Tuesday, October 8, 2019
9:00 a.m.

1. 9:00 a.m. – Review

2. Welcome

3. Legal Update

4. Administration, Project, and Budget Update/Carri’s List
   a. Announcements & Date Reminders
   b. Highlights of Resolutions
   c. Administrative, Program, & Budget Update
   d. Bravos

5. Old Business
   a. Rightsizing the Contribution to MCJDC

6. New Business
   a. Website for Referrals/Article of Interest

7. General Correspondence Received

8. Calendar Review/Invitations Received
   a. Glass Museum Ribbon Cutting – Tuesday, October 15th at 4:00 p.m.
   b. ICMA Annual Conference – October 20-23, 2019 in Nashville
   c. Mount Carmel Behavioral Health Open House – Tuesday, October 22nd, 4 p.m. to 7 p.m.
   d. Township Trustees Assoc. Meeting – Saturday, October 26th at 6:00 p.m. at the Firehouse, 11042 Main Street, Stoutsville

9. FYI
   a. Jail Population
   b. Notice from OEPA
   c. Tabled BZA item
   d. Article of Interest – New Home Construction
   e. CFLP disposal request
   f. On the Job Fall 2019 Criminal Justice Report (in newsletter folder)

10. Open Items from anyone in attendance

11. 9:30 a.m. – Executive Session – Personnel

12. 10:00 a.m. – Regular Meeting
13. 10:30 a.m. – Executive Session – Executive Session

14. Adjourn
Fairfield County Fair Day
Friday, October 11, 2019

In 2018, the Fairfield County Commissioners approved 20 recommendations to support recruiting and retaining employees, our most valuable assets. Under the category of work-life balance was the recommendation to add a holiday to the county approved holiday schedule for the Friday of the Fairfield County Fair. This additional holiday is effective for 2019 forward.

This holiday was added to encourage attendance at the fair, improve business opportunities, honor agricultural values, and promote social and family activities. Studies have shown there is a general economic boost from fairs based on monies spent on food and beverages, as well as monies spent on associated shopping and recreation activities. We are very excited to be a part of the effort to encourage attendance at the Fairfield County Fair. More than 116,578 attended the fair last year!

The Fairfield County Fair Board is holding a drawing for two $50 gift cards to local dining establishments for Fairfield County Employees. Employees who attend the fair on Friday, October 11th are encouraged to stop by the media building next to the Lancaster Policy location to enter their drawing. Employees will be asked to show their Fairfield County ID to enter the drawing. The drawing will take place on Saturday, October 12th.

**We encourage everyone to enjoy the Fairfield County Fair on Friday, October 11.**

Several county departments and partner agencies will have booths at the fair.

- Fairfield SWCD along with OSU-Extension, Natural Resources Conservation Service, Farm Service Agency, Farm Bureau, AHA Children’s Museum, and six local FFA chapters will be in the Ed Sands Farm Bureau Building (also referred to as the “Ag Mazing Agriculture Building”). There will be interactive displays including an archery tent, aquarium, Buckeye Lake display, historical office display, Fairfield County watersheds map, Giant Jenga, informational handouts, Scott’s Miracle-Gro giveaways, and more!
- The Fairfield County Job and Family Services booth will provide community outreach regarding agency programs. This includes information on public assistance programs, child and adult protective services, child support enforcement, and workforce services.
- The ADAMH booth will have information and resources regarding mental health and substance use disorders and potential treatment options.
- The Sheriff’s tent will have information on law enforcement services and safe driving.

Check out the fair coverage and activities on 88.9 WLRY on Saturday Mornings at 7 a.m.

Thank you for supporting the Fairfield County Fair. Enjoy!
ADMINISTRATIVE AUTHORITY ITEMS
FAIRFIELD COUNTY COMMISSIONERS' OFFICE
SEPTEMBER 27, 2019 TO October 04, 2019

Fairfield County Commissioners

AA.10.01-2019.a An Administrative Approval for the payment(s) of the United Health Care (UHC) Invoice for the Fairfield County Self-Funded Health Benefits Program – Fairfield County Board of Commissioners [Commissioners]

AA.10.01-2019.c An Administrative Approval for the payment of invoices for departments that need Board of Commissioners’ approval and have bills presented that are not more than $50,000 per invoice [Commissioners]

AA.10.02-2019.a An Administrative Approval authorizing an amendment (no financial change) to a memorandum of understanding with the Hunters Run Conservancy District [Commissioners]

Fairfield County Economic & Workforce Development

AA.10.04-2019.a A contract for a study reviewing the feasibility of a Performing Arts Center in Fairfield County [Economic & Workforce Development]

Fairfield County Job and Family Services

AA.10.04-2019.d An Administrative Approval regarding an Amendment for Purchase of Service Contract between Daily Services, LLC d.b.a. Surge and Job & Family Services [JFS]

Fairfield County Juvenile/Probate Court

AA.10.04-2019.c An administrative approval of contracts relative to the Probate Court Guardianship Services Board, a new board created under ORC Section 2111.52 – Fairfield County Probate Court [Juvenile/Probate Court]

AA.10.04-2019.c An administrative approval of contracts relative to the Probate Court Guardianship Services Board, a new board created under ORC Section 2111.52 – Fairfield County Probate Court [Juvenile/Probate Court]

Fairfield County Utilities Department

AA.10.01-2019.b An Administrative Approval of a Bank Transfer for Fairfield County Utilities [Utilities]
A resolution approving the “go forward decision” to support the analysis and evaluation of a Lancaster Performing Arts Center Consortium to benefit economic growth and community vitality

WHEREAS, from 2012 to the present, there have been multiple discussions about the importance of performing arts to the economic growth and community vitality of Fairfield County;

WHEREAS, research studies have shown that arts and cultural programs offer multiple benefits to individuals and communities;

WHEREAS, the community has a proven track record of offering exceptional cultural programs and events, such as music festivals, museum exhibits, art classes, and theatre performances;

WHEREAS, the arts have been said to improve health, mental well-being, cognitive functioning, creative ability and academic performance;

WHEREAS, there is a group of community leaders exploring the potential of a cultural gathering place and performing arts center in Lancaster, referring to a consortium known as the Lancaster Performing Arts Center Arts Consortium;

WHEREAS, the Board of County Commissioners, its county administrator, department heads and county subject matter experts often collaborate to help support projects to improve the quality of life in Fairfield County;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. The Board of County Commissioners authorizes the “go forward decision” to support the analysis and evaluation of a Lancaster Performing Arts Center Consortium to benefit economic growth and community vitality.

Section 2. The Board of County Commissioners pledges the participation of its staff to help conduct the analysis and evaluation, which should include public participation and multiple perspectives.

Section 3. The Board of County Commissioners seek an evidence-based conclusion on how the consortium will enhance access to the arts; improve culture within the county; support economic growth and community vitality; and contribute to the common good or quality of life in Fairfield County.
New DACO executive director wants to the museum to reach beyond the local area

David Hogrefe, the executive director of the Decorative Arts Center of Ohio, sits in front of the museum Wednesday, Oct. 2, 2019, in downtown Lancaster. (Photo: Matthew Berry/Eagle-Gazette)

LANCASTER - New Decorative Arts Center of Ohio Executive Director David Hogrefe is thinking big when it comes to the museum.

"Throughout the world I want to be known as innovative and experimental and a laboratory for the arts of all kinds," he said.

While that may sound lofty, Hogrefe said that is exactly what Paramount Pictures executives think of DACO after it hosted two Edith Head exhibits the past few years. Head was a costume designer for the company and numerous pieces of her work highlighted the exhibits.

"So there's a lot to be done," Hogrefe, a Bexley resident, said. "A lot of great opportunities."

He took over in August from former executive director Elizabeth Brown, who retired.
Hogrefe is a Miami (Ohio) University graduate and was a buyer and store manager in Atlanta for Macy's for several years.

He then became a buyer for Limited Express in Columbus, which brought him back to Ohio. Hogrefe later worked in retail store design and architecture for a company called Fitch for 23 years, and became its executive director of global accounts.

"I worked with major brands like Target and Ford, Microsoft, Dell, you name it," Hogrefe said. "If they were a retailer or a brand at a retailer, I probably worked with them."

The Beavercreek native left Fitch last year and wanted to work for a non-profit organization. He had traveled all over the world during his career that afforded him a strong marketing background.

"I wanted to apply everything I've learned in corporate life and kind of slow down with the travel and find a place to use my skills in the non-profit world," Hogrefe said. "And this was a non-profit and it relates to the arts and arts education, arts therapy and the major exhibitions. I'm very passionate about the world of design in art. So it seemed like a really good fit and a really good opportunity to kind of grow the Decorative Arts Center into the future."

Hogrefe has several goals for DACO, including getting the word out more of what the museum is about. He also wants to increase membership significantly, grow the donor base significantly and increase DACO's art education program.

Additionally, Hogrefe wants to further expand the arts therapy program.

"We work with The Recovery Center now," he said. "But I want to be doing a lot more."

Hogrefe previously lived in Pleasantville for 18 years, so he was familiar with DACO when applying for his job. He's also been a Lancaster Festival board member. Hogrefe said he thinks the local arts community is strong.

"I think there's a huge hunger for really great exhibitions and exposure," he said.

Away from work, Hogrefe plays piano, sings and leads a jazz trio. He's also into boating, restoring old houses, landscape design and supporting his 16-year-old son's athletic endeavors in the Bexley school system.

"A lot of interests, a lot of fun," Hogrefe said. "But family's really important, community's really important. My heart's in this community. I love it."

jbarron@gannett.com
Derek Upp
3273 Rebecca Ct, Lancaster, OH 43130 • (740) 438-5707 • derekupp@gmail.com

Work Experience

Lindsay Honda
Service Concierge
- Answer incoming and outgoing phone calls.
- Assisting customers with scheduling service appointments.
- Assisting customer with technical question and directing them to the appropriate person to assist them.
- Service Concierge- assisting the service advisors with helping fulfill customers needs

The Ohio State University
Jerome Schottenstein Center Security
- Monitor Security Cameras
- Security Building rounds
- Assist during events
- ID check and documentation of individuals entering the building

Department of Recreational Sports ARS Outreach Intern
- Planned a one-day wheelchair basketball tournament for recreational sports members
- Worked with multiple departments including marketing, athletic compliance office
  and OSU Men’s basketball staff in order to help organize the one-day event
- Conducted research and created a spreadsheet to show different types of
  adaptive recreation programs that other universities offer.

Varsity Men’s Basketball Student Manager
- Shared head manager duties with 2 other head student managers
- During my four years I attended every home game and practice.
- Traveled with the team to several away games, including traveling to tournament games assisting
- Assisted with variety of duties needed by coaching staff

Education
The Ohio State University
Bachelor of Science in Education; Sport Industry
3.493 Major GPA
Columbus, OH
May 2016

Ohio University – Lancaster
Associate in Applied Science; Electronic Media
Lancaster, OH
May 2012

Dean’s List, three quarters

Skills, Volunteer, and Professional Groups

- Leadership Skills: Coaching assistant for local wheelchair sports team; Lead wheelchair division for a disability basketball camp in Lancaster Ohio
- Board Member for South Eastern Ohio for Independent Living in Lancaster, Ohio
- Assisted in developing a local adapted basketball camp called No Limits
- Volunteered with both Ohio State basketball team and day camps during the summers.
- Volunteered and assisted with Ohio State Rec Sports summer camp known as Camp Recky. Worked in the Sports camp portion during the week of the Paralympics sports. Helped demonstrate and assist the different activities.
Name of Board: 

