

A map of the state of Ohio is shown with a blue outline and a yellow drop shadow. In the center of the map, the county of Fairfield is highlighted in a solid green color.

FAIRFIELD COUNTY
REGIONAL PLANNING
COMMISSION

ANNUAL REPORT
2015

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2015 Fairfield County Regional Planning Commission

President: Kent Huston
First Vice-President: Bill Yaple
Second Vice-President: Phil Stringer
Secretary: Mary Snider

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Mike Kiger
 *Bob Clark
Dave Levacy
 *Ray Karlsberger

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Mitch Noland
Rachel Elsea

CITY OF PICKERINGTON

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PLEASANTVILLE VILLAGE

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Jim Mann

SUGAR GROVE VILLAGE

Karen Roberts

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Bob Ortman
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WEST RUSHVILLE VILLAGE

EX-OFFICIO MEMBERS

Jeremiah Upp, County Engineer
Tony Vogel, Sanitary Engineer
Chad Lucht, Fairfield Soil & Water Conservation District
Dave Libben, NRCS District Conservationist
Larry Hanna, County Sanitarian

FAIRFIELD COUNTY APPOINTEES

Phil Stringer
Douglas Ingram
Dean LaRue
 *Christian Hoffman

Jerry Rainey
Ira Weiss
Mary Snider
Todd Edwards

AT-LARGE APPOINTEES

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Bill Yaple

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Cheryl Kohler

BERNE TOWNSHIP

Peter Rockwood

BLOOM TOWNSHIP

Jason Smith
 *Carol Moore

CLEARCREEK TOWNSHIP

GREENFIELD TOWNSHIP

Larry Joos

HOCKING TOWNSHIP

Gail Ellinger

LIBERTY TOWNSHIP

Ivan Ety

MADISON TOWNSHIP

Herbert Tatman, Sr.

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Joe Kemmerer

RICHLAND TOWNSHIP

Ron Baker
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RUSHCREEK TOWNSHIP

Joel Denny
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VIOLET TOWNSHIP

Harry Myers
Greg Butcher

WALNUT TOWNSHIP

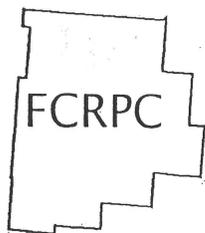
Larry Neeley

*denotes designated alternate

STAFF

Holly Mattei, AICP, Director
James Mako, Senior Planner
Gail Beck, Adm. Asst.
Loudan Klein, Intern

Letter from the President



Fairfield County Regional Planning Commission

Courthouse, 210 East Main Street • Room 302
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Phone: (740) 652-7110

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February 2, 2016

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

After completing my second year as President of the Fairfield County Regional Planning Commission (RPC), I am pleased to present the 2015 Annual Report. The RPC, comprised of representatives from townships, cities, villages, agencies and residents of Fairfield County, is responsible for the long term planning and daily subdivision activities within the county.

Development throughout the county continued to show signs of improvement in 2015. RPC staff worked with several developers to move plans into the construction phase in 2015. The RPC also received a number of preliminary plans that will result in final plats and construction of public improvements in 2016. The RPC also experienced a 90 percent increase in the number of rezoning reviews and recommendations in 2015.

In order to promote better customer service and to create a one stop center, in December 2015, the RPC entered into a memorandum of understanding with the Fairfield County Board of Commissioners to administer the Fairfield County Commercial Building Department. The RPC will strive to provide quality customer service to our development community into the future.

The RPC staff also continued to provide grant writing services to our member communities. In 2015, the RPC successfully prepared, on behalf of the County Commissioners, a \$300,000 Neighborhood Revitalization Program grant for community improvements in the Village of Baltimore. The dollars from this grant will become available in 2016 and will cover street, sidewalks, storm and sewer improvements within the village. The RPC also assisted with the preparation of several State Capital Fund applications including funds for the Keller Market House in Lancaster and various improvements within the Buckeye Lake Region.

The RPC also continues to coordinate the Fairfield County Local Food Council meetings, provide technical support to the Active Transportation Sub-Committee, and represents the county on various regional committees. We encourage you to review this 2015 Annual Report and also to view the Regional Planning Commission's website at www.co.fairfield.oh.us/rpc. We thank you for your support and your interest in planning and development issues as we work to improve our quality of life in Fairfield County.

Sincerely,

Kent Huston
President

Introduction

The RPC provides a broad range of services to its members including subdivision review and approval, grant writing and administration, local food initiatives, active transportation planning and implementation, and other long range planning services. The following list includes the major RPC services and accomplishments in 2015:

- Prepared \$300,000 grant application which was awarded to the Fairfield County Board of Commissioners for community improvements to the Village of Baltimore.
- Completed Project Management Services for the County Commissioners:
 - CDBG Projects
 - Village of Carroll Neighborhood Revitalization Projects
 - High Street Sidewalks
 - Beaver and Oberle Street Improvements
 - Center Street Curbs
 - Canal Park Basketball Court Rehabilitation
 - Canal Drainage Improvements
 - Lancaster Public Transit ADA Vehicle
 - Richland Road Generator Project
 - County Parking Lot Project
 - Resurfacing of several county owned parking lots.
- Completed various State Capital Budget requests for the county.
- Provided zoning technical assistance and conducted zoning training for our local zoning officials.
- Served on various boards and commissions to coordinate planning and development at the regional level.
- Coordinated monthly Local Food Council meetings and provided technical assistance to the development of the Keller Market House, a local food initiative.
- Provided technical support to the Active Transportation Sub-Committee responsible for furthering the development of bicycle and pedestrian facilities within the county.

These are the major activities that the RPC participated in 2015 while continuing its daily operations of the office. RPC staff plans to continue to seek new opportunities to help grow our organization and assist with improving the quality of life for our member communities.

