

## **MINUTES**

**July 6, 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: Joe Ebel, Todd Edwards, Gail Ellinger, Shawn Haughn, Charles Hockman, Kent Huston, Randy Kemmerer, Darrin Monhollen, Jennifer Morgan, Robert Slater, Ira Weiss, Terri Wise, Jeff Fix (County Commissioner), Rick Szabrak (County Economic Development Director), Tony Vogel (County Utilities Director), James Mako (Executive Director), Tamara Ennist (Planner), and Sharlene Bails (Adm.Asst.).

### **ITEM 1. MINUTES**

The Minutes of the June 1, 2021, Fairfield County Regional Planning Commission meeting, were presented for approval. Randy Kemmerer made a motion for approval of the minutes. Jeff Fix seconded the motion. Motion passed.

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

Betsy Alt welcomed everyone to the meeting.

### **ITEM 3. FAIRFIELD COUNTY FLOOD PLAIN REGULATIONS**

James Mako gave a presentation to the board about the Fairfield County flood plain regulations.

### **ITEM 4. SUBDIVISION ACTIVITIES**

Tamara Ennist presented the following reports:

#### **ITEM 4a). ESTATES AT LAKE FOREST SUBDIVISION: DESIGN VARIANCE**

**OWNER/DEVELOPER:** HARMONY DEVELOPMENT GROUP, LLC

**SURVEYOR/ENGINEER:** CESO, Inc./Jonathan Buchanan, P.E.

**LOCATION/DESCRIPTION:** Estates at Lake Forest subdivision is in the northeast quarter of Violet Township section 27, township 16, range 20, east of Milnor Road between Blacklick-Eastern Road and Refugee Road just north of the Lake Forest subdivision. It contains 19.633 acres. Access is from Rapala Lane to the south developed with the Lake Forest subdivision (City of Pickerington) which is accessed from Refugee Road.

The proposed development will create fifty-four (54) single-family residential lots, four (4) reserve lots providing 3.384 acres of community open space and dedicate 3.531 acres of street rights-of-way. This dedication will include the extension of the Rapala Lane right-of-way and creation of three new streets: Minnow Trail, Hula Popper Street and Dardevle Lane.

The site will be serviced with public water and sanitary sewer service provided by Fairfield County Utilities. An existing unused thirty-foot-wide sanitary sewer easement (O.R. 1310, Pg. 2424) crossing the eastern and southern portions of the plat will be vacated with the recording of the plat.

Harmony Development Group, LLC has requested a design variance to Fairfield County Subdivision Regulations **Section 4.14.1 Minimum Easement Width**, which states;

**Section 4.14.1 Minimum Easement Width** Utility easements shall have a **minimum width of fifteen feet** or such additional width as may be necessary for access to the utilities involved. Easements shall when possible, follow the side and/or rear lot lines.

The development proposal provides several areas where the utility easements have been reduced to ten (10) feet (See Attached Drawing Markup)

**SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT:** The Subdivision Regulations Review Committee recommends approval of the Design Variance for reduction of the utility easements to ten (10) feet in width as shown.

Upon review of the Design Variance request, we received the attached review comments stating the following.

- County Engineering stated that the reduced easement does not affect them and they defer to South Central Power.
- County Utilities stated that the variance to reduce the utility easements to 10' is acceptable to them.
- Soil and Water Conservation District stated that reducing the utility easement from 15' to 10' where needed does not negatively impact them and they recommend approval.
- South Central Power stated that, in this case the 10' easements will be acceptable. However, they prefer 15' as a standard.

A motion was made by Jeff Fix to approve the Subdivision Regulations Committee recommendation. Joe Ebel seconded the motion. The motion passed with Violet Township abstaining.

**ITEM 4b). VIOLET MEADOWS, SECTION 6, PHASE 1 SUBDIVISION: FINAL PLAT**

**OWNER/DEVELOPER:** VIOLET DEVELOPMENT GROUP, LLC/Ehab Eskander

**SURVEYOR/ENGINEER:** CIVIL & ENVIRONMENTAL CONSULTANTS, Inc. (CEC)/  
Brian Burkhart

**LOCATION/DESCRIPTION:** Violet Meadows subdivision is in the northeast corner of Violet Township in section 23, township 16, range 20, north of Blacklick Eastern Road and just east of Milnor Road.

Section 6 will complete the Violet Meadows subdivision and will be developed in two phases. Section 6, Phase 1, containing 6.180 acres, will create eight (8) single-family residential lots and dedicate 0.778 acres of street right-of-way for public use.

Access to Section 6, Phase 1 is from Optimara Drive NW which was dedicated during Section 2 and provides access to both Violet Meadows Boulevard and Blacklick Eastern Road.

