

## **MINUTES**

**May 3, 2022**

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, Vince Carpico, Joe Ebel, Todd Edwards, Shawn Haughn, Charles Hockman, Kent Huston, Douglas Ingram, Lonnie Kosch, Darrin Monhollen, Jeff Porter, Jack Schafer, Robert Slater, Ira Weiss, Commissioner Dave Levacy and Commissioner Jeff Fix.

RPC Staff: James Mako, Tamara Ennist and Sharlene Bails.

### **ITEM 1. MINUTES**

The minutes of the April 5, 2022, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Kent Huston seconded the motion. Motion passed.

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

Jennifer Morgan welcomed everyone to the meeting.

### **ITEM 3. ZONING MAP AMENDMENT**

James Mako presented the following report:

**APPLICANT:** Ryan Clum

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located in Walnut Township on the south side of State Route 256, just east of the Village of Baltimore. The property consists of one parcel (parcel # 0490263900). The parcel is 7.94 acres in size.

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

**EXISTING LAND USE:** Agricultural

**PROPOSED REZONING:** R-2 (One and Two Family Residential District) It is the intent of this district to provide for an area for one and two family dwelling units on smaller lots adjacent to urban areas where central water and sewer are provided.

**PROPOSED LAND USE:** Lot splits for single family homes

	<b>ADJACENT ZONING</b>	<b>ADJACENT USE</b>
NORTH	R-R Rural Residential District I-2 General Industrial	Single Family House Commercial (Needs Farm)
EAST	R-R Rural Residential District	Agricultural
WEST	R-R Rural Residential District	Single Family House
SOUTH	R-2 One and Two Family Residential	Single-Family Houses (Whitherspoon Subdivision)

**RPC STAFF RECOMMENDATION:**

RPC Staff recommends approval of the rezoning with the following comments:

This property had been proposed to be rezoned in 2021 from R-R to I-2. RPC recommended against that rezoning due to concerns regarding the drainage of the site and the close proximity to existing residential land uses on the west and south side of property. Since the proposed rezoning to R-2 would be a more compatible land use, RPC staff is supportive of the rezoning to the R-2 district.

Commissioner Levacy said, during the proposed rezoning in 2021, there were concerns from the surrounding property owners about drainage issues. James Mako replied, he has had no comments on the current proposed change.

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

**ITEM 4. ADOPTION FAIRFIELD GROWING DEVELOPMENT PLAN**

Recently, an update was completed on the Fairfield Growing: An Agricultural Economic Development Plan. James Mako gave a brief presentation on the updates to the plan.

A motion was made by Doug Ingram to adopt the development plan. Shawn Haughn seconded the motion. Motion passed.

**ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS**

RPC staff presented a list of building permit applications under review. Recently an audit was conducted by the Ohio Board of Building Standards for the Building Department.

**ITEM 6.      BILLS**

James Mako presented the following bills for payment:

558000	TRAVEL & EXPENSES	<u>\$89.25</u>
	TOTAL	\$89.25

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

**ITEM 7.      OTHER BUSINESS**

James Mako updated the board on the following:

James Mako said he will be part of a county working group to discuss solar farms in Fairfield County. The board discussed the impact to the farmland preservation program, housing, and increased population.

The RPC staff will be working on finishing up several subdivision applications from 2021.

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

The Executive Committee met to discuss the preliminary 2023 budget.

Minutes Approved By:

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Jennifer Morgan, President

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Kent Huston, Secretary