

## **MINUTES**

**November 1, 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: Vince Carpico, Bob Clark, Goldie Clark, Melissa Connor, Aundrea Cordle, Joe Ebel, Todd Edwards, Bruce Elliott, RoseAnn Elliott, Gail Ellinger, Tom Erlenwein, David Hague, Shawn Haughn, Olga Hesch, Charles Hockman, Kent Huston, Douglas Ingram, Cathy Jerbic, Stephanie Miller, Darrin Monhollen, Vince Papsidero, Jenifer Payne, Jeff Porter, Jennifer Robberts, Shane Robberts, Theresa Schmelzer, Marcy Shafer, Doug Sipos, Jerry Starner, Rick Szabrak, Tony Vogel, Ira Weiss and Commissioner Dave Levacy.

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

### **ITEM 1. MINUTES**

The minutes of the October 4, 2022, Fairfield County Regional Planning Commission meeting, were presented for approval. Kent Huston made a motion for approval of the minutes. Ira Weiss seconded the motion. Motion passed.

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

Jennifer Morgan welcomed everyone to the meeting. James Mako introduced the new Greenfield Township Zoning Inspector, Tom Erlenwein. There is an addition to the agenda, Resolution #2022-1.

### **ITEM 3. PRESENTATION BY PLANNING NEXT**

James Mako introduced Vince Papsidero from Planning NEXT. Planning NEXT has been selected to provide the update to the Fairfield County Master Plan. Mr. Papsidero gave an overview of Planning NEXT to the board members. He explained the process and the focus of the planning moving forward to accomplish the update to the plan.

### **ITEM 4. ZONING MAP AMENDMENT**

James Mako presented the following reports:

**ITEM 4a. APPLICANT:** Richard Estep

**LOCATION & DESCRIPTION:** The property proposed for rezoning is approximately 1.75

acres located at 8025 Oak Hill Road in Rushcreek Township, Section 11, Township 16, Range 17. State Route 37 crosses the southern part of the property but does not have any access points.

**EXISTING ZONING:** R-R Rural Residential District: The purpose of this district is to provide for single family dwellings on large tracts within areas of open land and agricultural activity. Areas in the District will not normally be served by public sewer and water.

**EXISTING LAND USE:** Single family residential

**PROPOSED REZONING:** B-1 Highway Business/Commercial: The purpose of this district is to provide small business clusters for highway oriented business. These clusters should be located in the vicinity of intersecting, major streets and highways.

**PROPOSED USE:** Used Car Lot

	<b>ADJACENT ZONING</b>	<b>ADJACENT USE</b>
NORTH	R-R Rural Residential	Single Family Home
EAST	R-R Rural Residential	Single Family Home
WEST	R-R Rural Residential	Agricultural
SOUTH	R-R Rural Residential	Agricultural/ SR 37

### **RPC STAFF RECOMMENDATION**

RPC staff is recommending **disapproval** of the rezoning with the following comments:

1. The proposed land use is not consistent with the recommendations found in the land use plan.
2. It does not appear that the proposed zoning of property complies with The Rushcreek Township Zoning Resolution which states that B-1 Businesses “should be located in the vicinity of intersecting, major streets and highways.” RPC staff would cite the fact that Oak Hill Road is a township road and not a major street or highway.

Doug Sipos and Shane Robberts both voiced concerns about the proposed change, increased traffic, and the potential impact to property values in the area. Theresa Schmelzer explained she was concerned about increased theft and crime in the area. Charles Hockman discussed some of the potential hurdles and issues of the proposed change.

A motion was made by Doug Ingram to approve the RPC staff recommendation. Joe Ebel seconded the motion. The motion passed with Charles Hockman abstaining.

**ITEM 4b. APPLICANT:** Scott and Bethany Lines

**LOCATION & DESCRIPTION:** The applicant proposes to rezone 1.64 acres of land (parcel # 013-00395-15) located at 3600 Havensport Road in Greenfield Township, R 19 T 15 S 15 SW .

**EXISTING ZONING:** The property is zoned R-1 (Rural Residential District). The R-1 District is established to provide areas for the continuance of agriculture as well as large lot single family residential development reflecting very low density and a rural lifestyle. Such development may occur as a transitional area between agricultural and urban areas, and is typically not served by public water or sewer systems.

**EXISTING LAND USE:** Non-Residential Building (Pole Barn-type structure)

**PROPOSED REZONING:** PRB (Planned Rural Business District); The (PRB) Planned Rural Business District is established to allow for the development of limited business activity that will be located where commercial activity as permitted in the (HB) Highway Business District would be inappropriate. Generally, the district will allow a higher level of activity than would typically be permitted as a home occupation. The district permits the property owner to design a business environment which may meet his/her general objectives, while providing a suitable level of protection for present and future owners of adjacent property.

**PROPOSED LAND USE:** Generator sales & electrical contracting office

**ADJACENT ZONING**

**ADJACENT USE**

NORTH	R-1 Rural Residential District	Single Family Home
EAST	R-1 Rural Residential District	Single Family Home
WEST	R-1 Rural Residential District	Single Family Home
SOUTH	R-1 Rural Residential District	Single Family Home

**RPC STAFF RECOMMENDATION**

RPC staff is recommending **disapproval** of the rezoning with the following comments:

1. The property appears to contain an existing non-conforming use (non-residential structure in a R-1 District). RPC Staff does not believe that proposed re-zoning/ land use fits into the rural residential character of the neighborhood. In addition, the proposed land use (Planned Rural Business) is not supported by the land use recommendations found in the County's Comprehensive Plan.
2. RPC Staff is also concerned with the presences of a delineated 100- year floodway on the property.

A motion was made by Darrin Monhollen to approve the RPC staff recommendation. Ira Weiss seconded the motion. The motion passed with Shawn Haughn abstaining.

**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>\$66.25</u>
	TOTAL	\$66.25

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

**ITEM 7. OTHER BUSINESS**

**RESOLUTION #2022-1**

**RESOLUTION AUTHORIZING AN ACCOUNT TO ACCOUNT TRANSFER**

**WHEREAS**, appropriations are needed to cover expenses for 2022; and

**WHEREAS**, an account to account transfer will allow proper classification of a major expenditure object categories.

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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 the transfer of appropriations in the amount of \$2,915.00 and is hereby authorized as follows:

FROM: 74703000 521000 – \$2,915.00  
Health Insurance

TO: 74703000 514010 – \$2,915.00  
Vacation Payout

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A motion was made by Ira Weiss to approve the resolution. County Administrator Aundrea Cordle seconded the motion. Motion passed.

James Mako updated the board on the following:

1. Pleasantville CDBG project was funded
2. State Audit – no findings in the report
3. Toole and Associates – contract renewed for 2023

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

The Executive Committee meeting followed the regular meeting.

Minutes Approved By:

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Jennifer Morgan, President

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Kent Huston, Secretary