

MINUTES

April 6, 2021

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: Ron Beitzel, Jim Cotugno, Skip Eberly, Todd Edwards, Gail Ellinger, Shawn Haughn, Ralph Hedrick, Charles Hockman, Kent Huston, Douglas Ingram, Randy Kemmerer, Darrin Monhollen, Jennifer Morgan, Ira Weiss, Larry Wills, Scott Wills, Dave Levacy (County Commissioner), Jeff Fix (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (County Economic Development Director), Jeremiah Upp (County Engineer) Tony Vogel (County Utilities Director), James Mako (Executive Director), Tamara Ennist (Planner), and Sharlene Bails (Adm.Asst.).

ITEM 1. MINUTES

The Minutes of the March 2, 2021, Fairfield County Regional Planning Commission meeting, were presented for approval. Carri Brown made a motion for approval of the minutes. Jeff Fix seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Betsy Alt welcomed everyone to the meeting.

ITEM 3. SUBDIVISION ACTIVITIES

James Mako presented the following report:

ITEM 3a). SUBDIVISION: James Cotugno- Liberty Township – Variance to Sections 2.1.1 (F) (Non-Exempt Splits in floodways) and 2.5 (Minimum Lot Depth)

OWNER/DEVELOPER: James Cotugno

LOCATION AND DESCRIPTION: An application has been submitted requesting a variance from Section 2.1.1 F (Non Exempt Splits within a Floodway) and Section 2.5 (Minimum Depth of Frontage) of the Fairfield County Subdivision Regulations. The property (Parcel# 0210072550) is located in Liberty Township with frontage on Basil Road. The existing parcel is

10.20 acres in size. The applicant wishes to split off two parcels (2.494 acres and 4.947 acres) with a 2.763-acre remainder. The 4.947 acre tract is proposed to have depth of frontage of 30.09' and 30.87' along Basil Road and will contain floodway on the eastern boundary of the proposed lot.

SUBDIVISION REGULATIONS COMMITTEE

The Subdivision Regulations Committee recommends approval with the following comments:

1. Section 2.5 of the Fairfield County Subdivision Regulations states that "The required lot frontage for any parcel subject to minor subdivision regulations shall be maintained for a minimum depth of at least 60 feet from the right-of-way line." The applicant proposed to have a depth of frontage of 30.09' and 30.87' along Basil Road. It does appear that the proposed split will have the required road frontage of at least 125' for the County regulations and 175' for Liberty Township.
2. If the variance is granted for the proposed 4.947 acre split, any development on this parcel will require a special flood hazard building permit from Regional Planning. In addition, any development within the floodway will be prohibited unless a hydraulic analysis is conducted.
3. Liberty Township has reviewed the variance request and is not opposed to the splits.
4. Other agency comments

A motion was made by Kent Huston to approve the Subdivision Regulations Committee recommendation. Doug Ingram seconded the motion. Jeff Fix and James Mako discussed the minimum lot frontage. After discussion, a vote was taken, and the motion passed with Liberty Township abstaining.

Tamara Ennist presented the following report:

ITEM 3b). SUBDIVISION: MAGNOLIA RESERVE – PRELIMINARY PLAN - VIOLET TOWNSHIP

OWNER: VERA E. SHOAF, TRUSTEE

DEVELOPER: PRINCIPLE REAL ESTATE DEVELOPMENT, LLC

ENGINEER: ADVANCED CIVIL DESIGN, INC.

LOCATION AND DESCRIPTION: The Magnolia Reserve subdivision proposal is in Violet Township (Parcel #0360082010/ #0360090560) on the west side of Pickerington Road across from Deer Run Road between Blacklick Eastern Road (SR 204) and Refugee Road. The undeveloped parcel is located within the Townships R-2, Single Family Residential (Low Density) zoning district and contains 33.311 acres. This was previously submitted as Sycamore Creek Preliminary Plan and was tabled by the Subdivision Regulations Review Committee on February 22, 2021 at the request of the applicant and has been re-submitted as Magnolia Reserve.

Two points of ingress/egress are proposed for the development; a new street intersecting with

Pickerington Road in alignment with Deer Run Road and an extension of the Gearied Street NW right-of-way from the north, constructed with the Cansada Estates subdivision, that intersects with Ault Road. In addition, two cul-de-sac style streets are also proposed. **The applicant has applied for a design standard variance** (Section 4.10.2.D-Cul-de-Sac, Part A) to allow one of the cul-de-sacs to have less than six (6) lot frontages.

The proposal will create thirty-three (33) single-family residential building lots ranging in area from 30,000 S.F. (0.6887 Ac.) - 46,860.8 S.F. (1.076 Ac.).

The lots will be serviced with public water and sanitary sewer. Storm water will be managed with street and yard catch basins draining into one of two detention basins that drain to Sycamore Creek.

SUBDIVISION REGULATIONS REVIEW COMMITTEE

The Subdivision Regulations Review Committee recommends approval of the Magnolia Reserve Preliminary Plan and the design variance with the following conditions:

1. Special Flood Hazard Development Permits will be required for construction of the subdivision and individual buildings. [Co. Fl. Pl. Administrator 3/22/2021 comments]
2. Revise the Site Data table to be consistent with the info shown on the plan. The figure shown for 'Net Acreage' appears to be inconsistent with the sum of the lot acreages and open space lot acreages. (Sheet 1 / 6)
3. Dedication and half section improvements of the Pickerington Road right-of-way is required. [RPC Staff Report]
4. Five (5) foot wide sidewalks will be required with a curb and gutter style street profile. [Co. Eng. 3/22/2021& SWCD 3/19/2021 comments.]
5. Projected ADT's should be listed for all major streets on the preliminary plan with projections taking into account the off-site traffic from adjacent properties. [Co.Eng. 3/22/2021 comments]
6. The existing driveway that provides access from Pickerington Road to the Bauchmoyer property will need to be removed if access is provided from Chestnut Street. [Co. Eng. 3/22/2021 comments]
 - a. The access easement will need to be a specific exclusive access easement to the property owner.
7. Revise the location for the maintenance drive for Reserve C which is still shown at station 3+75. [Co. Eng. 3/22/2021 comments]
8. Utility easements need to be a minimum of 15' in width. [SWCD 3/19/2021 & Co. Eng. 3/22/2021 comments]

9. More detail is needed on the proposed basins.
 - a. Proposed Retention Basin 1; Safety bench must be 2' below the normal pool level. Safety bench and maintenance berm all the way around perimeter with proper slopes. [SWCD 3/19/2021 & Co. Eng. 3/22/2021 comments]
 - b. Proposed Detention Basin 2; A 10' maintenance berm will need provided around the top perimeter of the pond.; May need drives provided at each end for maintenance vehicles like a heavy vac truck.; Would like an example where a system like this has been installed to visit and speak with the maintaining agency.
 - c. A forebay and micro pool or a pretreatment system is needed for the detention basin and underground storage system.
10. Provide a preservation zone around the wetland that will remain on lot #22 [SWCD 3/19/2021 comments]
11. Place flood routing within drainage easements. Clarify flood routing at the rear of lot #31. [SWCD 3/19/2021 comments]
12. The final drainage report will need to address drainage pattern leaving the site at the SW corner of lot #7 and show no negative impacts to the downstream properties. [Co. Eng. 3/22/2021 comments]
13. Use NOAA Atlas 14 rainfall data specific from the website by selecting the location of the subdivision.
14. Revise the Storm Water Management Report and the Tributary Maps to reflect the new subdivision name. [Co. Eng. 3/22/2021 & SWCD 3/19/2021 comments]
15. Provide verification that all lots meet the applicable frontage requirements for the R-2 zoning district. Specifically, the lots with irregular frontages and the cul-de-sac lots. [Violet Twp. 3/19/2021 comments]
16. Clarify the house sites for lots 7 & 8 and discuss the rear yard layout with the zoning administrator. [Violet Twp. 3/19/2021 comments]
17. Comply with Review Agency Comments.

A motion was made by Jeff Fix to approve the Subdivision Regulations Committee recommendation. Ira Weiss seconded the motion. After discussion, a vote was taken, and the motion passed with Violet Township abstaining.

ITEM 4. REZONINGS-TOWNSHIP MAP AMENDMENTS

James Mako presented the following report:

ITEM 4a). APPLICANT: BEW LLC/Seimer Properties LLC

LOCATION & DESCRIPTION: The applicant proposes to rezone 16.95 acres of land

(parcel # 013-00509-00) located at 0 Coonpath Road in Greenfield Township, R 19 T 15 S 20 NE.

EXISTING ZONING: The property is zoned B-1 (Business District). It is the intent of the B-1 Business District to provide an area for retail businesses and limited service uses. It is further the intent of this District to prohibit residential units except in conjunction with business uses. Due to the intensity of this district, the B-1 District shall apply only to existing properties zoned B-1 as of the effective date of the zoning code and as shown on the Current Greenfield Township Zoning Map. Any future rezoning to a commercial district after the effective date of this zoning code will be limited to the Highway Business (HB) District or the Planned District for Commercial uses.

EXISTING LAND USE: Vacant

PROPOSED REZONING: PUD (Planned Unit District) The intent of the (PUD) Planned Unit Development District, is to create flexible design criteria that may not be included within traditional Zoning District. It is further the purpose of the (PUD) Planned Unit Development District to encourage a more efficient land – use pattern by reducing the amount of public infrastructure, creating usable open space, preserving existing natural features and providing for a variety of building styles, types, and uses through the use of mixed – use, cluster, or alternative land designs. Because of the special characteristics of (PUD) Planned Unit Development District, special provisions governing the development of land for this purpose may be required. Whenever there is a conflict or difference between the provisions of the (PUD) Planned Unit Development District and those of other sections of this Zoning Code, the provisions of this section shall prevail for the development of land for Planned Unit Development. Subjects not expressly covered by this (PUD) Planned Unit Development District section shall be governed by the respective provisions found elsewhere in this Zoning Code that are most similar to the proposed use.

PROPOSED LAND USE: Multi-Family Residential

ADJACENT ZONING

NORTH	I-1 Industrial District B-1 Business District
EAST	S-U Special Use District
WEST	B-1 Business District
SOUTH	Road Right of Way

ADJACENT USE

Vacant/Agriculture
Retail (Dollar General/Sunbelt Rentals)
Eastland JVC
Retail (McGuire's Truck)
33-A

RPC STAFF RECOMMENDATION:

RPC Staff recommends approval with modification to the rezoning request with the following comments:

1. RPC staff believes this is not an ideal location for multi-family housing units given that

site proposed for rezoning is currently zoned B-1 (Business District) with existing commercial development and industrially zoned property adjacent to the site. In addition, US-33A is directly adjacent to the south of the property. RPC Staff believes that the developer should modify the site plan and provide buffering, such as landscaping or other similar features, between the proposed development and the adjacent properties.

2. The Future Land Use Plan identified this parcel within a Growth Area. Multi-family residential development is a recommended land use within this classification.
3. In addition, the developer needs to ensure that they can provide the necessary utilities and access to support the proposed development.
4. If the proposed development meets any of the thresholds for a major subdivision (dedication of public right of way or the extension of public utility easements), the developer will have to plat the property.

The board discussed the developer including buffering, such as landscaping, for the proposed project. Dave Levacy said a traffic study will be needed at this location. The developer is agreeable to the buffering and a traffic study will be conducted. A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Jeff Fix seconded the motion. All voted aye, except Shawn Haughn who voted no. Motion passed.

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	\$ 123.84
	TOTAL	\$ 123.84

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

ITEM 7. OTHER BUSINESS

A copy of the annual report and the building department procedures were included with the packet. Carri Brown asked if the townships could add these to their website.

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

Minutes Approved By:

Betsy Alt, President

Kent Huston, Secretary