

MINUTES

May 2, 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: Danielle Browning, Tabitha Browning, Melissa Connor, Joe Ebel, Todd Edwards, Kevin Elden, Charles Hockman, Kent Huston, Douglas Ingram, Randy Kemmerer, Lonnie Kosch, Holly Mattei, Darrin Monhollen, Mitch Noland, Jeff Porter, Dan Singer, Robert Slater, Rick Szabrak, Ira Weiss, Bill Yaple and Commissioner Jeff Fix.

RPC Staff: Tamara Ennist and Sharlene Bails.

ITEM 1. MINUTES

The minutes of the April 4, 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. The start date for the new director will be May 9, 2023.

ITEM 3. SUBDIVISION ACTIVITIES

Tamara Ennist presented the following report:

MEADOWMOORE RESERVE, SECTION 2, PHASE 2 – FINAL PLAT

OWNER/DEVELOPER: John E. Donley

ENGINEER: Advanced Civil Design, David Denniston, P.E.

SURVEYOR: Advanced Civil Design, Jonathan E. Phelps, P.S.

LOCATION AND DESCRIPTION: VIOLET TOWNSHIP

West side of Ault Road – South of Blacklick-Eastern Road and north of Fox Run Ct. The Meadowmoore Reserve subdivision connects with Meadowmoore subdivision which has access to Milnor Road. This area is within Violet Township's PD, Planned Development Zoning District.

PARCEL ID: #0360085100 (26.71 Ac.)

AREA: 15.877 Acres

SINGLE-FAMILY BUILDING LOTS: Thirty-Two (32) lots (#68-82, #93-94, #168-181, #193). Lots range from 0.310 acres to 0.935 acres.

OPEN SPACE RESERVE AREAS: No open space is provided with this phase.

STREET RIGHTS-OF-WAY DEDICATION: 2.132 acres of public right-of-way proposed with the extensions of Norman Street and Hayden Avenue rights-of-way. Street profiles contain curbs and gutters, and sidewalks.

CENTRAL SEWER AND WATER: Central Services are provided by Fairfield County

STORM WATER CONTROL: Storm water catch basins within the streets and yard catch basins will direct storm water into retention/detention ponds to control storm water, storm water run-off, and to provide for water quality control.

ACCESS: Meadowmoore Reserve, Section 2, Phase 2 can be accessed from Ault Road to the east via Haverington Street and from Milnor Road to the west through Meadowmoore subdivision.

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee met on April 24th, 2023 and reviewed the application. They recommend approval with conditions.

The board discussed access areas, open space, and a drainage easement on lot 168.

A motion was made by Commissioner Fix to approve the Subdivision Regulations Review Committee recommendation. Ira Weiss seconded the motion. The motion passed with Darrin Monhollen, Violet Township, abstaining.

ITEM 4. ZONING MAP AMENDMENT

Holly Mattei presented the following reports:

APPLICANT: J. Clarke Sanders, DDS

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 11299 Stonecreek Dr., Pickerington, OH 43221. It consists of one parcel (parcel # 036-03532-00), which is about 0.816 acres.

EXISTING ZONING: The property is currently zoned S-1 Professional and Commercial Services. According to the Violet Township Zoning Code, this district's purpose is to provide a space for "providing professional, semi-professional, or commercial services." The Code also adds that S-1 shall not "be considered a general mercantile or trade area."

EXISTING LAND USE: "Dental and Orthodontics Learning Center, Business Meetings, Lunches and Holiday Parties for the Stonecreek Dental Team.

PROPOSED REZONING: C-2 Limited Commercial District. According to the Violet Township Zoning Code, this district is for "general commercial and trade uses, both retail and wholesale."

PROPOSED LAND USE: “Micro Event Center for small events between 2-110 (max capacity) ...for local area businesses and residents to utilize.”

| ADJACENT ZONING | | ADJACENT USES |
|-----------------|-------------------------|-----------------------|
| NORTH | (City of Pickerington) | Commercial |
| EAST | PRD Planned Residential | Single-Family Housing |
| WEST | (City of Pickerington) | Commercial |
| SOUTH | (City of Pickerington) | Commercial |

STAFF RECOMMENDATION

Staff recommends approval of the proposed rezoning from S-1 to C-2. The site is surrounded by commercial uses and is located along a major road intended for such uses. Although the Township Zoning Resolution does not list Micro-Event Centers as a permitted use in the C-2 District, the Township has historically treated event centers as commercial operations permitted under the C-2 zoning classification.

While the Township cannot place conditions on a rezoning to a C-2 zoning classification, it should be noted that additional approvals may be needed by the applicant to utilize the building as proposed. This potentially includes approvals by the Township Board of Zoning Appeals for parking and the Township Building Department. The Health Department and State may also require approval depending upon how food and alcohol will be handled for proposed events.

Commissioner Fix asked for clarification on the existing zoning of the property. Holly Mattei explained what is permitted in the current zoning of S-1 (Professional and Commercial Services). Ira Weiss said he has seen patrons using the parking lot across the street. The owner has an agreement for additional parking across the street for his business.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Kent Huston seconded the motion. The motion passed with Darrin Monhollen, Violet Township, abstaining.

ITEM 5: ZONING TEXT AMENDMENT

APPLICANT: Walnut Township

PROPOSED REVISIONS: Walnut Township has submitted a proposed amendment to its Zoning Resolution to regulate residential, commercial, and industrial solar energy systems. The proposed amendments describe where the various types of solar energy systems are permitted and include several definitions and general requirements as well as specific requirements based upon the type of proposed system. The regulations also require a zoning permit for all types of

systems and further require a site and decommissioning plan to be approved for the Utility Grid Solar Energy Systems (under 50 megawatts).

STAFF COMMENTS:

- ☐ The proposed regulations indicate that Utility Grid Solar Energy Systems are for systems less than 50 megawatts, but this notation seems to be missing in the definition section. The less than 50 megawatts reference should be added to the definition of Utility Grid Solar Energy Systems.
- ☐ RPC recommends removing the Flood Plain Hazard District as an area where ground mounted solar energy systems are permitted. We believe this would be a best practice to limit structures within the floodplain.
- ☐ The roof mounted regulations refer to ground panels in one area of the regulations. This reference should be corrected.
- ☐ Staff contacted the Township Zoning Inspector to inquire on the intent of the Utility Energy Zone. Based upon this conversation, it appears that this section is trying to identify areas where solar systems, larger than 50 megawatts, could be located. If this is the case, this is in direct conflict with ORC.
- ☐ RPC staff recommends that the township identify the Article/Section number where these regulations will be placed in the Walnut Township Zoning Resolution and number the subsections accordingly. There are also several formatting issues that need to be addressed.

STAFF RECOMMENDATION

The proposed regulations are comprehensive in nature and appear to promote the use of alternative energy while safeguarding public health, safety and welfare through the zoning regulations. Staff recommends approval of the proposed Walnut Township Solar Energy System regulations with modifications as noted above in the staff comments. Most importantly, the township should remove the Utility Energy Zone from the proposed regulations, if it is trying to regulate or place guidance on the location of solar systems that are 50 megawatts or larger. As indicated above, Townships are not given the power under the Ohio Revised Code to regulate or guide the location of these large solar facilities (50 megawatts or more).

A motion was made by Ira Weiss to approve the RPC staff recommendation. Bill Yaple seconded the motion. The motion passed with Commissioner Fix 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

Tamara Ennist presented the following bills for payment:

| | | |
|--------|----------------------|------------|
| 558000 | Travel and Expenses | \$ 139.58 |
| 530000 | Contractual Services | \$6,500.00 |
| | TOTAL | \$6,639.58 |

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

ITEM 7. OTHER BUSINESS

None

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

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary