

## **MINUTES**

**June 6, 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: Ron Baker, Gail Ellinger, Nigel Hensley, Charles Hockman, Kent Huston, Anthony Iachini, Lonnie Kosch, Darrin Monhollen, Mitch Noland, Jeff Porter, Dan Singer, Robert Slater, Tony Vogel, Ira Weiss, Commissioner Jeffrey Fix and Commissioner Dave Levacy.

RPC Staff: Holly Mattei, Tamara Ennist and Sharlene Bails.

### **ITEM 1. MINUTES**

The minutes of the May 2, 2023, Fairfield County Regional Planning Commission meeting, were presented for approval. Jennifer Morgan amended the minutes to add Dan Singer as an attendee. Ira Weiss made a motion for approval of the amended minutes. Commissioner Fix seconded the motion. Motion passed.

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

Jennifer Morgan welcomed everyone to the meeting.

### **ITEM 3. SUBDIVISION ACTIVITIES**

Tamara Ennist presented the following report:

#### **VICTORY COMMONS (a.k.a. Victory Park) – PRELIMINARY PLAN**

**OWNER/DEVELOPER:** Metro Development., Joe Thomas

**ENGINEER:** Kimley-Horn Engineering, Nigel Hensley, P.E.

**SURVEYOR:** CESO, Inc., Matt Ackroyd

**LOCATION: GREENFIELD TOWNSHIP**

**West side of Election Road** – North of Columbus-Lancaster Road, just north and west of the Waffle House situated at the NW corner of the intersection in Greenfield Township. This area is within Greenfield Township's B-1, Business District.

**DESCRIPTION:** The applicant is proposing to combine multiple parcels for use as an "Extended Stay Hotel", a use allowed in the current zoning district. The site is comprised of 5 + parcels that will include dedication of public rights-of-way and half street improvements of Election House Road. The proposal will consist of twelve (12) residential structures each with twenty-four (24) units and a lobby building.

**PARCEL ID:** #0140099500 (1.92 ac.) & #0140099541 (1.07 ac.)-David O. Jones; #0140099540 (2.14 ac.)-West 33 Properties, LLC; #0140099530 (3.85 ac.) & #0140099520 (3.85 ac.)-MRJJ, LLC; and #0140099510 (1.01 ac.)-Precision Pain Care Properties, LLC).

**ZONING:** B-1, Business District

**COMMERCIAL BUILDING SITE AREA:** 13.84 Acres

**OPEN SPACE AREAS:** Grassed areas around the buildings and a pool area at the lobby building.

**STREET RIGHTS-OF-WAY DEDICATION:** Dedication of both Election House Road and Columbus-Lancaster Road and improvements to Election House Road are required.

**CENTRAL SEWER AND WATER:** Fairfield County Central Services. The water will be provided utilizing a water meter pit and sanitary Sewer will be extended across the site.

**STORM WATER CONTROL:** An existing storm sewer to the north will be extended across the site along an existing stream running north to south across the western side of the site where it will be directed into an on-site retention pond. Connections will be made between the existing storm water outlets of the properties to the west that were previously out-letting into the swale. Additional catch basins and yard basins will direct storm water into the private retention pond to provide storm water runoff protection and water quality control.

**ACCESS:** Two access points from Election House Road will provide access to and from the site with the southern access accommodating access to the Waffle House located at the S.R. 33 intersection.

**SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT:** The proposal was presented to the Subdivision Regulations Review Committee at their May 30<sup>th</sup> meeting, and they recommend 'Approval with Conditions'. The following conditions should be considered.

- 1) The Traffic Impact Study (TIS) has been submitted and reviewed.
  - a. The conclusion will need to be revised to note the decrease in LOS for the WB approach for CR33A at Election House Road in the 2034 pm peak design year. [Co. Eng. 5/23/2023 Rev. Comm]
  - b. Lane widths and taper lengths may need adjusted when final construction drawings are submitted and reviewed so that improvements fit within the right-of-way.
- 2) Associated sections of the Preliminary Drainage Report within the project description, design summary and conclusion will need to be updated.
- 3) A permit from Ohio EPA will be needed before any impacts to the wetland features occur. [SWCD 6/22/2023 Rev. Comm.]
- 4) Provide details for the clay liner proposed for the storm water basin on the construction plans. [SWCD 6/22/2024 Rev. Comm.]
- 5) Provide an easement to accommodate the two identified 12" storm sewer pipes that direct storm water drainage from New Life Christian Center Church to the existing stream (future 54" storm sewer pipe) located near the western boundary of the site. The recording information should be identified on the final plat. [RPC 3/20/2023 Rev.

Comm.]

