

MINUTES

June 7, 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, Scott Baker, Brad Bunting, Vince Carpico, Joe Ebel, Ralph Hedrick, Charles Hockman, Kent Huston, Bob Ortman, Jeremiah Upp, Tony Vogel, Ira Weiss, Bill Yaple, Commissioner Dave Levacy and Commissioner Jeff Fix.

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

ITEM 1. MINUTES

The minutes of the May 3, 2022, 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.

ITEM 3. PRESENTATION

James Mako gave a presentation on the PY2022 Community Development Block Grant program. The PY2022 allocation funding for Fairfield County is \$390,000. The 2022 NRG program is a competitive grant and the projects that will be submitted were selected by the residents.

ITEM 4. ZONING MAP AMENDMENT

James Mako presented the following report:

APPLICANTS: Roebeling Development Company LLC

LOCATION & DESCRIPTION: One parcel of land is proposed for rezoning totaling approximately 58.266 acres located on Basil Western Road in Violet Township, R 20 T 15 S 28 NE The parcel ID number is 0370211710.

EXISTING ZONING: R-2 Single Family Residential (Low Density) Land and buildings in the R-2 District shall only be used for the following purposes: 1. Single family dwellings, provided such structures comply with the following requirements: (a) shall be permanently attached to solid foundations; and (b) shall be constructed of conventional building materials

equal to or better than materials used in existing buildings in the adjacent area; and (c) shall be subject to real estate tax.

EXISTING LAND USE: Agricultural

PROPOSED REZONING: PBID Planned Business and Industrial District- The Planned Business and Industrial District (PBID) is organized as authorized under Ohio Revised Code Section 519.021(B). The regulations set forth herein are based on the premise that the ultimate quality of a built environment or development proposal is determined not only by the general classification of land uses, but also by the specific way in which such land uses are executed. In many cases, the subdivision regulations and standard zoning district classifications do not adequately regulate the design of buildings and the general character of a development or enable the range of uses in a single zoning district that are appropriate in the Township. Accordingly, it is the policy of Violet Township to promote the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services and encourage innovation in the planning and building of various types of development projects, in order to accommodate unified development that:

(a) provides an opportunity for a mix of open space, recreational, commercial and light industrial uses not otherwise permitted within the standard zoning district classifications; and

(b) allows the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protects the community's natural resources by avoiding development on, and destruction of, sensitive environmental areas; and

(c) enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development; and

(d) assures compatibility between proposed land uses within and around the PBID through appropriate development controls; and

(e) enhances the economy of the Township by making available a variety of employment opportunities and providers of goods and services; and

(f) encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable plans for the area and are compatible with adjacent and nearby land uses.

PROPOSED USE: Light Industrial Distribution Center, e-commerce uses

	ADJACENT ZONING	ADJACENT USE
NORTH	City of Canal Winchester	Agricultural
EAST	City of Canal Winchester	Agricultural
WEST	City of Canal Winchester	Agricultural
SOUTH	M-2 Limited Manufacturing	Mid State Wool Growers/Agriculture
	R-2 Single Family Residential (Low Density)	Single Family Homes

RPC STAFF RECOMMENDATION:

The Regional Planning Commission recommends approval of the proposed rezoning with the following comments:

1. RPC Staff believes that the proposed rezoning to a PBID Planned Business and Industrial District, is consistent with the both the county's and township's future land use plans.
2. RPC Staff would recommend further discussions with the City of Canal Winchester, the Fairfield County Engineer's Office and Violet Township regarding access to the site. RPC staff would like to better understand the impact of traffic on Basil Western Road.
3. The development will have to comply with the development standards set forth in the City of Canal Winchester and Violet Township Community Economic Development Area (CEDA).

A motion was made by Ira Weiss to approve the RPC staff recommendation. Jeff Fix seconded the motion. Joe Ebel asked who will be providing water/sewer. Tony Vogel said the county would be providing the utilities. 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>\$93.21</u>
	TOTAL	\$93.21

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A motion was made by Bill Yaple to approve the bills for payment. Kent Huston seconded the motion. Motion passed.

ITEM 7. OTHER BUSINESS

Charles Hockman asked if there are any updates to the solar farms, no new updates. Dave Levacy said to check out the website PJM for site updates.

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

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary