

MINUTES

August 2, 2016

The minutes of the Fairfield County Regional Planning Commission meeting held at the Fairfield County Utilities Office, 6670 Lockville Road, Carroll, Ohio.

Presiding: Phil Stringer, First Vice-President

Present: Betsy Alt, Tammy Drobina, Jim Hochradel, Kent Huston, Lonnie Kosch, Dean LaRue, Harry Myers, Jerry Rainy, John Snook, Ira Weiss, Mary Snider, Jeffrey White, Dave Levacy (County Commissioner), Rick Szabrak (Fairfield County Economic Development Director), Holly Mattei (Executive Director), James Mako (Senior Planner), Loudan Klein (Planner), Becky Coutinho (RPC Intern), and Gail Beck (Adm. Asst).

ITEM 1. MINUTES

The Minutes of the July 5, 2016 Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Jerry Rainy seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Phil Stringer, in Bill Yapple absence, welcomed everyone to the meeting.

ITEM 3. PRESENTATION

Travis Markwood, President of the Lancaster Fairfield Chamber of Commerce, gave a presentation.

ITEM 4. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

ITEM 4a. Winding Creek – Section 5, Part 2 – Final Plat Extension
Requests

DEVELOPER/OWNER: Bob Deter

ENGINEER/SURVEYOR: EMH&T, c/o Ed Miller

LOCATION AND DESCRIPTION: The Winding Creek Subdivision is located in Section 27, Township 16, Range 20 of Violet Township. A preliminary plan for 269 lots was approved by the Regional Planning Commission in January 1996. Centralized water and sewer are provided by the Fairfield County Utilities Department. The Regional Planning Commission conditionally approved the Winding Creek Section 5, Parts 1 and 2 Final Plats on November 4, 2003. The Section 5, Part 1 Final Plat has been recorded. Final Acceptance of the public improvements for Section 5, Part 1 has been granted by the Fairfield County Board of Commissioners.

The Final Plat approval for the Section 5, Part 2 plat has been extended by the Commission to August 25, 2016. The developer is requesting two 180-day extensions, which would take Final Plat approval through August 20, 2017. Filing fees for one extension have been paid.

The originally approved Section 5, Part 2 plat included 32 lots. On October 7, 2008, the Regional Planning Commission approved the Section 5, Part 1A Final Plat for lots 209 and 217, which were originally a part of the Section 5, Part 2 plat. Therefore, the Section 5, Part 2 plat will include only 30 lots.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of **two** 180-day extensions of the Winding Creek Section 5, Part 2 Final Plat, subject to the following conditions:

1. The applicant shall submit the remaining filing fees for the additional 180-day extension.
2. The applicant shall verify the location of utilities installed on this site during the construction of Section 5, Part 1. The verification of utilities must take place prior to commencing construction of the public improvements for Section 5, Part 2.
3. The construction drawings shall be revised to accommodate for post construction water quality required by OEPA as part of the NPDES permit that the site will have to obtain before construction can commence on Section 5, Part 2. In addition, the OEPA may require water quantity requirements to be met, which could result in the loss of additional lots to accommodate water retention facilities and would require a revised plat to be submitted.
4. The final plat extension shall expire on August 20, 2017

A motion was made by Kent Huston to approve the Subdivision Regulations Committee recommendation. Jim Hochradel seconded the motion. Motion passed with Harry Myers abstaining.

Loudan Klein presented the following report:

ITEM 4b. SUBDIVISION: Meadowmoore Reserve Preliminary Plan – Submittal #2

OWNER/DEVELOPER: John Donley/Donley Homes

ENGINEER/SURVEYOR: CEC Inc.

LOCATION AND DESCRIPTION: Located along Ault Road in Violet Township and directly west of the existing Meadowmoore subdivision. The entire site is 115 acres with 23 acres of open space and 192 lots with the potential for an additional two lots if the stub to the north and south is not required pending surrounding development. From the west the site will be accessed from both Becker Farm Drive and Banker Drive which are constructed with the original Meadowmoore subdivision. From the east the site will be accessed from Ault Road. The developer is also proposing an 8' multi-use path throughout the open space of the subdivision. Central water and sewer services will be provided by Fairfield County Utilities.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of Meadowmoore Reserve Preliminary Plan, subject to the following conditions:

1. Half-cross section improvements will be required along Ault Road under Section 4.10 of the Fairfield County Subdivision Regulations. There is a portion of property between Reserve "C" and Haverington Street that the developer does not own. It is the recommendation of the Subdivision Regulations Committee that the developer seek to acquire right-of-way in order to extend half-cross section improvements as well as sidewalks.
2. Easement designation and width should be revised per conversations with County Agencies dated July 6, 2016.
3. A copy of the approved Army Corp. wetland delineation report must be submitted. It also appears the location of infrastructure (storm sewer, sanitary, utilities, and asphalt path) in several areas will require mitigation of some portions of the wetland. Mitigation must be completed prior to construction drawing approval for that section.
4. Subdivision Regulations Committee is recommending approval of the following modifications under the PUD requirements:
 - a. Minimum approach distance of 100' to an intersection at Banker Drive and Hayden Avenue (Section 4.10.3A2).
 - b. Cul-de-sac design standards to allow T-lot parking lot (Section 5.2.9).
 - c. Minimum setback requirements of 35' to allow for 30' (Appendix A, Table V-A).
 - d. Minimum centerline radius of 250' to allow for 75' along Imbus Trail (Appendix A, Table V-B).
 - e. On July 6 the developer met with RPC, FCEO, FCUO, and South Central Power and the following modifications were recommended regarding easement locations and dimensions:
 - i. Closed drainage easement minimum width of 24' to allow for 20' in locations adjacent to the right-of-way (Section 4.13.3).

SUBDIVISION: Meadowmoore Reserve Preliminary Plan – Submittal #2 – Continued

- ii. Minimum utility easement width of 15’ to allow for 10’ in some locations (Section 4.14.1).
5. The preliminary plan must be revised to comply with the requirements of the Technical Review Committee, the Fairfield County Engineer’s Office, the Fairfield County Utilities Department, the Fairfield Soil and Water Conservation District, Fairfield County GIS and Violet Township Zoning.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Rick Szabrak seconded the motion. Discussion followed regarding the wetlands and the area that will be used for construction. John Donley, the developer, responded that they are in the process of mitigating the wetlands area. After discussion, a vote was taken and the motion passed with Harry Myers abstaining.

ITEM 5. PROPOSED ZONING AMENDMENTS

James Mako presented the following report:

ITEM 5a. Applicant: Liberty Township

Proposed Revisions: Liberty Township has submitted a proposed change to Article IX (Zoning Districts-Conservation Districts) of their zoning text. The proposed change would amend the following language:

Article 9.11 (G) (Lot Area, Yard Requirements, & Height Limits)

4. The minimum Rear Yard Setback shall be **twenty (20) feet** ~~twenty five (25) feet~~, ~~except any outdoor activities shall be located a minimum of two hundred (200) feet from any residential District boundary.~~
5. The minimum Side Yard Setback shall be **twenty (20) feet** ~~twenty five (25) feet~~, ~~except any outdoor activities shall be located a minimum of two hundred (200) feet from any residential District boundary.~~

REGIONAL PLANNING COMMISSION STAFF RECOMMENDATION:

RPC staff recommends approval of the proposed amendment.

A motion was made by Harry Myers to approve the RPC staff recommendation. Jerry Rainey seconded the motion. Motion passed.

James Mako presented the following report:

ITEM 5b. APPLICANT: Donley Homes, Inc.

LOCATION & DESCRIPTION: The property proposed for rezoning consists of approximately 32.33 acres of land located on the west side of Ault Road in Violet Township, Section 23, Township 16, Range 20. There is one parcel included within this development, PID # 0360092000.

EXISTING ZONING: R-1 Single Family Residential–Moderate Density District: Land use shall be used for the following purposes: Single family dwellings, accessory buildings or uses in association with an existing single-family dwelling.

EXISTING LAND USE: Agricultural

PROPOSED REZONING: PD Planned Residential District- It shall be the policy of the Township of Violet to promote progressive and orderly development of land construction thereon by encouraging Planned Residential Districts to achieve:

(a) a maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and acre requirements;

(b) a more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience and neighborhood compatibility in the location of accessory commercial uses and services;

(c) a development pattern, which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns;

(d) a more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utility lines and streets.

PROPOSED USE: The proposed development, known as The Reserve at Ault Road, consists of a maximum of 122 detached condominium homes.

	ADJACENT ZONING	ADJACENT USE
NORTH	R-1 District – Single Family Residential) (Moderate Density)	Single Family Homes (Fox Run West Subdivision)
EAST	R-2 District – Single Family Residential (Low Density) R-2 District – Single Family Residential (Low Density)	Single Family Homes (Fox Run Estates Subdivision) Single Family Homes
WEST	R-1 District – Single Family Residential) (Moderate Density)	Hickory Lakes Party House
SOUTH	R-1 District – Single Family Residential) (Moderate Density) R-2 District – Single Family Residential (Low Density)	Hickory Lakes Party House Pickerington North High School

APPLICANT: Donley Homes, Inc. – Continued

RPC STAFF RECOMMENDATION

RPC Staff recommends modification of the proposed rezoning with the following comments:

1. The Regional Planning Commission Staff believes that the proposed land use is consistent with the both the county's and township's future land use plan however, staff has concerns about the density of the development as proposed.
2. RPC Staff would recommend that the development plan be modified to reduce the housing density of the project. The developer may want to cluster the units on the west side of the property (near Hickory Lakes) and reduce the number of units to the east (near Ault Road) and to the north (Fox Run West). The developer should also better distribute the open space and ensure it is usable space.
3. RPC Staff would like the proposed development to be sent to the Active Transportation Subcommittee for review to ensure that the development is compliant with the County's active transportation plan and is suitable for the proposed development of the region.
4. The township has identified several issues that need to be addressed with the Development Plan/Text. Staff recommends that the developer work the township to modify the Development Plan/Text.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Kent Huston seconded the motion. Discussion followed regarding the target market. Rick Szabrak responded that the County's median age is increasing and he is glad to see the proposed development in our County. After discussion, a vote was taken and the motion passed with Harry Myers abstaining.

ITEM 6. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

Holly Mattei presented the following bills for payment:

ITEM 7. BILLS

530005	CONTRACT SERVICES - OTHER	\$	600.60
543000	CONTRACT SERVICES – REPAIR	\$	112.49
558000	TRAVEL & EXPENSES	\$	<u>213.55</u>
	TOTAL	\$	926.64

A motion was made by Harry Myers to approve the bills for payment. Jerry Rainey seconded the motion. Motion passed.

ITEM 8. OTHER BUSINESS

Holly Mattei introduced Becky Coutinho, the new RPC intern. Holly also stated that James Mako has received an email that he is being named the 2016 Flood Plain Manager of the Year. Holly said that we have completed our RFP for the update of the Land Use Plan. The Executive Committee has chosen a firm called Reveille. This firm was the least expensive but also had a focus on balancing farmland preservation and development. The contract will be presented at our next RPC meeting. Jeff White asked about any updates on the railroad. Rick Szabrak stated that the train is running once a day and Watco is leasing it through Norfolk Southern.

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

Minutes Approved By:

William Yapple, President

Mary K. Snider, Secretary