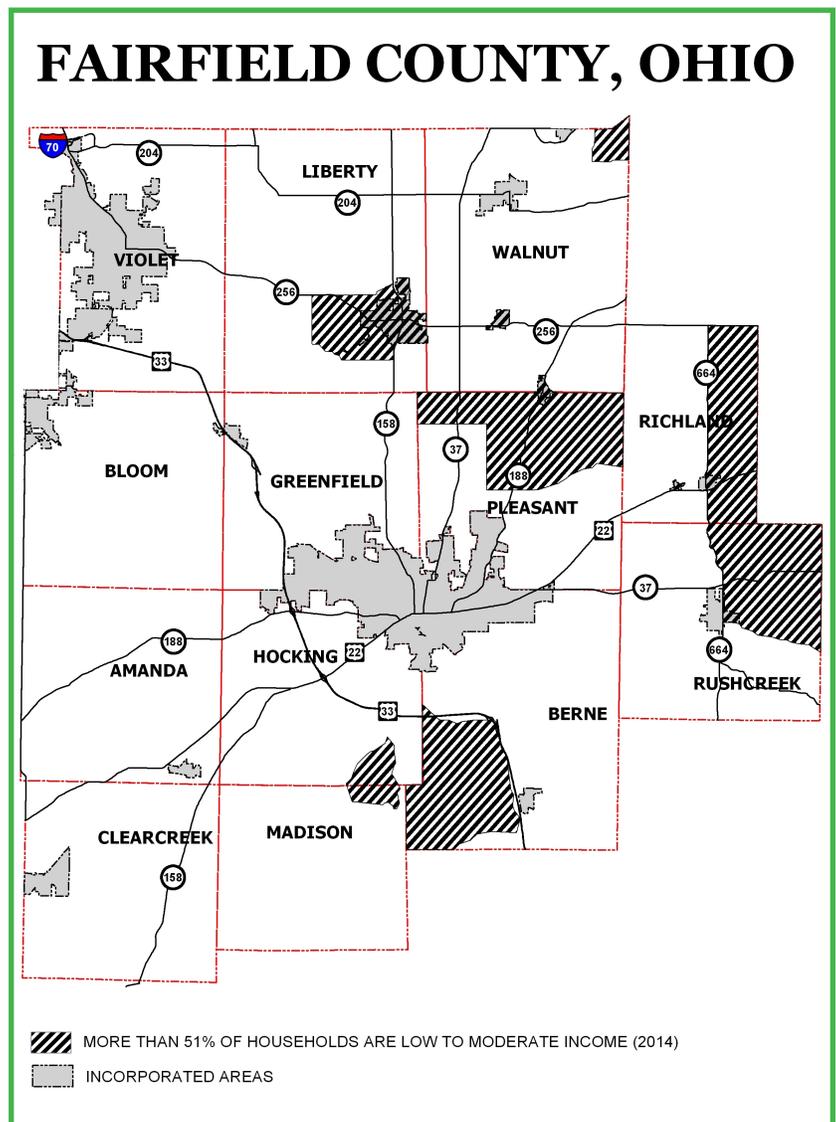
Regional and Community Planning

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.

Previously, low- and moderate-income (LMI) data was derived from the decennial census. HUD will now be utilizing the American Community Survey to determine the percentage of LMI households.

Our office has combined HUD's LMI 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.



Regional and Community Planning

There is an endless amount of demographic information made available through FactFinder on the U.S. Census website (<http://factfinder2.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 Development Services Agency, 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 Ohio Office of Research, please visit their website at http://development.ohio.gov/reports/reports_research.htm.

As noted on the next page, Fairfield County's population from 2000-2010 has increased from 122,759 to 146,156. This estimated increase of 19.05% is 4th among Ohio's 88 counties. This represents an average annual percentage change of 1.76%

| Population Projections for Fairfield County | |
|---------------------------------------------|---------|
| 2015 | 155,330 |
| 2020 | 169,540 |
| 2025 | 183,590 |
| 2030 | 201,010 |

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). 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 1810 to 2010

| | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 1810 | 1820 | 1830 | 1840 | 1850 | 1860 | 1870 | 1880 | 1890 | 1900 | 1910 |
| 11,361 | 16,633 | 24,786 | 31,924 | 30,264 | 30,538 | 31,138 | 34,284 | 33,939 | 34,259 | 39,201 |
| 1920 | 1930 | 1940 | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | - |
| 40,484 | 44,010 | 48,490 | 52,130 | 63,912 | 73,301 | 93,678 | 103,461 | 122,759 | 146,156 | |

Fairfield County
2014 Population Estimates For Cities, Villages, and Townships



| Name | Population | | | Average Annual Rate of Change (b) |
|--------------------------------|----------------|---------------------------|-----------------|-----------------------------------|
| | Census 4/1/10 | Estimates Base 4/1/10 (a) | Estimate 7/1/14 | |
| Fairfield County | 146,156 | 146,152 | 150,381 | 0.7% |
| Amanda village | 737 | 737 | 748 | 0.3% |
| Baltimore village | 2,966 | 2,966 | 2,962 | 0.0% |
| Bremen village | 1,425 | 1,425 | 1,436 | 0.2% |
| Buckeye Lake village (pt.) | 15 | 15 | 15 | 0.0% |
| Canal Winchester city (pt.) | 815 | 815 | 868 | 1.5% |
| Carroll village | 524 | 524 | 521 | -0.1% |
| Columbus city (pt.) | 9,666 | 9,666 | 10,065 | 1.0% |
| Lancaster city | 38,780 | 38,781 | 39,595 | 0.5% |
| Lithopolis village (pt.) | 1,074 | 1,078 | 1,244 | 3.4% |
| Millersport village | 1,044 | 1,044 | 1,048 | 0.1% |
| Pickerington city (pt.) | 18,205 | 18,206 | 19,334 | 1.4% |
| Pleasantville village | 960 | 960 | 958 | 0.0% |
| Reynoldsburg city (pt.) | 910 | 910 | 919 | 0.2% |
| Rushville village | 302 | 302 | 304 | 0.2% |
| Stoutsville village | 560 | 560 | 564 | 0.2% |
| Sugar Grove village | 426 | 426 | 429 | 0.2% |
| Tarlton village (pt.) | 0 | 0 | 0 | n.a. |
| Thurston village | 604 | 604 | 609 | 0.2% |
| West Rushville village | 134 | 134 | 135 | 0.2% |
| Balance of Fairfield County | 67,009 | 66,999 | 68,627 | 0.6% |
| Amanda township | 2,706 | 2,706 | 2,770 | 0.6% |
| Amanda village | 737 | 737 | 748 | 0.3% |
| Balance of Amanda township | 1,969 | 1,969 | 2,022 | 0.6% |
| Berne township | 5,088 | 5,088 | 5,130 | 0.2% |
| Sugar Grove village | 426 | 426 | 429 | 0.2% |
| Balance of Berne township | 4,662 | 4,662 | 4,701 | 0.2% |
| Bloom township | 8,466 | 8,466 | 8,778 | 0.9% |
| Canal Winchester city (pt.) | 361 | 361 | 384 | 1.5% |
| Carroll village (pt.) | 12 | 12 | 12 | 0.0% |
| Lithopolis village (pt.) | 1,065 | 1,069 | 1,235 | 3.5% |
| Balance of Bloom township | 7,028 | 7,024 | 7,147 | 0.4% |
| Clearcreek township | 4,057 | 4,057 | 4,057 | 0.0% |
| Stoutsville village | 560 | 560 | 564 | 0.2% |
| Tarlton village (pt.) | 0 | 0 | 0 | n.a. |
| Balance of Clearcreek township | 3,497 | 3,497 | 3,493 | 0.0% |
| Columbus city (pt.) | 9,666 | 9,666 | 10,065 | 1.0% |
| Greenfield township | 5,565 | 5,565 | 5,666 | 0.4% |
| Carroll village (pt.) | 512 | 512 | 509 | -0.1% |
| Lancaster city (pt.) * | 26 | 24 | 24 | 0.0% |
| Balance of Greenfield township | 5,027 | 5,029 | 5,133 | 0.5% |
| Hocking township | 4,672 | 4,668 | 5,244 | 2.8% |
| Lancaster city (pt.) * | 0 | 0 | 0 | n.a. |
| Balance of Hocking township | 4,672 | 4,668 | 5,244 | 2.8% |
| Lancaster city (pt.) * | 38,754 | 38,757 | 39,571 | 0.5% |

continued

Fairfield County (continued)
2014 Population Estimates For Cities, Villages, and Townships



| Name | Population | | | Average Annual Rate of Change (b) |
|--------------------------------|---------------|---------------------------|-----------------|-----------------------------------|
| | Census 4/1/10 | Estimates Base 4/1/10 (a) | Estimate 7/1/14 | |
| Liberty township | 7,916 | 7,916 | 8,041 | 0.4% |
| Baltimore village | 2,966 | 2,966 | 2,962 | 0.0% |
| Balance of Liberty township | 4,950 | 4,950 | 5,079 | 0.6% |
| Madison township | 1,682 | 1,686 | 1,680 | -0.1% |
| Pleasant township | 6,083 | 6,080 | 6,160 | 0.3% |
| Lancaster city (pt.) * | 0 | 0 | 0 | n.a. |
| Pleasantville village (pt.) | 571 | 571 | 566 | -0.2% |
| Balance of Pleasant township | 5,512 | 5,509 | 5,594 | 0.4% |
| Richland township | 2,195 | 2,195 | 2,219 | 0.3% |
| Rushville village | 302 | 302 | 304 | 0.2% |
| West Rushville village | 134 | 134 | 135 | 0.2% |
| Balance of Richland township | 1,759 | 1,759 | 1,780 | 0.3% |
| Rush Creek township | 3,893 | 3,893 | 3,959 | 0.4% |
| Bremen village | 1,425 | 1,425 | 1,436 | 0.2% |
| Balance of Rush Creek township | 2,468 | 2,468 | 2,523 | 0.5% |
| Violet township | 38,572 | 38,568 | 40,119 | 0.9% |
| Canal Winchester city (pt.) | 454 | 454 | 484 | 1.5% |
| Lithopolis village (pt.) | 9 | 9 | 9 | 0.0% |
| Pickerington city (pt.) | 18,205 | 18,206 | 19,334 | 1.4% |
| Reynoldsburg city (pt.) | 910 | 910 | 919 | 0.2% |
| Balance of Violet township | 18,994 | 18,989 | 19,373 | 0.5% |
| Walnut township | 6,841 | 6,841 | 6,922 | 0.3% |
| Buckeye Lake village (pt.) | 15 | 15 | 15 | 0.0% |
| Millersport village | 1,044 | 1,044 | 1,048 | 0.1% |
| Pleasantville village (pt.) | 389 | 389 | 392 | 0.2% |
| Thurston village | 604 | 604 | 609 | 0.2% |
| Balance of Walnut township | 4,789 | 4,789 | 4,858 | 0.3% |

* - Anomalous geography reported by the Census Bureau.

n.a. - Could not calculate. Division by zero. *---* Denotes that entity did not exist as currently structured as of April 1, 2010, Census Day.

(a) Used for calculating average annual rate of change. (b) Average annual rate of change from April 1, 2010 to July 1, 2014.

Source: Population Estimates Division, U.S. Census Bureau. Prepared by: Office of Research, Ohio Development Services Agency.

Regional and Community Planning

Fairfield County Development Strategy and Land Use Plan

The 2002 Fairfield County Development Strategy and Land Use Plan continued to be used as a basis for planning related decisions. It also continued to serve as a foundation for various grant applications. With this plan approaching fifteen years old, RPC staff recognized the need to update this plan and was able to secure funding to complete this work in 2016. The 2002 plan will continue to be utilized until the updated plan is completed and adopted by the RPC and Commissioners.

The RPC staff continued to provide support to the Local Food Council. This council was created in 2012 to help promote the goals of Fairfield Growing such as educating the public on local food matters and promoting local food production and consumption within the county. The Council completed its second annual local food survey to help analyze the change in perception of local foods over time. The Local Food Council also resulted in the creation of Lancaster Fresh Market, Inc. in 2015. This non-profit organization partnered with the Fairfield County Land Bank to acquire the former Lancaster Hardware Building at the northeast corner of Chestnut and Columbus Streets in Lancaster. The non-profit organization intends to develop this property into the Keller Market House, a local food market and business incubator ---- one of the main goals of Fairfield Growing. RPC staff and the Local Food Council have provided technical support to the non-profit as the development of the local food market moves forward.

The RPC Active Transportation Committee continued to meet to help implement the recommendations of Rolling Forward. The Committee also provided technical support to the RPC by reviewing proposed subdivisions and making recommendations to the Subdivision Regulations Committee regarding the integration of pedestrian and bikeway facilities into proposed developments. The Committee also worked with ODOT in 2015 to identify the best route through Fairfield County for a Statewide Bikeway. Finally, the Committee also provided letters of support for grant applications for bicycle and pedestrian facilities.

Transportation

The RPC Executive Director continued to serve as a member of several transportation committees including: the Fairfield County Transportation Improvement District (TID) and the Mid-Ohio Regional Planning Commission's

Regional and Community Planning

Transportation Advisory Committee (TAC). The RPC Executive Director served as the Vice-Chair of the TAC in 2015.

The US 33 Interchange at Winchester Road/Carroll commenced in the spring of 2015. RPC staff continued to work with the local communities and ODOT as they prepare for this new interchange and plan for the long term upgrades of this corridor to a limited access highway.

In 2015, the idea of a Rural Transportation Planning Organization (RTPO) emerged. The RTPO would include the counties surrounding the Columbus Metropolitan planning area and its purpose would be to enhance the planning, coordination, and implementation of statewide strategic long-range transportation plans and transportation improvement programs, with an emphasis on addressing the needs of non-metropolitan areas of the State. As part of the RTPO, if implemented, Fairfield County would have its own sub-committee that would guide and develop a long range transportation plan for the county. RPC staff facilitated discussions on joining the RTPO with the anticipation of this group being formalized in 2016.

Watershed Planning

The purpose of the Storm Water Advisory and Educational Sub-Committee is to provide a forum for public participation in the development and implementation of a storm water program to compliment any existing public input processes currently established for those communities within Fairfield County that the Environmental Protection Agency has identified as a Municipal Separate Storm Sewer System (MS4) community. This advisory and educational board will be focused towards the MS4 communities in Fairfield County and includes representatives from Violet Township, Liberty Township, the City of Pickerington, the City of Lancaster, the Soil and Water Conservation District, the Utilities Department and the County Engineer's office. Other communities may also participate, if so desired.

The Committee continued to meet in 2015 providing an opportunity for the MS4 communities to network and discuss best practices. These meetings also provide an opportunity for the public to express interest and concerns regarding storm water issues. In 2015, the main focus of the committee was identifying themes for watershed education.

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 2015, the county received \$189,000 from the Office of Community Development to undertake projects that will benefit primarily low-and moderate-income individuals. Funds were directed towards street improvements for the Village of Amanda, street improvements for Fairfield Beach, sidewalk improvements in the Village of Pleasantville and utility improvements in the Village of Baltimore.

Fairfield County applied for and received a \$300,000 Neighborhood Revitalization Program (NRP) grant in 2015. This was the fourth time the county had applied for NRP grant funds. The NRP will be used for capital improvements for the Village of Baltimore. Baltimore will use the NRP funds for sidewalk improvements, street improvements and utility improvements.

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 2014-06.10.hh 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 include 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 2015, the RPC received 41 complaints and/or inquiries. 32 of these complaints were deemed to be landlord/tenant issues. 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.

Community Development Activities

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 gave presentations on Fair Housing and Landlord/Tenant laws before a number of township trustee/council meetings and other meetings during the year and distributed brochures at public buildings and agency offices. In April, Fair Housing Month, RPC staff assisted with the coordination of a Fair Housing Training with our county's Housing Coalition. The RPC staff also provided a training session to the Fairfield County Landlords Association in June 2015.



April 2015 - Housing Coalition Fair Housing Training

Community Housing Impact and Preservation (CHIP) Program

The Community Housing Impact and Preservation (CHIP) Program provides grants to eligible county residents interested in undertaking housing-related activities, including necessary infrastructure improvements. The Regional Planning Commission works with the Lancaster-Fairfield Community Action Agency on CHIP related projects. In 2015, the RPC attended bid openings for the program on a regular basis and inspected numerous home repairs and rehabilitations funded by CHIP grants. The RPC also administered the fair housing program on behalf of the CHIP program.

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 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.

With the formation of the Active Transportation Subcommittee, RPC staff has ensured that its meetings are properly aligned within the subdivision review process. This group meets prior to the Subdivision Regulations Committee and provides recommendations for sidewalks and other active transportation components of development.

Current Development Administration

RPC staff presents the comments from all of the above review agencies 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.

