

## **MINUTES**

**April 4, 2023**

The minutes of the Regional Planning Commission meeting held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio, and via livestream and conference call.

Presiding: Jennifer Morgan, President

Present: Ron Baker, Joe Ebel, Adam DeLong, Todd Edwards, Tom Erlenwein, Jonathan Ferbrache, Jonett Haberfield, Ralph Hedrick, Charles Hockman, Kent Huston, Anthony Iachini, Holly Mattei, Darrin Monhollen, Laya Pannikottu, Karina Peggau, Austin Reid, Jack Schafer, Marcey Shafer, Dan Singer, Robert Slater, Jeremiah Upp, Abby Watson, Ira Weiss, Bill Yaple and Commissioner Jeff Fix.

RPC Staff: Tamara Ennist and Sharlene Bails.

### **ITEM 1. MINUTES**

The minutes of the February 7 and February 28, 2023 Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Bill Yaple seconded the motion. Motion passed.

### **ITEM 2. PRESIDENT'S REPORT**

Jennifer Morgan welcomed everyone to the meeting.

### **ITEM 3. PRESENTATION – ACTIVE TRANSPORTATION PLAN**

An update to the Fairfield County Active Transportation Plan was presented by students from OSU. The mission of the plan is to develop a countywide active transportation system for all users.

Some of the recommendations included developing a regular maintenance schedule, construct sidewalks that encourage people to walk for transportation, provide education for bicyclists and pedestrians, invest in bike sharing infrastructure, expand shoulder width on roads to improve safety and specific recommendations for Buckeye Lake, City of Lancaster and Violet Township.

Commissioner Fix thanked everyone for their work on the project.

### **ITEM 4. ZONING MAP AMENDMENT**

Holly Mattei presented the following reports:

**APPLICANT:** Adam Delong; Delong Properties LCC

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located at 4730 Wilson Road NW Lancaster OH 43130. It consists of one parcel (parcel # 0130070100), which is 65.641 acres.

**EXISTING ZONING:** The property is currently zoned R-1 – Rural Residential District. According to the Greenfield Township Zoning Code, this district’s purpose is to promote agriculture and a low density.

**EXISTING LAND USE:** Construction Management

**PROPOSED REZONING:** PRB – Planned Rural Business District. According to the Greenfield Township Zoning Code, this district’s purpose is to allow limited business activity that would be inappropriate for the Highway Business District or too small for a PUD.

**PROPOSED LAND USE:** Construction Management (Same as existing)

ADJACENT ZONING		ADJACENT USES
NORTH	R-1 Rural Residential	Agricultural
EAST	R-1 Rural Residential	Agricultural
WEST	R-1 Rural Residential	Park and Commercial
SOUTH	R-1 Rural Residential	Agricultural

**RPC STAFF RECOMMENDATION:**

Staff recommends **disapproval** of the proposed rezoning. This site is approximately 65 acres. Since there is no development plan to limit the location of the proposed use, it could potentially be allowed anywhere on the 65 acres, causing concerns about potential impacts on adjacent residential uses. A development plan would also specify the employee parking locations and indicate how buffering from adjacent parcels would be provided (i.e. retaining exiting tree stands). A site plan could potentially address several of the above issues, but with a lack of information, staff recommends disapproval.

Tom Erlenwein will meet with Holly Mattei to discuss a plan to address the issues identified in the staff report.

A motion was made by Kent Houston to approve the RPC staff recommendation. Ira Weiss seconded the motion. The motion passed.

**ITEM 5. ZONING TEXT AMENDMENT**

**APPLICANT:** Liberty Township

**PROPOSED REVISIONS:** Liberty Township has submitted several proposed changes to their zoning text.

**RPC STAFF RECOMMENDATION:**

**Campground regulations (proposed revisions to Articles III and XI)**

Staff recommends approval of the requested changes to Articles III and XI of the Liberty Township Zoning Resolution, alongside the conditional change requested for 11.15(C), subject to the zoning regulations specifying in which districts campgrounds will be considered conditional uses.

**Agriculture District regulations (proposed revisions to Articles VIII and IX)**

Staff recommends **disapproval** of the proposed changes to Articles VIII and IX of the Liberty Township Zoning Resolution as it is in direct conflict with the Ohio Revised Code 519, which indicates that agricultural uses are exempt from township zoning. The proposed changes also do not include any area requirements such as minimum lot size, setbacks, etc.

The board discussed the language to provide the records of all campground tenants and visitors and the necessity of this requirement.

A motion was made by Bill Yapple to approve the RPC staff recommendation on Campground Regulations. Ira Weiss seconded the motion. Commissioner Fix made a motion to amend the recommendation to remove the language “Provide the records of all campground tenants and visitors”. Darrin Monhollen seconded the motion. The amended motion passed.

A motion was made by Kent Houston to approve the RPC staff recommendation on Agriculture District Regulations. Ira Weiss seconded the motion. The motion passed.

**ITEM 6. PY2022 CDBG PROGRAM GRANT CONTRACT**

The PY2022 CDBG program grant administration contract was presented for approval by the board.

A motion was made by Ira Weiss to approve the CDBG grant administration contract. Bill Yapple seconded the motion. The motion passed with Commissioner Fix abstaining.

**ITEM 7. REGIONAL PLANNING OFFICE COPIER**

The current office copier is not functioning properly and due to its age parts are becoming extremely difficult to obtain for maintenance of the equipment. After discussion, Kent Huston made a motion to approve the purchase of a new copier and the appropriations for said purchase. Dan Singer seconded the motion. The motion passed.

**ITEM 8. APPOINTMENT OF NEW EXECUTIVE DIRECTOR**

Darryll Wolnik, AICP was recommended for the appointment as the new Executive Director for Regional Planning. After discussion, Ira Weiss made a motion to appoint Darryll Wolnik as the new Executive Director. Todd Edwards seconded the motion. The motion passed.

**ITEM 9. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS**

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

**ITEM 10. BILLS**

Tamara Ennist presented the following bills for payment:

558000	Travel and Expenses	\$255.88
530000	Contractual Services	\$6,500
	TOTAL	\$6,755.88

A motion was made by Todd Edwards to approve the bills for payment. Ira Weiss seconded the motion. Motion passed.

**ITEM 11. OTHER BUSINESS**

Jonett Haberfield provided copies of the Tourism Guide to Visit Fairfield County for distribution at various county locations.

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

Minutes Approved By:

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Jennifer Morgan, President

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Kent Huston, Secretary