Circle One:  New Appointment  Reappointment

Name:  Derek Upp  Date of Birth: 10/31/1990

Address:  3273 Rebecca Ct

Phone:  (740) 438-5707  E-Mail Address: derekupp@gmail.com

How long have you been a resident of Fairfield County:  Since Birth

Occupation:  Service BDCC  Employer:  Lindsay Honda

Highest Level of Education Completed (please circle one):
High School  Associates Degree  Bachelor’s Degree  Graduate School

Have you ever served on a board before:  Yes  No
If yes, please indicate the board(s) previously or currently serving on:

_______________________________________

Are you related to any Elected Official, Department Head, or County employee: Yes - No If yes, please indicate who:

_______________________________________

Have you ever been convicted of a criminal offense: Yes - No 
(A conviction will not necessarily prohibit you from an appointment. Each conviction will be judged on its own merits with respect to time, circumstance, and seriousness based on the board appointment for which you are applying.) If yes, please explain:

_______________________________________

Please state your reasons for wanting to serve on the board (additional space is provided on the second page). Please highlight specialized interested or experiences that you feel make you qualified to serve.

Being able to serve on the board would be a great opportunity to give back to a great organization that has helped me in many ways since I was born. Having been a quadriplegic all my life, I have been able to learn about all the different organizations and programs that are available for not only myself but for other individuals with a disability. Along with learning from personal experience, I had the opportunity to be a board member for South Eastern Ohio Center for Independent Living. During that time as a board member, I was able to learn a lot about government funding as a non-profit organization, as well as different grants that are available, not only for organizations but for individuals. Through the past 9 years I have assisted with a basketball camp for kids with and without a disability called No Limits! I would appreciate being considered.

Fairfield County Board Member Application

Your signature acknowledges that the information which appears on this form and true and factual to the best of your knowledge.

[Signature]

Derek Upp

Signed by: Derek Upp
Thank you for your interest in serving. Please return the completed form to:

The Fairfield County Commissioners
Attn: Rachel Elsea, Clerk
210 East Main Street, Room 301
Lancaster, Ohio 43130

or email the completed form to rachel.elsea@fairfieldcountyohio.gov.

If you have any questions, please contact Rachel Elsea at the email address listed above or at (740) 652-7091.
Fairfield County Workforce Center Fact Sheet

The Workforce Center will soon be launched to improve skills of workers and better meet needs of local employers.

- The Workforce Center will first focus on training in manufacturing, skilled trades, and culinary arts. Other training programs and services will be added as employers and entrepreneurs identify needs.

- Training will be provided by Ohio University Lancaster and Hocking College.

- The state has dedicated $1.25 million (through the Fairfield County Port Authority) to the Workforce Center, which is located at 4465 Coonpath Rd. in Carroll, OH, and is now titled to the Fairfield County Commissioners.

The initial investment will go toward helping train employees for Magna International, an international auto parts manufacturer that has recently announced its expansion into Lancaster with 300 new jobs.

- Magna will partner with Hocking College and Ohio University to create curriculum.

- This program will provide comprehensive training to Magna’s employees and allow for additional jobs at Magna as its workforce develops new skills.

- Magna will also use the workforce center to train new employees on its backup equipment that will be housed at the center. This will help Magna with its hiring process.

The Workforce Center will provide training for workers of local businesses as well as a pipeline of new employees.

- Hocking College is exploring the creation of an HVAC program at the center to help local companies find skilled labor and expand their businesses.

- The Fairfield 33 Development Alliance has identified workforce development as the most important issue for business attraction and retention.

- The programming at the center will focus on “micro degrees” and “stackable certificates”. This will allow those receiving training to launch their careers as soon as possible.

The 72,000 square-foot building will provide industrial and classroom space. Its previous use was as the Opportunity Center for Fairfield County Board of Developmental Disabilities, and the Workforce Center will be inclusive of all in the use of its services, including the population of persons with developmental disabilities.

For more information contact: Carri Brown, County Administrator, carri.brown@fairfieldcountyohio.gov — or Rick Szabrak, Economic and Workforce Development Director, rick.szabrak@fairfieldcountyohio.gov

10.4.2019
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195,500  2019
295,000  2020
Dear Employer:

On behalf of the Ohio Bureau of Workers' Compensation (BWC), I am pleased to share with you the enclosed check as part of our agency's $1.5 billion dividend to Ohio's private and public employers this year. This dividend was made possible by our strong investment returns and the good work of employers like you who pay their BWC premiums and look out for the health and safety of their employees.

Please deposit your check as soon as possible, as it is only valid for 90 days. It is yours to spend as you wish, but we share Gov. Mike DeWine's hope that you use this money to invest in workplace safety, expand your business and create jobs.

This dividend equals 88 percent of your premium for the 2017 policy year and reflects our promise to keep your workers' compensation costs as fair and low as possible. (Please note: We first applied the dividend to any outstanding balance on your account.)

For more information about this dividend or about our many programs to keep your premiums low and your employees safe, please visit www.bwc.ohio.gov. Also, follow us on Twitter @OhioBWC. Thank you.

Wishing you every success,

Stephanie B. McCcloud
BWC Administrator/CEO
FAI US 33 3.18
US 33/Pickerington Road Area Interchange Stakeholder Meeting #1
October 24th, 2019

Agenda Topics:
1. Introductions
2. Meeting Purpose and Overview
3. Project Background
4. Role(s) of Stakeholder Committee
5. Overview of Feasibility Study
6. Purpose and Need of the Project
7. Interchange Location Alternatives Overview
8. Evaluation Metric Overview
9. Fairfield County Project Updates
10. Future Stakeholder and Public Meetings
11. Project Funding
12. Questions/Discussion and Wrap-Up
Dear US 33 Stakeholder:

Due to increased funding revenues realized through the gas tax increase enacted in July 2019, ODOT identified 150 intersections within the state to study and to address safety concerns and high crash frequencies. One of the highly ranked locations within the Top 150 Locations was the intersection of US Route 33 and Pickerington Road. ODOT District 5 and our consultant, Carpenter Marty Transportation, have begun the initial planning work to develop the project. As part of this planning work, we are holding a series of stakeholder meetings to gain feedback and assist in evaluating alternatives for the project.

The first stakeholder meeting will be on Thursday, October 24th at 1:30 PM at the Fairfield County Utilities Office (6670 Lockville Road Carroll, Ohio 43112). We would ask that you or a representative of your organization attend the meeting to provide feedback and be part of the discussion for this important project. The initial meeting will be to introduce the project development process, the stakeholders’ role within that process, and to discuss the draft alternatives and the draft evaluation metrics to be used to evaluate the project.

The project team is currently developing the feasibility study for the project. This type of study is used to evaluate alternatives and to determine an alternative to be selected as the preferred alternative. Stakeholder input during the development of the feasibility study is important in order to capture the community concerns and to coordinate the project impacts on local planning efforts and/or operations.

Included within this invite are three attachments: a meeting agenda, the presentation to be given at the meeting, and a draft matrix of the evaluation metrics. Currently, there are four interchange location alternatives being proposed. Part of the discussion that the project team would like to have is any questions/concerns with the location alternatives and if any other locations should be considered for evaluation. A second part of the discussion will be the range of metrics to be used to evaluate each of the alternatives. The project team would like to gain feedback on the methods and criteria to be used in the feasibility study. The goal of the first meeting is to reach a consensus on the location alternatives to be considered in the project and the metrics used to evaluate the alternatives.

By providing these materials prior to the meeting, we hope to provide you with an opportunity to begin to develop an understanding of the project development process and the scope of the project. Please review these materials as they
will be discussed in more detail at the upcoming meeting. If you have any questions or need clarification on the materials provided, please contact me at (740) 323-5194 or via email at ty.thompson@dot.ohio.gov.

