

MINUTES

August 2, 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, Jack Breece, Tyler Breece, Violand Breece, Vince Carpico, Joe Ebel, Gail Ellinger, Charles Hockman, Kent Huston, Lonnie Kosch, Nate Mettler, Darrin Monhollen, Jack Schafer, Robert Slater, Teri Wise and Commissioner Dave Levacy.

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

ITEM 1. MINUTES

The minutes of the July 5, 2022, Fairfield County Regional Planning Commission meeting, were presented for approval. Darrin Monhollen made a motion for approval of the minutes. Kent Huston 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 reports:

ITEM 3a. MINOR SUBDIVISION – DESIGN VARIANCE

OWNER/APPLICANT: Jack & Violand Breece/Tyler Breece

LOCATION AND DESCRIPTION: HOCKING TOWNSHIP

Northeast of Delmont Road – the 42.05 Acre parcel is located at the northeast corner of a 90° angle in Delmont Road. The parcels SE corner touches the outside edge of the Delmont Road right-of-way but does not have any substantive frontage on Delmont Road. The existing house sits in the center of the parcel and is accessed by an existing quarter mile (Approx. 1350 feet) long driveway that intersects with Delmont Road at the SE corner of the parcel.

The applicant is proposing to create a 2.064-acre residential building lot within the 42.05 acre parcel near the existing home site. The parcel would have no frontage on Delmont Road.

Access to the new parcel would be about 700' – 1000' up the existing driveway.

PARCEL ID: #0170013000 - 42.05 Acres

NEW RESIDENTIAL BUILDING LOTS: One new 2.064-acre building lot.

SEWER AND WATER: Well and Septic

ACCESS: Private driveway from Delmont Road

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee has reviewed the application and the Technical Review Committee Report and **does not recommend approval** for the design variance at this time.

1. Frontage Requirement.
 - a. Minor subdivision lots shall meet township zoning regulations or have a minimum of one hundred twenty-five (125) feet of continuous frontage (whichever is greater) on an existing improved public road measured at the right-of-way line. Where existing central water and sewer serve the proposed parcel(s), then the township zoning regulations may reduce the required frontage. [FC SUB Regs. Sec. 2.3]
 - i. Hocking Township does have zoning regulations.
 1. 150' of frontage on an existing improved public road is required.
 - a. The proposed parcel will not have any frontage on a public roadway.
 - ii. The frontage width requirement can be reduced by the Township for parcels that are served with public water and sanitary.
 1. Neither public water nor sewer is available to the site.

Review Comment: We do not want to set a precedent in Fairfield County of creating new lots without the proper amount of road frontage. [RPC/County Engineer's Office/Soil and Water Conservation District]

A motion was made by Kent Huston to approve the RPC staff recommendation. Joe Ebel seconded the motion. Tyler Breece explained to the members the reasons for the requested split and a discussion regarding possible alternatives followed.

After the discussion, a vote was taken, all voted aye, except Charles Hockman, Lonnie Kosch and Jack Schafer opposed. Motion passed.

ITEM 3b. MINOR SUBDIVISION – DESIGN VARIANCE

OWNER/APPLICANT: Nathan, Mikaela & Jacob Mettler / Nate Mettler

LOCATION AND DESCRIPTION: CLEARCREEK TOWNSHIP

West side of Dozer Road – the 21.12 Acre parcel is in Clearcreek Township near the SW corner of Fairfield County. The parcel was created in 2009 as part of a minor subdivision (Tract #5) which allows lots over 5 acres to be created with 60' of road frontage. Tract #5 is the most western tract and is situated between two streams that are identified on the National Wetland Inventory as 'Riverine' wetlands.

The applicant is proposing to split the 21.12-acre parcel into two residential building lots of 14 and 7 acres. The sixty (60) feet of frontage on Dozer Road would be included with one parcel and both parcels would utilize the existing shared driveway created with the original subdivision. The new parcel would not have road frontage and access would be with an access easement across the tract #5.

PARCEL ID: #0110051580 - 21.12 Acres

NEW RESIDENTIAL BUILDING LOTS: One new building lot (Above 5.01 acres).

SEWER AND WATER: Well and Septic

ACCESS: Private shared driveway from Dozer Road

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee has reviewed the application and the Technical Review Committee Report and **does not recommend approval** for the design variance to Fairfield County Subdivision Regulations Section 1.4.1 (B).

1. Fairfield County Subdivision Regulations Section 1.4.1(B) - Frontage Requirement.
 - a. Parcels containing 5.01 acres or more shall meet the frontage requirements of the zoning resolution affecting said parcels, however, in no case shall said parcel have less than 60 ft. of frontage [FC SUB Regs. Sec. 1.4.1(B)]
 - i. Clearcreek Township does not have zoning regulations.
 1. 125' of frontage on an existing improved public road is required.
 - a. The proposal is not providing frontage on a public roadway.
 - ii. The frontage width requirement can be reduced by the Township for parcels that are served with public water and sanitary.
 1. Neither public water nor sewer is available to the site.

Review Comment: We do not want to set a precedent in Fairfield County of creating new lots without the proper amount of road frontage. [RPC/County Engineer's Office/Soil and Water Conservation District]

A motion was made by Kent Huston to approve the RPC staff recommendation. Darrin Monhollen seconded the motion. Motion passed.

ITEM 4. MEMORANDUM OF UNDERSTANDING—OHIO STATE UNIVERSITY

The Ohio State University has reached out to provide consulting services for an update to the Fairfield County's Active Transportation Plan. A Memorandum of Understanding needs authorized to allow for the work to be completed on this project.

A motion was made by Commissioner Levacy to approve the signing of the MOU. Lonnie Kosch seconded the motion. 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>\$205.97</u>
	TOTAL	\$205.97

A motion was made by Charles Hockman to approve the bills for payment. Lonnie Kosch seconded the motion. Motion passed.

ITEM 7. OTHER BUSINESS

James Mako updated the board on the following:

James Mako will be working with the Fairfield County Economic Development Department on an update to the 2018 County Master Plan. The RFP has been submitted and responses are due back by September 12, 2022.

A presenter has been scheduled to give a presentation at the next regular meeting in September.

There being no further business, a motion was made to adjourn the meeting by Charles Hockman and seconded by Darrin Monhollen. Motion passed.

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary