

MINUTES

March 1, 2016

The minutes of the Fairfield County Regional Planning Commission meeting held at the Fairfield County Courthouse, Commissioners' Hearing Room, 210 East Main Street, Lancaster, Ohio.

Presiding: Kent Huston, President

Present: Zack DeLeon, Tammy Drobina, Todd Edwards, Gail Ellinger, Jim Hochradel, Doug Ingram, Lonnie Kosch, Dean LaRue, Harry Myers, Larry Neeley, Jerry Rainey, Mary Snider, John Snook, Phil Stringer, Ira Weiss, Jeffrey White, Bill Yapple, Dave Levacy (County Commissioner), Holly Mattei (Executive Director), James Mako (Senior Planner), and Gail Beck (Adm. Asst).

ITEM 1. MINUTES

The Minutes of the February 2, 2016 Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Todd Edwards seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Kent Huston welcomed everyone to the meeting. Kent thanked the RPC members for their support and attendance at the meetings over the past two years.

ITEM 3. PRESENTATION

Holly Mattei presented the 2015 Annual Report.

ITEM 4. PROPOSED ZONING AMENDMENTS

James Mako presented the following report:

ITEM 4a. Applicant: Liberty Township

Proposed Revisions: Liberty Township Zoning Board has submitted a proposed change to Article X, Section 11(Drainage, Erosion, and Sediment Control) of their zoning text. New language has been added to the township's Drainage, Erosion and Sediment Control regulations. Property owners will be required to obtain the necessary storm water control permits from the Ohio EPA when engaged in a land disturbing activity described in Article IV of the zoning code. The language is being added into the zoning code for Liberty Township to be compliant with its MS4 (municipal separate storm sewers systems) Permit. The proposed amendments are further revisions to the changes that the township made to this section of its code in 2015.

Specific changes to the zoning code include replacing the existing Sections 10.11 (A) (1) –(12) (General Standards) with new general requirement language. Section 10.11 (D) (Violations) is proposed to be amended with procedural requirements for violations. Language for this section has been taken from the Ohio Revised Code and required by the EPA.

REGIONAL PLANNING COMMISSION STAFF RECOMMENDATION:

RPC staff recommends approval of the proposed text amendments noting that the township has worked with the Fairfield Soil and Water Conservation District and the Fairfield County Prosecutor's Office with these amendments.

A motion was made by Doug Ingram to approve the RPC staff recommendation. Bill Yaple seconded the motion. Motion passed.

James Mako presented the following report:

ITEM 4b. APPLICANT: Liberty Township

LOCATION & DESCRIPTION: The property proposed for rezoning is approximately 44.69 acres located on Basil Road in Liberty Township, Section 26, Township 16, Range 19.

EXISTING ZONING: R-R Rural Residential District- It is the intent of the R-R Rural Residential District to provide for single-family dwellings on large tracts within areas of open land and agricultural activity. Areas in the R-R Rural Residential District will not normally be served by public sewer and water.

EXISTING LAND USE: Historical Park

PROPOSED REZONING: C-1 Conservation District- It is the intent of the C-1 Conservation District to provide areas for recreational area and open spaces.

PROPOSED USE: Historical Park

APPLICANT: Liberty Township- Continued

	ADJACENT ZONING	ADJACENT USE
NORTH	R-R Rural Residential District F-P Floodplain Overlay District Village of Baltimore	Residential/ Agricultural
EAST	R-R Rural Residential District	Agricultural
WEST	R-R Rural Residential District F-P Floodplain Overlay District	Agricultural
SOUTH	R-R Rural Residential District	Residential/ Agricultural

RPC STAFF RECOMMENDATION:

RPC staff recommends approval of the proposed rezoning.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Harry Myers seconded the motion. Motion passed.

Holly Mattei presented the following report:

ITEM 5. ELECTION OF OFFICERS AND EXECUTIVE COMMITTEE

The Nominating Committee has nominated the following RPC members to serve as Officers and Executive Committee members for the next two years:

President:	Bill Yaple
First Vice-President:	Phil Stringer
Second Vice-President	Doug Ingram
Secretary:	Mary Snider
Executive Committee Members:	James Hochradel Harry Myers Zack Deleon Jerry Rainey

Immediate Past President: Kent Huston

A motion was made by Todd Edwards to accept the nominations made by the Nominating Committee. Ira Weiss seconded the motion. Motion passed.

ITEM 6. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

Holly Mattei presented the following bills for payment:

ITEM 7. BILLS

530005	CONTRACT SERVICES – OTHER	\$ 695.00
558000	TRAVEL & EXPENSES	<u>\$ 130.61</u>
	TOTAL	\$ 825.61

A motion was made by Doug Ingram to approve the bills for payment. Bill Yaple seconded the motion. Motion passed.

ITEM 8. OTHER BUSINESS

Holly Mattei thanked Kent Huston for serving as President for the past two years.

There being no further business, a motion was made to adjourn the meeting by Todd Edwards and seconded by Phil Stringer. Motion passed.

Minutes Approved By:

William Yaple, President

Mary K. Snider, Secretary