

MINUTES

January 4, 2022

The minutes of the Regional Planning Commission meeting held at the Fairfield County Courthouse, Commissioner's Hearing Room, 210 E. Main Street, Third Floor, Lancaster, Ohio, and also via livestream and conference call.

Presiding: Betsy Alt, President

Present: Scott Baker, Vince Carpico, Keith Conroy, Rodrick Daus, Bob Deter, Joe Ebel, Todd Edwards, Gail Ellinger, Shawn Haughn, Ralph Hedrick, Charles Hockman, Kent Huston, Douglas Ingram, Joe Kemmerer, Randy Kemmerer, Darrin Monhollen, Ian Nickey, Bob Slater, Ira Weiss, Bill Yaple, Dave Levacy (County Commissioner), James Mako (Executive Director), Tamara Ennist (Planner), and Sharlene Bails (Adm.Asst.).

ITEM 1. MINUTES

The Minutes of the December 7, 2021, Fairfield County Regional Planning Commission meeting, were presented for approval. Bill Yaple made a motion for approval of the minutes. Joe Ebel seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Betsy Alt welcomed everyone to the meeting. James Mako announced the Regional Planning Commission offices are now located at the Fairfield County Records Center.

ITEM 3. PRESENTATION – HICKS PARTNERS

Keith Conroy and Ian Nickey from Hicks Partners were introduced to the board members. They are a consulting firm partnering with Fairfield County to provide grant services to the townships and villages in Fairfield County. They gave an overview of their services and registration information needed for participation in federal and state grants.

ITEM 4. FINAL PLAT EXTENSION - WINDING CREEK, SEC 5, PART 2

WINDING CREEK, SECTION 5, PART 2 - Final Plat Extension Request

Owner/Developer: Bambauer Deter Enterprise, LLC / Bob Deter

Engineer: EMH&T Engineers, Surveyors, Planners & Scientists

Location and Description: The Winding Creek Subdivision is located in Sec. 27, Twp. 16, Rng. 20 of Violet Twp. A preliminary plan for 269 lots was approved by the Regional Planning Commission in January 1996. Centralized water and sewer are provided by FC Utilities Depart. The Regional Planning Commission conditionally approved the Winding Creek Sec. 5, Pts 1 and 2 Final Plats on November 4, 2003. The Sec. 5, Pt 1 Final Plat has been recorded. Final Acceptance of public improvements for Sec. 5, Pt 1 has been granted by the Fairfield County Board of Commissioners. The Final Plat approval for the Sec. 5, Pt 2 plat has been extended by the Commission to February 16, 2022. The developer is requesting two 180-day extensions, till February 16, 2023.

The originally approved Section 5, Part 2 plat layout included thirty-two (32) lots. On October 7, 2008, the Regional Planning Commission approved the Section 5, Part 1A Final Plat for lots 209 and 217, which were originally a part of the Section 5, Part 2 plat. Therefore, the current Section 5, Part 2 plat layout includes thirty (30) lots.

SUBDIVISION REGULATIONS REVIEW COMMITTEE RECOMMENDATION: The Subdivision Regulations Review Committee recommends conditional approval based on resolving the findings and requirements.

A motion was made by Doug Ingram to approve the Subdivision Regulations Review Committee recommendation. Randy Kemmerer seconded the motion. The motion passed with Violet Township abstaining.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

RPC staff presented a list of building permit applications under review.

ITEM 6. BILLS

James Mako presented the following bills for payment:

558000	TRAVEL & EXPENSES	\$85.20
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A motion was made by Kent Huston to approve the bills for payment. Bill Yaple seconded the motion. Motion passed.

ITEM 7. OTHER BUSINESS

James Mako updated the board on the following:

This is the last year for the CDBG allocation program. RPC will be working with the Village of Pleasantville on a Neighborhood Revitalization grant. Fairfield Growing will be wrapping up updates to the program and later this month the Active Transportation will kick off updates to

their program. The subdivision and building permits remain busy and are anticipated to continue to increase through 2022.

There being no further business, a motion was made to adjourn the meeting by Randy Kemmerer and seconded by Joe Kemmerer. Motion passed.

Minutes Approved By:

Betsy Alt, President

Kent Huston, Secretary