Public water and sanitary sewer service will be provided by Fairfield County Utilities. Storm water runoff and water quality will be controlled using street and yard catch basins and an on-site retention pond located on a private lot.

**SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT:** The Subdivision Regulations Review Committee recommends approval with conditions.

A motion was made by Jeff Fix to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. The motion passed with Violet Township abstaining.

**ITEM 4c). VIOLET MEADOWS, SECTION 6, PHASE 2 SUBDIVISION: FINAL PLAT**

**OWNER/DEVELOPER:** VIOLET DEVELOPMENT GROUP, LLC / Ehab Eskander

**SURVEYOR/ENGINEER:** CIVIL & ENVIRONMENTAL CONSULTANTS, Inc. (CEC)/  
Brian Burkhart

**LOCATION/DESCRIPTION:** Violet Meadows subdivision is in the northeast corner of Violet Township in section 23, township 16, range 20, north of Blacklick Eastern Road and just east of Milnor Road.

Section 6 will complete the Violet Meadows subdivision and will be developed in two phases. Section 6, Phase 2, containing 8.013 acres, will create thirteen (13) single-family residential lots and dedicate 1.238 acres of street right-of-way for public use.

Section 6, Phase 2 will be accessed from Optimara Drive NW through Section 6, Phase 1 and from Drucilla Street NW through Section 5, Phase 1 both of which have access to Violet Meadows Boulevard.

Public water and sanitary sewer service will be provided by Fairfield County Utilities. Storm water runoff and water quality will be controlled using street and yard catch basins that direct storm water to a detention basin located in Section 6, Phase 1.

**SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT:** The Subdivision Regulations Review Committee recommends approval with conditions.

A motion was made by Jeff Fix to approve the Subdivision Regulations Committee recommendation. Rick Szabrak seconded the motion. The motion passed with Violet Township abstaining.

**ITEM 5. RESOLUTION #2021-1 – FLOATING HOLIDAY**

**RESOLUTION #2021-1**

**IN THE MATTER OF RPC STAFF BEING AFFORDED A FLOATING HOLIDAY IN  
CONNECTION WITH JUNETEENTH, FOLLOWING FEDERAL AND STATE  
DECLARATION OF JUNETEENTH AS A HOLIDAY**

WHEREAS, on June 17, President Joe Biden signed bipartisan legislation marking June 19, Juneteenth, a national holiday. The holiday commemorates the ending of slavery in the United States;

WHEREAS, the State of Ohio is also recognizing Juneteenth as a holiday; the County received the Governor's announcement on the evening of June 17;

WHEREAS, CCAO issued a memo that states *based upon the actions of Governor DeWine, consistent with R.C. 325.19, Juneteenth is a holiday for county employees*; and due to the timing of the Juneteenth holiday, appointing authorities of a county office, department, commission, board or body may establish an alternative schedule for holidays consistent with R.C. 325.19(F);

WHEREAS, establishing an alternate schedule with a floating holiday (a holiday taken at a date prior to December 31, 2021), is consistent with at least one bargaining agreement and does not provide for a diminished benefit;

WHEREAS, it was too late in the evening on June 17 to plan well to close offices the next day in honor of the holiday, and officials did not want to harm services to the public as many services were already scheduled; county offices are expected to be open on June 18;

WHEREAS, officials do want to commemorate the holiday, and multiple elected officials and boards have verbally or informally expressed support of this alternative approach;

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**BE IT RESOLVED**, by the Fairfield County Regional Planning Commission, State of Ohio:

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1. The Regional Planning Commission approves a *floating holiday* for RPC Staff in honor of Juneteenth, with such holiday to be taken prior to December 31, 2021. RPC Staff are

provided a floating holiday in the number of hours they are normally scheduled to work in a regular day. These holiday hours will be approved by the employee's supervisor.

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A motion was made by Kent Huston to approve the resolution. Jeff Fix seconded the motion. Motion passed.

**ITEM 6. ACTIVE TRANSPORTATION SUBCOMMITTEE**

A list was presented to the board to appoint members to the Active Transportation Subcommittee. Joe Ebel offered to participate on the transportation subcommittee.

A motion was made by Jeff Fix to appoint the members. Ira Weiss seconded the motion. Motion passed.

**ITEM 7. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS**

RPC staff presented a list of building permit applications under review.

**ITEM 8. BILLS**

James Mako presented the following bills for payment:

558000	TRAVEL & EXPENSES	<u>\$126.64</u>
	TOTAL	\$126.64

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

**ITEM 9. OTHER BUSINESS**

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

Minutes Approved By:

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Betsy Alt, President

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Kent Huston, Secretary