

MINUTES

October 4, 2016

The minutes of the Fairfield County Regional Planning Commission meeting held at the Fairfield County Courthouse, 210 E. Main Street, Third Floor, Lancaster, Ohio.

Presiding: Bill Yaple, President

Present: Zack DeLeon, Tammy Drobina, Todd Edwards, Rachel Elsea, Jim Hochradel, Kent Huston, Doug Ingram, Rich Mathias, Harry Myers, Larry Neeley, Jerry Rainey, Mary Snider, John Snook, Phil Stringer, Ira Weiss, Jeffrey White, Kevin Yeamans, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (County Economic Development Director), Jeremiah Upp (County Engineer), 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 September 6, 2016 Fairfield County Regional Planning Commission meeting were presented for approval. Harry Myers made a motion for approval of the minutes. Phil Stringer seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Bill Yaple welcomed everyone to the meeting.

ITEM 3. PRESENTATION

Glenn Grisdale with Reveille gave a presentation on the upcoming Land Use Plan Update.

ITEM 4. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

ITEM 4a. SUBDIVISION: Variance to Sections 2.3, 2.4, and 2.1.1(F) - Horns Mill Road – Berne Township

OWNER/DEVELOPER: Appalachia Ohio Alliance

SURVEYOR/ENGINEER: N/A

LOCATION AND DESCRIPTION: Located east of SR.US 33 along Horns Mill Road in Berne Township, Township 14, Range 18, Section 33. Appalachia Ohio Alliance (AOA) has received a grant from Clean Ohio Program to purchase a one acre tract of an existing parcel. They are seeking a variance from Section 2.3 minimum road frontage and 2.4 minimum lot size. Within that one acre tract exists historic canal lock number 8. AOA is also proposing a conservation easement for access to the lock. There will be no building on the site. This variance was tabled in November of 2014 due to access concerns along Horns Mill Road. Since then, the applicant has indicated an adjacent property owner is willing to transfer a small tract of a land to provide additional room for access.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the variances, subject to the following conditions: *

1. Access easement language must be included in the conservation easement to ensure that access will be provided. Will the conservation easement include the adjacent small tract of land? The applicant has also indicated the conservation easement will be routed around the existing home. This language and easement must be acceptable to the Technical Review Agencies prior to the lot split being approved.
2. Prior to the lot split being approved, the small tract of land(PN 0040067520) must be tied to the Williams Property (PN 0040067509).
3. Prior to the lot split being approved, a variance will be required from Berne Township's minimum lot size and road frontage requirement. The Township has also indicated that after the lot split is approved, the zoning commission may determine whether or not it needs to be rezoned to a special use district or general business.
4. RPC staff has reached out to Columbia Gas to ensure this does not impact their existing structure on the small tract of land. The lot split approval is subject to any additional requirements they may have.
5. The lot split 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, Columbia Gas of Ohio, and Berne Township.

*The proposed split is located within a portion of the floodway. Section 2.1.1(F) of the Fairfield County Subdivision Regulations indicates that no minor subdivision (less than 5 acres) shall be granted within the floodway. A variance from Section will also be included during RPC's review and action on this proposal.

SUBDIVISION: Variance to Sections 2.3, 2.4, and 2.1.1(F) - Horns Mill Road –
Berne Township – Continued

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. Steve Goodwin with Appalachia Ohio talked about the conservation easement that is recommended with this variance. After discussion, a vote was taken and the motion passed.

Loudan Klein presented the following report:

ITEM 4b. SUBDIVISION: Variance to Section 2.3 – Meadowbrook Drive – Pleasant
Township

OWNER/DEVELOPER: FCUO/Lyle Aune

SURVEYOR/ENGINEER: Tobin-McFarland Surveying Inc.

LOCATION AND DESCRIPTION: Located at the end of Meadowbrook Drive within Tipple's Lakeside Estates No. 2 in Pleasant Township, the applicant is requesting a variance to Section 2.3 minimum road frontage requirement of 125' to allow for 60'. The applicant is looking to split .382 acres from PN 027-00200.00 to provide access to an existing .149 acre parcel currently owned by Fairfield County Utilities.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the variance, subject to the following conditions:

1. The Technical Review Committee questioned whether or not there was an existing easement across the Aune Property to provide access for Lot 27 of Tipple's Lakeside Estates No. 2. RPC staff has since spoken with the County Prosecutor's office who indicated that the property owner would have a prescriptive easement based on the number of years he has already been utilizing that access. Therefore the proposed split does not impact the access to Lot 27.
2. The lot split 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, and Pleasant Township.

A motion was made by Zack DeLeon to approve the Subdivision Regulations Committee recommendation. Mary Snider seconded the motion. Jeremiah Upp discussed the prescriptive easement and asked if this easement should be in writing. Holly Mattei responded that the County Prosecutor has reviewed the proposed variance and has decided that it does not need to be in writing. After discussion, a vote was taken and the motion passed with Dave Levacy abstaining.

Loudan Klein presented the following report:

ITEM 4c. Variance to Section 1.34.1(B) – West Point North Berne Road

The applicant requested that the proposed variance be tabled at the meeting. A motion was made by Harry Myers to approve the applicant's request to table. Ira Weiss 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.

Holly Mattei presented the following bills for payment:

ITEM 6. BILLS

543000	CONTRACT SERVICES – REPAIR	\$ 79.09
530005	CONTRACT SERVICES – OTHER	\$ 410.36
530000	CONTRACT SERVICES	\$ 2,050.00
558000	TRAVEL & EXPENSES	\$ <u>185.47</u>
	TOTAL	\$ 2,724.92

A motion was made by Doug Ingram to approve the bills for payment. Phil Stringer seconded the motion. Motion passed.

ITEM 7. OTHER BUSINESS

Carri Brown gave an update on the Energy Aggregation Program.

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

Minutes Approved By:

William Yapple, President

Mary K. Snider, Secretary