

## **MINUTES**

**December 6, 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, David Denniston, Joe Ebel, Gail Ellinger, Charles Hockman, Kent Huston, Glen Keller, Randy Kemmerer, Darrin Monhollen, Mitch Noland, Robert Slater, Tony Vogel, Ira Weiss and Commissioner Dave Levacy.

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

### **ITEM 1. MINUTES**

The minutes of the November 1, 2022, Fairfield County Regional Planning Commission meeting, were presented for approval. Randy Kemmerer made a motion for approval of the minutes. Jennifer Morgan seconded the motion. Motion passed.

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

Jennifer Morgan welcomed everyone to the meeting.

### **ITEM 3. PRESENTATION BY JAMES MAKO – CDBG PROGRAM**

James Mako explained the projects that will be funded by the CDBG Program for PY2022. Fairfield County was awarded allocation funds and a Neighborhood Revitalization Grant. The Neighborhood Revitalization Grant will fund the Village of Pleasantville projects.

### **ITEM 4. SUBDIVISION ACTIVITY**

Tamara Ennist presented the following report:

#### **MEADOWMOORE RESERVE, SECTION 2, PHASE 1 – FINAL PLAT**

**OWNER/DEVELOPER:** John E. Donley

**ENGINEER:** Advanced Civil Design, David Denniston, P.E.

**SURVEYOR:** Advanced Civil Design, Jonathan E. Phelps, P.S.

#### **LOCATION AND DESCRIPTION: VIOLET TOWNSHIP**

**West side of Ault Road** – South of Blacklick-Eastern Road and north of Fox Run Ct. The Meadowmoore Reserve subdivision connects with Meadowmoore subdivision which has access to Milnor Road. This area is within Violet Township's PD, Planned Development Zoning District.

**PARCEL ID:** #0360085200 (24.447 Ac.) / 0360085100 (26.71 Ac.)

**AREA:** 26.672 Acres

**SINGLE-FAMILY BUILDING LOTS:** Forty-Two (42) lots (#83-92, #95-102, #105-109, #141-150, #159-167). Lots range from 0.310 acres to 0.616 acres.

**OPEN SPACE RESERVE AREAS:** 8.030 Acres

**WETLANDS:** A wetland area is contained within Reserve "F" and will be encumbered with a conservation easement.

**STREET RIGHTS-OF-WAY DEDICATION:** 3.510 Acres of public right-of-way proposed with the extensions of Becker Farm Drive, Hastings Street, and Hunter Avenue along with two new streets; Hayden Avenue and Norman Street. Street rights-of-way profiles contain curbs and gutters, and sidewalks.

**CENTRAL SEWER AND WATER:** Central Services are provided by Fairfield County

**STORM WATER CONTROL:** Storm water catch basins within the streets and yard catch basins will direct storm water into retention/detention ponds to control storm water, storm water run-off, and to provide for water quality control.

**ACCESS:** Meadowmoore Reserve, Section 2, Phase 1 can be accessed from Ault Road to the east through Meadowmoore Reserve, Section 1, Phase 2 with a connection at Hastings Street and from Milnor Road to the west through Meadowmoore, Section 4 with a connection at Becker Farm Drive.

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

A motion was made by Commissioner Dave Levacy to approve the Subdivision Regulations Review Committee recommendation. Tony Vogel seconded the motion. The motion passed with Darrin Monhollen, Violet Township, abstaining.

## **ITEM 5. ZONING MAP AMENDMENT**

James Mako presented the following reports:

**ITEM 5a. APPLICANT:** LeVeck Commercial Construction Company

**LOCATION & DESCRIPTION:** Four parcels of land are proposed for rezoning totaling approximately 19.94 acres located on Basil Western Road in Violet Township, R 20 T 15 S 28 NE The parcel ID numbers are 0370211720, 0370210900, 0370211731, 0370211730.

**EXISTING ZONING:** M-2 Limited Manufacturing District. Permitted uses: Permit privately owned facilities for all types of manufacturing without exception. Manufacturing is defined as an activity whereby materials are formed, mixed, assembled or otherwise altered in shape, composition or appearance to produce products of greater value in the market place than the original material. All uses permitted in R-5, S-1, S-2, C-1, C-2 and M-1 Districts and

R-2 Single Family Residential (Low Density) Land and buildings in the R-2 District shall only be used for the following purposes: 1. Single family dwellings, provided such structures comply with the following requirements: (a) shall be permanently attached to solid foundations; and (b) shall be constructed of conventional building materials equal to or better than materials used in existing buildings in the adjacent area; and (c) shall be subject to real estate tax.

**EXISTING LAND USE:** Agricultural with an existing barn on the property.

**PROPOSED REZONING:** PBID Planned Business and Industrial District- The Planned Business and Industrial District (PBID) is organized as authorized under Ohio Revised Code Section 519.021(B). The regulations set forth herein are based on the premise that the ultimate quality of a built environment or development proposal is determined not only by the general classification of land uses, but also by the specific way in which such land uses are executed. In many cases, the subdivision regulations and standard zoning district classifications do not adequately regulate the design of buildings and the general character of a development or enable the range of uses in a single zoning district that are appropriate in the Township. Accordingly, it is the policy of Violet Township to promote the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services and encourage innovation in the planning and building of various types of development projects, in order to accommodate unified development that:

(a) provides an opportunity for a mix of open space, recreational, commercial and light industrial uses not otherwise permitted within the standard zoning district classifications; and

(b) allows the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protects the community's natural resources by avoiding development on, and destruction of, sensitive environmental areas; and

(c) enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development; and

(d) assures compatibility between proposed land uses within and around the PBID through appropriate development controls; and

(e) enhances the economy of the Township by making available a variety of employment opportunities and providers of goods and services; and

(f) encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable plans for the area and are compatible with adjacent and nearby land uses.

**PROPOSED USE:** Industrial/warehouse/distribution center uses

	ADJACENT ZONING	ADJACENT USE
NORTH	PBID (Planned Business & Industrial)	Agricultural
EAST	R-2 Single Family Residential	Single Family Home
WEST	M-2 Limited Manufacturing	Mid State Wool Growers/Agricultural
SOUTH	N/A	US33

### **RPC STAFF RECOMMENDATION**

The Regional Planning Commission recommends approval of the proposed rezoning with the following comments:

1. RPC Staff believes that the proposed rezoning to a PBID Planned Business and Industrial District, is consistent with the both the county's and township's future land use plans.
2. Violet Township has identified several issues with the rezoning application. The applicant should address the concerns raised in the township's review of the rezoning.
3. RPC Staff would recommend further discussions with the Fairfield County Engineer's Office and Violet Township regarding access to the site. RPC staff would like to better understand the impact of traffic on Basil Western Road.
4. The development will have to comply with the development standards set forth in the City of Canal Winchester and Violet Township Community Economic Development Area (CEDA).

A motion was made by Charles Hockman to approve the RPC staff recommendation. Tony Vogel seconded the motion. Joe Ebel asked about the CEDA agreement. James Mako explained this is a development agreement between the City of Canal Winchester and Violet Township. The motion passed with Darrin Monhollen, Violet Township, abstaining.

**ITEM 5b. APPLICANT:** Keller Family Chiropractic LLC

**LOCATION & DESCRIPTION:** The property proposed to be rezoned are located on the east side of SR 37 south and consists of one parcel (parcel #s 0460012600). The parcel being considered for rezoning consists of 2.000 acres.

**EXISTING ZONING:** The property is currently zoned R-R Rural Residential: The purpose of this district is to provide for single family homes on large tracts within areas suitable for agricultural production, and to control indiscriminate urban development in such areas. Areas within this district will not normally be served by public water and sewer.

**EXISTING LAND USE:** Medical office and parking

**PROPOSED REZONING:** B-1 (Neighborhood Commercial District) It is the intent of the B-1 Neighborhood Commercial District to provide areas for business establishments that are pleasant, safe, and convenient to the neighborhood. It is furthermore the intent of this district to create an environment conducive to well-located and designed office building sites to accommodate professional offices, nonprofit organizations, and limited business activities. It is not the intent of this district to include shopping centers or other large scale commercial developments.

**PROPOSED LAND USE:** Same as existing

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

#### **RPC STAFF RECOMMENDATION**

RPC Staff recommends approval of the rezoning with the following comments:

1. RPC Staff would normally not recommend spot zoning such is being proposed. However, since the existing land use (office building) has been in place for such a long period of time, it is difficult to recommend against the rezoning.
2. The applicant will have to get an occupancy permit through the Fairfield County Building Department if any changes are made to the existing building.

A motion was made by Commissioner Dave Levacy to approve the RPC staff recommendation. Gail Ellinger seconded the motion. The motion passed.

#### **ITEM 6. 2023 FINAL BUDGET**

James Mako gave an overview of the final budget for 2023.

A motion was made by Gail Ellinger to approve the RPC 2023 Final Budget. Darrin Monhollen seconded the motion. The motion passed with Commissioner Dave Levacy abstaining.

#### **ITEM 7. 2023 PROPOSED MEETING DATES AND DEADLINES**

The meeting dates and deadlines were presented for review by the commission members.

A motion was made by Randy Kemmerer to approve the proposed meeting dates and deadlines for 2023. Charles Hockman seconded the motion. The motion passed.

**ITEM 8. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR  
BUILDING PERMITS**

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

**ITEM 9. BILLS**

James Mako presented the following bills for payment:

558000	TRAVEL & EXPENSES	<u>\$229.32</u>
	TOTAL	\$229.32

A motion was made by Joe Ebel to approve the bills for payment. Darrin Monhollen seconded the motion. Motion passed.

**ITEM 10. OTHER BUSINESS**

James Mako said the interviews are being conducted and ongoing for the master plan process. If any is interested in participating on the steering committee, please let him know.

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

Minutes Approved By:

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Jennifer Morgan, President

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Kent Huston, Secretary