

## **MINUTES**

**May 4, 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: Aundrea Cordle, Todd Edwards, Gail Ellinger, Ralph Hedrick, Charles Hockman, Kent Huston, Douglas Ingram, Randy Kemmerer, Deanna Miller, Darrin Monhollen, Jennifer Morgan, Steve Schilling, Ira Weiss, Bill Yapple, 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 April 6, 2021, Fairfield County Regional Planning Commission meeting, were presented for approval. Jeff Fix made a motion for approval of the minutes. Ira Weiss seconded the motion. Motion passed.

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

Betsy Alt welcomed everyone to the meeting.

### **ITEM 3. REZONING- TOWNSHIP TEXT AMENDMENTS**

James Mako presented the following reports:

#### **ITEM 3a). Applicant: Liberty Township**

**Proposed Revisions:** Liberty has submitted several minor proposed changes to their zoning text. The proposed changes include the following language:

#### **Under Article III (Definitions) Add the following:**

CONSTRUCTION – The process of physically building something on a piece of land (parcel)

**Under Article IX (Use Districts) Strike and replace Section 9.9 (F) (3) Planned Unit Development District (Development Standards)-Lot Area**

~~Lot Area No minimum Lot Area shall be required for an individual unit. However, the Board of Trustees shall consider the type of water and waste disposal systems proposed when determining if sufficient Lot Area has been provided for individual units.~~

**Replace with the Following:**

- a. **Based upon the recommendations of the Zoning Commission, the Township Trustees shall determine the density for a PUD in the PUD Zoning District. In no case, however, shall the density of a project exceed one dwelling unit per acre. In determining the maximum allowable density, the Zoning Commission and the Township Trustees shall be guided by the application of site-planning criteria to achieve integration of the project with the characteristics of the project area and shall consider factors including the impacts of the density of the proposed PUD on existing densities in the area and the intent and purpose of the PUD Zoning District.**
- b. **The total number of dwelling units permitted within the PUD shall be computed by multiplying the maximum permitted density (units per acre) by the total acreage of the PUD property, excluding land within public or private road rights-of-way and the public easements, green space, flood plain and wetland area and areas permanently inundated by water. The Ohio Department of Natural Resources shall make the final determination of the existence of wetlands and flood plain areas on a parcel.**

**RPC STAFF RECOMMENDATION:**

RPC staff recommends modification of the proposed text amendment with the following comments:

1. If the township wishes to amend Section 9.9 (F) (3), RPC staff recommends that the title of this section be changed from “Lot Area” to “Intensity of Use” and/or “Calculation of Density”.
2. The last sentence of the proposed Section 9.9 (F) (3) (b.) should be changed to the following: **“The Army Corps of Engineers or the Ohio Environmental Protection Agency shall make the final determination of the existence of wetlands and areas permanently inundated by water. The Federal Emergency Management Agency shall make the final determination of the existence of flood plain areas on a parcel.”**

A motion was made by Doug Ingram to approve the RPC staff recommendation. Todd Edwards seconded the motion. After discussion, the motion passed with Randy Kemmerer abstaining.

**ITEM 4. REZONING-TOWNSHIP MAP AMENDMENTS**

**ITEM 4a). APPLICANT:** Steve Schilling/Minthorn LLC

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located in Walnut Township on the north side of State Route 360 (North Bank Road). The property consists of one parcel (parcel # 046-00281-00). The parcel is 0.692 acres in size.

**EXISTING ZONING:** 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.

**EXISTING LAND USE:** Residential. There is an existing residential structure on the parcel.

**PROPOSED REZONING:** B-1 (Neighborhood Commercial District) It is the intent of the B-1 Neighborhood Commercial District to provide areas for business establishments that are pleasant, safe, and convenient to the neighborhood. It is furthermore the intent of this district to create an environment conducive to well-located and designed office building sites to accommodate professional offices, nonprofit organizations, and limited business activities. It is not the intent of this district to include shopping centers or other large scale commercial developments.

**PROPOSED LAND USE:** Construction of a parking lot to support a proposed restaurant at the adjacent parcel (former VFW).

**ADJACENT ZONING**

**ADJACENT USE**

NORTH	R-2 One and Two Family Residential District	Single Family House
EAST	B-1 Neighborhood Commercial	Former VFW Hall
WEST	R-2 One and Two Family Residential	SR360 ROW/Formal canal
SOUTH	R-2 One and Two Family Residential	SR360 ROW/Formal canal

**RPC STAFF RECOMMENDATION:**

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

1. RPC staff is supportive of the rezoning.
2. Since a portion of the property falls within a delineated FEMA floodplain, any development will need a Flood Building Permit from Regional Planning.
3. Stormwater detention/retention may be required due to the increase in impervious area from the parking lot (See memo from Soil & Water Conservation District).

A motion was made by Darrin Monhollen to approve the RPC staff recommendation. Jeff Fix seconded the motion. After discussion, the 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	<u>\$79.60</u>
	TOTAL	\$79.60

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

**ITEM 7. OTHER BUSINESS**

Carri Brown said the Fairfield County Visitors and Convention Bureau has been working on moving Fairfield County forward with upcoming events. The Visitors Bureau will be invited to attend a future meeting to give a presentation to the board.

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

Minutes Approved By:

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Betsy Alt, President

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Kent Huston, Secretary