

## **MINUTES**

**May 3, 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: Bill Yaple, President

Present: Betsy Alt, Tammy Drobina, Rachel Elsea, Kent Huston, Doug Ingram, Lonnie Kosch, Dean LaRue, Harry Myers, Jerry Rainey, Karen Roberts, Jason Smith, John Snook, Phil Stringer, Ira Weiss, Jeffrey White, Carri Brown (County Administrator), Rick Szabrak (Economic Development Director), Holly Mattei (Executive Director), James Mako (Senior Planner), Loudan Klein (Planner), and Gail Beck (Adm. Asst).

### **ITEM 1. MINUTES**

The Minutes of the April 5, 2016 Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Harry Myers seconded the motion. Motion passed.

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

Bill Yaple welcomed everyone to the meeting. Mr. Yaple asked for a moment of silence for Scott Zody, Chief Deputy Auditor, who passed away last week. Holly Mattei introduced Loudan Klein who is now a full time planner. Bill Yaple announced that there would be an Executive Committee meeting after the RPC meeting to review the budget and remaining projects for 2016.

### **ITEM 3. PRESENTATION**

Rick Szabrak gave a presentation on Economic Development in Fairfield County.

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

James Mako presented the following report:

**ITEM 4a. APPLICANT:** Thomas Williamson

**LOCATION & DESCRIPTION:** The property proposed for rezoning is comprised of one parcel (PID # 0360029460) totaling 15.45 acres located at 7230 Pickerington Road NW in Violet Township, Section 26, Township 15, Range 20.

**EXISTING ZONING:** R-1 (Single Family Residential–Moderate Density District): Land use shall be used for the following purposes: Single family dwellings, accessory buildings or uses in association with an existing single-family dwelling. The property is currently within the Planned 33 Corridor Overlay District (PCOD).

**EXISTING LAND USE:** Single Family Home

**PROPOSED REZONING** Planned 33 Corridor Overlay District (PCOD)- This district permits flexibility of design in order to promote and accommodate environmentally sensitive and efficient use of the land, thereby allowing for a unified development.

**PROPOSED USE:** Residential allowing event rental of the barn

	<b>ADJACENT ZONING</b>	<b>ADJACENT USE</b>
NORTH	R-1 Single Family Residential–Moderate Density	Single Family Home
EAST	R-1 Single Family Residential–Moderate Density	Single Family Home
WEST	R-1 Single Family Residential–Moderate Density	Single Family Home
SOUTH	R-1 Single Family Residential–Moderate Density	Single Family Home/ Vacant/Agricultural

**RPC STAFF RECOMMENDATION**

RPC Staff recommends modification of the proposed rezoning with the following comments:

1. Per the application, it appears the primary use of the property will be residential along with the secondary use of an event barn. It also appears, per the application, there will be some minor agricultural use on the property with it being ancillary to the residential and event barn uses.
2. The Regional Planning Commission Staff believes that the proposed use is consistent with the township’s future land use plan.
3. Per the Utility Department’s requirements, the applicant should be required to obtain OEPA’s approval for a public water source since there will be public events on the property or connect to a public water service.
4. The township has identified several issues that need to be addressed with the Development Plan/Text. Staff recommends that the developer work the township to modify the Development Plan/Text.

APPLICANT: Thomas Williamson – Continued

A motion was made by Ira Weiss to approve the RPC staff recommendation. Kent Huston seconded the motion. Discussion followed regarding public water and how far away it is from the property. The applicant, Mr. Williamson, stated that the property will remain 95% residential and agricultural. He said he plans to use the barn as an event place for weddings and meetings and also educational outreach for schools. Mr. Williamson also said that they will not be using the well water for the events. Bottled water and portable toilets will be used for the events and they have also agreed to cap the number of events to 20 per year. After discussion, a vote was taken and the motion passed with Harry Myers abstaining.

**ITEM 5. 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 6. BILLS**

561000	OFFICE SUPPLIES	\$ 9.50
530005	CONTRACT SERVICES – OTHER	\$ 390.39
543000	CONTRACT SERVICES – REPAIR	\$ 73.00
558000	TRAVEL & EXPENSES	<u>\$ 217.58</u>
	TOTAL	\$ 690.47

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

**ITEM 7. OTHER BUSINESS**

Holly Mattei talked about the upcoming CDIS meeting for anyone that has applied for a CDBG project to be held on May 10, 2016 at 1:00 p.m. in the Commissioners' Hearing Room. Betsy Alt said that the Zoning Training in April was excellent. Jeff White asked about the Norfolk Southern train line that connects Columbus to West Virginia. There was discussion about this line being active or abandoned. Ms. Mattei said that it would be further discussed by the Active Transportation Committee meeting. Carri Brown commended the RPC staff on a very smooth transition of taking over the Fairfield County Building Department.

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

Minutes Approved By:

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William Yapple, President

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Mary K. Snider, Secretary