights and responsibilities. If a complaint is about a fair housing violation, the person is referred to the Ohio Civil Rights Commission for its action.

Staff also gave presentations on Fair Housing and Landlord/Tenant laws before a number of township trustee and council meetings and other meetings during the year and distributed brochures at public buildings and agency offices.

## **CURRENT DEVELOPMENT ADMINISTRATION**

The Regional Planning Commission administers the Fairfield County Subdivision Regulations and the Fairfield County Flood Damage Prevention Regulations. RPC staff also provides technical assistance to township, village and municipal zoning officials. These regulations and services help to protect public health and safety and play a central role in ensuring that development reflects the goals identified by the communities within Fairfield County.

### **Subdivision Regulations**

The Fairfield County Subdivision Regulations establish the standards and procedures for subdividing real property in the unincorporated areas of the county. These regulations include standards for both major and minor subdivisions, as well as procedures for exempt lot splits. Divisions of land not involving the opening, widening, or extension of any new streets or easements of access are considered to be either minor subdivisions or exempt lot splits, depending upon the size of the lot(s). If a lot is less than 5.01 acres, it is regulated by the minor subdivision standards. Minor subdivisions are limited to four lots plus the remainder from a tract of land. If a lot is 5.01 acres or greater or a sale or exchange of parcels of land without the creation of a new building site (“tie”) is proposed, it is processed as an exempt lot split. All other land divisions are considered to be major subdivisions.

### **Major Subdivisions**

Major subdivisions require a preliminary plan and final plat to be approved by the Regional Planning Commission. RPC staff continues to work closely with the Subdivision Regulations Committee to coordinate the major subdivision review process. RPC staff distributes preliminary plans and final plats to various review agencies, such as the County Engineer, the County Utilities Department, the Fairfield Health Department, the Fairfield Soil and Water Conservation District, township zoning inspectors, school districts, township trustees, conservancy groups, and utility companies. These review agencies provide comments to RPC staff. RPC staff presents these comments to the Subdivision Regulations Committee who makes a recommendation to the Regional Planning Commission as to approval or disapproval. The Regional Planning Commission then takes final action on the preliminary plan or final plat.

In 2008, three preliminary plans were conditionally approved by the Regional Planning Commission. Two of the preliminary plans were for the development of schools. The third preliminary plan was for 28 commercial/industrial lots. The Regional Planning Commission also reviewed and approved one final plat for two residential lots in 2008. Once a final plat has received conditional approval by the Regional Planning Commission, RPC staff ensures the conditions are addressed prior to the final plat being certified for recording.

Within the entire county (including municipalities and villages), there were seven platted subdivisions recorded in 2008 totaling 65 lots on approximately 73 acres (these plats include both commercial and residential lots). Two of these plats (6 residential lots on approximately 4.4 acres) were within the unincorporated areas of the county. In 2008, Lancaster experienced the most growth with 36 residential lots on 23.24 acres.

<b>Name of Subdivision</b>	<b>Political Unit</b>	<b># of Lots</b>	<b>Acres</b>
Ewing Run Estates Phase 2-A	Lancaster	21	8.47
Creekside Estates Phase 3	Lancaster	12	5.35
Hawks Nest Replat of the Grottos at Lithopolis	Lithopolis	16	34.89
<b>First Half Totals</b>		<b>49</b>	<b>48.71</b>
Replat of Reserves A&B in New England Acres	Violet	4	3.54
Zane Tract	Pickerington	7	10.70
Winding Creek Section 5, Part 1A	Violet	2	.86
Lancaster Industrial Park	Lancaster	3	9.42
<b>Second Half Totals</b>		<b>16</b>	<b>24.52</b>
<b>2008 Totals</b>		<b>65</b>	<b>73.23</b>

**MINOR SUBDIVISION ACTIVITIES SUMMARY  
JANUARY 1 – DECEMBER 31, 2008  
FAIRFIELD COUNTY RPC**

Township	Approved Lots (Under 5.01 Acres)		Exempted Lots (Over 5.01 Acres)		Exempted Lots (Tied)	
	Number of Splits	Acres	Number of Splits	Acres	Number of Splits	Acres
AMANDA	5	8.38	17	42.12	1	2.0
BERNE	2	8.72	9	58.94	1	.04
BLOOM	0	0	10	256.58	3	17.59
CLEARCREEK	1	1.04	2	10.24	2	72.08
GREENFIELD	2	6.5	0	0	3	4.092
HOCKING	1	2.63	3	22.21	3	20.273
LIBERTY	7	16.25	2	32.07	2	7.35
MADISON	0	0	1	56.64	1	13.89
PLEASANT	0	0	1	6.31	2	3.76
RICHLAND	0	0	0	0	0	0
RUSHCREEK	0	0	4	76.09	3	12.46
VIOLET	2	6.03	3	34.48	2	0.57
WALNUT	1	2.76	6	49.26	4	1.67
<b>First Half Totals</b>	<b>21</b>	<b>52.31</b>	<b>58</b>	<b>644.94</b>	<b>27</b>	<b>155.775</b>
AMANDA	0	0	1	54.15	5	6.56
BERNE	0	0	0	0	0	0
BLOOM	0	0	1	10.013	5	6.134
CLEARCREEK	1	1.13	2	12.01	6	11.43
GREENFIELD	4	8.85	6	61.22	3	1.83
HOCKING	2	6.82	5	63.27	1	.95
LIBERTY	3	7.68	7	200.59	0	0
MADISON	0	0	3	27.0	1	10.0
PLEASANT	0	0	3	43.395	4	1.97
RICHLAND	0	0	1	5.47	1	0.63
RUSHCREEK	2	3.75	2	39.58	3	13.04
VIOLET	0	0	1	7.47	9	1.686
WALNUT	4	11.73	2	14.36	2	2.0
<b>Second Half Totals</b>	<b>16</b>	<b>39.96</b>	<b>34</b>	<b>538.528</b>	<b>40</b>	<b>56.23</b>
<b>2008 Totals</b>	<b>37</b>	<b>92.27</b>	<b>92</b>	<b>1,183.468</b>	<b>67</b>	<b>212.005</b>

	Number	Acres
<b>GRAND TOTAL</b>	<b>196</b>	<b>1,487.74</b>

## Zoning Administration and Assistance

Zoning is a legislative tool for regulating land use by dividing areas into districts that permit specific types of uses, which include agriculture, residential, commercial and industrial. Zoning regulations identify minimum width and area requirements, as well as setback requirements, height limitations and density standards for each land use district.

In Fairfield County, zoning is adopted and administered on a township basis. Eleven of the county's thirteen townships are zoned. The RPC staff coordinates with the township zoning officials to insure that all new subdivision proposals presented to the RPC for review and approval meet township zoning requirements.

Township	Amendments	
	Text	Map
Amanda	1	-
Greenfield	-	1
Hocking	1	-
Liberty	-	1
Violet	4	1
Walnut	2	4
<b>Totals</b>	<b>8</b>	<b>7</b>

As required by the Ohio Revised Code, the RPC advises townships on all proposed zoning map or text amendments. RPC staff prepares a report that assesses the conformance of proposed revisions with other adopted plans and policies, and also details other issues that are relevant in the rezoning consideration. The RPC then makes a recommendation for consideration by the township zoning commission prior to making its recommendation on the zoning change to the board of township trustees. In 2008, the RPC made recommendations on fifteen proposed zoning amendments – eight text and seven map amendments. This is the same number of zoning amendments as 2007.

RPC staff assists township zoning inspectors, zoning commissions, boards of appeals, and trustees on a wide variety of zoning related issues, often meeting with township zoning officials to discuss issues of zoning amendments and zoning administration. Also, the RPC offers an informational service, responding to zoning questions and maintaining copies of the township regulations for public use. Most of the townships have authorized the RPC to reproduce their zoning regulations and make them available to the public.

In 2008, the RPC staff organized a Spring and Fall zoning training session for local officials. One session was on conducting public meetings and the other session gave an overview of zoning law and violations.

## Floodplain Management

As part of Fairfield County's participation in the regular phase of the Federal National Flood Insurance Program (NFIP), the county adopted Special Purpose Flood Damage Prevention Regulations in 1989, which were then revised and adopted in 1995. The Regulations require that the RPC review all proposed development activities located on property within areas identified by FEMA as flood hazard areas (within the 100-year flood boundary).

During 2008, RPC staff issued twenty-five Special Purpose Development Permits, three less than what was issued in 2007. This represents a 12% decrease in flood hazard development.

<b>Township</b>	<b>New Residential</b>	<b>Non Residential</b>	<b>Township Totals</b>
Berne	1	3	4
Violet	1	2	3
Bloom	-	1	1
Hocking	1	1	2
Walnut	7	6	13
Pleasant	1	1	2

In addition to reviewing flood hazard development permits, RPC staff maintains Fairfield County Flood Insurance Rate Maps (FIRM) issued by FEMA for unincorporated areas of the county as well as for most of the incorporated cities and villages. These maps are available to the public in the RPC office during normal business hours or they can be downloaded from the RPC web site [www.co.fairfield.ohio.us/rpc](http://www.co.fairfield.ohio.us/rpc). The RPC maintains a Flood Plain Reference Book for unincorporated areas of Fairfield County for individuals and organizations (such as township and village officials, title companies, and financial institutions) that use this information on a daily basis.

RPC staff also provides written flood hazard certifications for a nominal fee. The number of flood hazard certifications issued by the department has increased from eighteen in 2007 to twenty-six in 2008, representing a 30% increase.

# COMMUNITY ASSISTANCE ACTIVITIES

## **Intergovernmental Review**

The purpose of the IGR system (formerly A-95) is to coordinate federally funded activities and to provide a procedure for local review and comment on applications for federal assistance. The RPC may forward one of several recommendations to the funding agency, ranging from project clearance to recommendation that funding be delayed due to specific concerns. The review agency may also request that specific questions or concerns be addressed prior to funding approval. While the IGR process does not give the RPC the authority to approve or deny a funding request, it does offer valuable opportunity for local agencies, political units, and citizens to comment on federally assisted projects.

The RPC is requested as part of the Ohio Public Works Commission's grant and loan programs to make reviews of impacts of proposed projects on farmland in the area. These reviews are based upon the adopted farmland preservation policies of the Fairfield County Development Strategy and Land Use Plan.

Also, the RPC is requested by local governments and agencies to provide letters of support for grant applications such as housing, economic development, and parks and recreation grants. The projects are reviewed for conformance with the county plan and county plan policies are cited in the letters of support.

During 2008, the RPC reviewed 14 projects and programs requesting federal and state funds.

## **Electronic Government**

The Regional Planning Commission continues its presence on the World Wide Web. The site provides information on meeting dates, fees, and contact information for local zoning inspectors. The web site also allows residents to download useful information such as FIRM Flood Maps, Flood Damage Prevention Regulations, Subdivision Regulations, Fairfield County Land Use Strategy and Development Plan, and the Route 33 Bypass Plan and Design Manual. The web site provides a 24-hour link to the resources of the Regional Planning Commission. The web address for the Regional Planning Commission is [www.co.fairfield.oh.us/rpc](http://www.co.fairfield.oh.us/rpc).

# FINANCIAL STATEMENT

Operating revenues for the Fairfield County Regional Planning Commission are derived from a variety of sources. Local funding includes those fees paid to the RPC by each participating unit of local governments. Additional “user fees” are paid in the form of subdivision filing and review fees, and for the processing of flood hazard building permits and certificates. Federal and state funding also represents a portion of the RPC’s revenue, and includes the reimbursement of eligible staff costs and other expenses associated with administration and implementation of various grant programs.

## 2008 BUDGET

511010	Salaries	\$236,540.00
561000	Supplies	\$ 2,700.00
574000	Equipment	\$ 4,000.00
543000	Contracts-Repair	\$ 3,000.00
530000	Contract Services	\$142,500.00
530005	Contract Services - Other	\$ 4,000.00
558000	Travel & Expenses	\$ 4,000.00
523000	PERS	\$ 33,120.00
526000	Worker’s Compensation	\$ 9,470.00
525000	Unemployment Compensation	\$ 10.00
590000	Other Expenses	\$ 900.00
522000	Medicare	\$ 3,430.00
521000	Medical/Hospitalization Insurance	\$ 48,980.00
521100	Life Insurance	<u>\$ 280.00</u>
	TOTAL	\$492,930.00
Actual 2008 Expenditures		\$359,129.42