- 6) Work with Precision Pain Care Properties, LLC to redirect the storm water that was traditionally released into an existing wetland area located on the development site. Provide easements as necessary on the final plat. [RPC 3/20/2023 Rev. Comm.]
- 7) Provide an access easement agreement with WH Capital, LLC identifying the cross-access easement between Victory Commons and WH Capital, LLC. The recording information should be identified on the final plat. [RPC 3/20/2023 & Co. Eng. 3/20/2023 Rev. Comm.]
- 8) The water line along Election House Road will need to be relocated so not to be under the pavement with the road improvements. [Co. Utilities 5/22/2023]
- 9) A minor subdivision (lot split) will need processed prior to a development agreement and/or final plat recording to split the 1+ acres from Precision Pain Care Properties, LLC unless they are signatories to the agreement and plat. [GIS 5/11/2023 Rev. Comm]
- 10) Comply with the County Engineer requirements.
- 11) Comply with the Sanitary Engineer requirements.
- 12) Comply with Soil and Water Conservation District requirements.
- 13) Comply with Regional Planning Commission requirements.
- 14) Comply with Township Zoning, Fire Department and Road Department requirements.

A motion was made by Commissioner Fix to approve the Subdivision Regulations Review Committee recommendation. Ira Weiss seconded the motion. The motion passed with Lonnie Kosch abstaining.

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

Holly Mattei presented the following report:

##### **ITEM 4a. APPLICANT:** Walnut Township

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located at 11420 Millersport Road, Millersport, OH 43056. It consists of two parcels. The first parcel (parcel # 0460005970) is 6.28 acres. The application appears to be cut off with “&...” The map shows the second parcel as 0460006100, consisting of 0.62 acres. Unless further clarification is provided, 0460006100 will be the assumed second parcel.

**EXISTING ZONING:** RR – Rural Residential District. According to the Walnut Township Zoning Code, this district’s purpose is to “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:** Ag and Storage of Materials

**PROPOSED REZONING:** I-2 – General Industrial District. According to the Walnut Township Zoning Code, this district’s purpose is to “provide areas for general industrial and warehousing uses free from the encroachment of residential, retail, and institutional uses.”

**PROPOSED LAND USE:** Salt Storage Facility

**ADJACENT ZONING**

**ADJACENT USES**

North	RR Rural Residential	Residential/Access Road
East	RR Rural Residential	Agricultural
West	B3 Business and I-1 Light Industrial	Commercial and Industrial
South	RR Rural Residential	Agricultural

**RPC STAFF ANALYSIS**

RPC Staff observes that the location of the new salt barn on the site will be of prime importance to this application. There are a few considerations:

1. There are several single-family homes that border the parcel to the north. These homes vary from 100-150 feet from the property line.
2. Staff is concerned about rezoning the entire property due to the proximity of these homes.

Based on these factors, RPC recommend the following:

1. The Township rezone solely the area of parcel 0460005970 that is west of the access drive. While split zoning on a parcel is not typically recommended, this case is an exception. The fact that the Township itself is the applicant, the salt barn will be put to use for the public good, and it is planned to be housed within this area all lend themselves to rezoning a portion of the parcel. This will protect the residents from future industrial development 100-150 feet from their back doors.
  - a. The remainder of the parcel will remain as zoned Rural Residential.
  - b. Parcel 0460006100 will not be included in the rezoning and will remain zoned Rural Residential.
  - c. The applicant should provide a metes and bounds survey description of the area to be rezoned.
2. The Applicant should use “Possible Option 1” as listed in Page 3 of the application as the location for the salt barn, with “Possible Option 3” as a future expansion. “Possible Option 2” would block future expansion of access to the south. Additionally, Possible Option 1 is directly adjacent the current salt barn, is directly adjacent to a lot zones I-1 Industrial and is shielded from residential uses by a tree line.
3. The Applicant will ensure lighting to be installed complies with Section 10.10 (C) of the

Zoning Resolution to reduce impact on neighboring single-family homes.

**RECOMMENDATION:**

Staff Recommends approval of the zoning request as described in the analysis.

Commissioner Fix asked why the recommendation was for split zoning and not rezoning of the entire parcel. The staff and the board members discussed the recommendation. After discussion, a motion was made by Ira Weiss to approve the RPC staff recommendation. Commissioner Fix seconded the motion. 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**

The following bills were presented for payment:

558000	TRAVEL & EXPENSES	\$ 202.53
530000	CONTRACTUAL SERVICES	\$6,500.00
	TOTAL	\$6,702.53

A motion was made by Gail Ellinger to approve the bills for payment. Commissioner Fix seconded the motion. Motion passed.

**ITEM 7. OTHER BUSINESS**

There being no further business, a motion was made to adjourn the meeting by Jennifer Morgan. Motion passed.

Minutes Approved By:

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Jennifer Morgan, President

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Kent Huston, Secretary