There were a total of 9 plats recorded in 2015 for the entire county, with four replats, two of which no new building lots were created, and the other two creating new lots. The 9 plats totaled 117 lots on 82.61 acres which is roughly 40 more acres and 42 more lots than 2014. In the past year we have seen a gradual increase in development, however it is likely that 2016 will have significant growth in housing development. Based on sustained communication with developers and plan review, there is anticipation of continued growth throughout the county as it continues to be a popular destination in central Ohio.

| Name of Subdivision | Political Unit | # of Lots | Acres |
|----------------------------------------------------------|----------------|------------|--------------|
| Replat of Violet Meadows Section 3 Replat lots 83 and 84 | Violet | 1 | 1.07 |
| Rolling Acres Phase 2 | Lithopolis | 40 | 12.94 |
| G & M Subdivision Replat of Lot 4 | Greenfield | 3 | 4.07 |
| River Valley Highlands Section 13 Phase 2 | Lancaster | 21 | 6.23 |
| Pickerington Square | Pickerington | 6 | 15.69 |
| Violet Meadows Section 4 Phase 1 Replat lots 126 and 127 | Violet | 1 | 0.76 |
| Meadowmoore Section 2 Phase 2 | Violet | 7 | 6.3 |
| Meadowmoore Section 4 | Violet | 34 | 22.77 |
| Heather Lake Section 1 Replat lot 1 | Bloom | 4 | 12.78 |
| 2015 Totals | | 117 | 82.61 |

Minor Subdivisions

In 2015, there were a total of 141 lot splits comprising of approximately 1,725 acres. Thirty percent of the lot splits were exempt tied lot splits, where no new building sites were being created.

**MINOR SUBDIVISION ACTIVITIES SUMMARY
JANUARY 1 – DECEMBER 31, 2015**

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 | 1 | 2.63 | 2 | 119.91 | - | - |
| BERNE | 1 | 2.5 | 1 | 10.4 | 2 | 3.73 |
| BLOOM | 4 | 8.31 | 5 | 153.67 | - | - |
| CLEARCREEK | - | - | 1 | 5.02 | 4 | 204.22 |
| GREENFIELD | 1 | 4.87 | 4 | 7.53 | 1 | 1 |
| HOCKING | 4 | 10.9 | 5 | 13.68 | - | - |
| LIBERTY | 1 | 2.01 | 3 | 63.16 | 1 | 0.19 |
| MADISON | - | - | 6 | 111.47 | - | - |
| PLEASANT | 1 | 0.65 | 2 | 44.25 | 1 | 0.01 |
| RICHLAND | - | - | - | - | - | - |
| RUSHCREEK | 1 | 2 | 6 | 212.52 | 1 | 2.9 |
| VIOLET | 3 | 4.22 | 2 | 258.45 | 2 | 33.2 |
| WALNUT | 2 | 2.54 | 1 | 5.01 | 4 | 10.12 |
| First Half Totals | 19 | 40.63 | 38 | 1,005.07 | 16 | 255.37 |
| AMANDA | 1 | 2 | 3 | 18.76 | 2 | 7.9 |
| BERNE | 1 | 3.91 | - | - | 4 | 9.48 |
| BLOOM | 4 | 15.29 | 4 | 45.46 | 5 | 18.22 |
| CLEARCREEK | 1 | 2 | 1 | 15.81 | 2 | 1.81 |
| GREENFIELD | - | - | 4 | 53.67 | 1 | 1.11 |
| HOCKING | - | - | 1 | 19.45 | - | - |
| LIBERTY | 6 | 15.56 | 1 | 9.34 | 5 | 88.54 |
| MADISON | - | - | 1 | 43.86 | 1 | 1.58 |
| PLEASANT | - | - | 1 | 7.17 | - | - |
| RICHLAND | - | - | - | - | - | - |
| RUSHCREEK | - | - | - | - | 1 | 0.13 |
| VIOLET | 2 | 4.46 | - | - | 1 | 7.58 |
| WALNUT | 3 | 2.92 | 8 | 27.02 | 4 | 1.74 |
| Second Half Totals | 18 | 46.14 | 24 | 240.54 | 26 | 138.09 |
| 2015 TOTALS | 37 | 86.77 | 62 | 1,245.61 | 42 | 393.46 |

| | Number | Acres |
|--------------------|------------|-----------------|
| GRAND TOTAL | 141 | 1,725.84 |

Current Development Administration

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.

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 2015, the RPC made recommendations on 19 zoning amendments- nine text and ten map amendments. This was a 90% increase in the number of zoning amendments from 2014.

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.

| Township | Amendments | |
|--------------|------------|-----------|
| | Text | Map |
| Amanda | - | 1 |
| Greenfield | - | 2 |
| Liberty | 7 | - |
| Pleasant | | 1 |
| Violet | 1 | 3 |
| Walnut | 1 | 3 |
| TOTAL | 9 | 10 |

Current Development Administration

In January 2015, the RPC sponsored a zoning training session that focused on zoning basics and the differences between zoning codes and subdivision regulations. Over 40 zoning officials attended this informative training.



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. The latest revision to these Regulations occurred in 2012. 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 2015, RPC staff issued fourteen Special Purpose Development Permits, fifteen less than what was issued in 2014. This represents a 52% decrease in flood hazard development.

| Township | New Residential | Non Residential | Township Totals |
|-----------------|------------------------|------------------------|------------------------|
| Berne | - | 3 | 3 |
| Greenfield | - | 3 | 3 |
| Liberty | 1 | - | 1 |
| Violet | 3 | 3 | 6 |
| Walnut | - | 1 | 1 |

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. 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.

Community Assistance Activities

The RPC's Community Assistance Activities started several years ago through the Intergovernmental Review System (formerly A-95). 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.

Over the years, the Community Assistance Activities have been expanded to provide input on the impacts of various grants on farmland preservation and to provide letters of support for grant applications for housing, economic development and parks. The projects are reviewed for conformance with the county plan and county plan policies are cited in the letters of support. During 2015, the RPC reviewed 18 projects and programs requesting federal or state funds or letters of support.

As part of this activity, the RPC also participates in the annexation and vacation review process spearheaded by the Commissioners. RPC staff is one of several agencies that reviews these proposals and provides feedback to the Commissioners. In 2015, the RPC staff reviewed and provided comments on 10 annexations/vacation petitions.

Community Assistance Activities

The RPC also serves as a network to provide information to our member communities. For example, at its monthly meetings, the RPC hosts presentations by local and regional organizations to help promote local planning and other related topics to our member communities. In 2015, some of these presentations included:

- Sustaining Scioto – Mid-Ohio Regional Planning Commission
- Insight 2050 – Mid-Ohio Regional Planning Commission
- Energy Aggregation – Palmer Energy Company
- Crunch Out Obesity Program
- Lancaster Public Transit System Update
- County and Bridge Project Update
- Fairfield County Reutilization Corporation (Land Bank) Update
- Keller Market House

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.

2015 BUDGET

| | | |
|--------|-----------------------------------|------------------|
| 511010 | Salaries | \$149,500.00 |
| 561000 | Supplies | \$ 2,000.00 |
| 574000 | Equipment | \$ 2,500.00 |
| 543000 | Contracts-Repair | \$ 1,250.00 |
| 530000 | Contract Services | \$ 5,700.00 |
| 530005 | Contract Services - Other | \$ 28,540.00 |
| 558000 | Travel & Expenses | \$ 2,500.00 |
| 523000 | PERS | \$ 21,000.00 |
| 526000 | Worker’s Compensation | \$ 1,500.00 |
| 525000 | Unemployment Compensation | \$ 10.00 |
| 590000 | Other Expenses | \$ 900.00 |
| 522000 | Medicare | \$ 2,200.00 |
| 521000 | Medical/Hospitalization Insurance | \$ 51,500.00 |
| 521100 | Life Insurance | <u>\$ 200.00</u> |
| | TOTAL | \$269,300.00 |

Actual 2015 Expenditures

\$258,722.14