Ty Thompson, P.E.
Planning Engineer
ODOT District Five
9600 Jackstown Road SE Jackstown, Ohio 43030
(p) 740.323.5194
transportation.ohio.gov
FAI-33/PICKERINGTON ROAD INTERCHANGE

Stakeholder Meeting #1
Date: October 24, 2019

STAKEHOLDER INTRODUCTIONS
- Ohio Department of Transportation, District 5
- Carpenter Marty Transportation
- City of Pickerington
- Violet Township
- Bloom Township
- Fairfield County
- Law Enforcement and Emergency Services Agencies
- Pickerington City Schools
- Bloom Carroll Local School District
- MORPC

PROJECT BACKGROUND
- Major Investment Study and Access Management Study
  - Both studies evaluated long term investment strategy along US 33 corridor
  - Multiple TRAC Projects Constructed
  - Non-Interchange Alternative Evaluations
- Traffic Growth near US 33/Pickerington Road
  - 2035 ADT = 33,660 vehicles per day
  - 2018 ADT = 44,500 vehicles per day
- Top 150 Intersection (Top 50 Rural) Location

ROLE/EXPECTATIONS OF STAKEHOLDERS?
- Organizations with vested interest (direct/indirect)
- Provide opinions and insight to improve viable solutions
- Provide ideas and opinions on integrating project with community
- Serve as liaison with Project Team and Community
- Attend Stakeholder Meetings (3) with Project Team
- Work towards goal of developing competitive project
WHAT IS A FEASIBILITY STUDY?
- Evaluation of Alternatives versus a series of Metrics
- Goal of study is to select Preferred Alternative
- Provides method of selecting the preferred alternative using relevant data and supporting technical information
- Identifies Purpose and Need, Key Issues, Alternatives Comparisons, and Conclusions
- Document written in reader-friendly format to inform public of decision making process

PURPOSE AND NEED
- Primary
  - Safety
  - Congestion
- Secondary
  - US 33 Corridor Continuity
  - Complementary to Local Long Range Plans
    - Land Use
    - Economic Development
    - Transportation

WHAT IS GOAL FOR TODAY?
- Introduce Location Alternatives
- Three Interchange Configurations
  - Diamond Interchange (Example: US 33/SR 188)
  - Parclo Interchange (Example: US 33/Hill-Riley Road)
  - Hybrid (Split Interchange) Configuration (see handout)
- Additional locations/configurations for considerations?
- Introduce Metrics to evaluate alternatives
- Reach Consensus on Alternatives and Metrics for Feasibility Study

PROJECT LOCATION MAP
EVALUATION METRICS

Metrics are the key issues or parameters used to compare the Alternatives.

- Purpose and Need
  - Meets the purpose and need

- Total Cost
  - Construction
  - Right of Way

- Right of Way Impacts
  - Number/Acreage of Parcels
    - Residential
    - Commercial
  - Number of Relocations
    - Residential
    - Commercial
  - Railroad Impacts (Yes/No)
### Evaluation Metrics

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<td>Emergency Vehicle Response (Post Construction) Times - increase/decrease</td>
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<th>Evaluation Metrics</th>
</tr>
</thead>
<tbody>
<tr>
<td>o</td>
<td>Engineering Design Factors</td>
</tr>
<tr>
<td>o</td>
<td>Distance to adjacent interchanges</td>
</tr>
<tr>
<td>o</td>
<td>Location relative to horizontal curve along US 33</td>
</tr>
<tr>
<td>o</td>
<td>Skew of cross road relative to US 33</td>
</tr>
</tbody>
</table>
EVALUATION METRICS

- Complementary of Local Long Range Plan
  - Consistent with Local Land Use Planning
    - Is interchange in area conducive to land use?
  - Connection from US 33 to I-70 - "Connector"
    - Distance to "Connector" Corridor - miles
    - Parcels impacted to connect to "Connector" corridor
    - Traffic distribution of "Connector" bound traffic/legs of Basil Western Road Intersections

LOCAL UPDATES

- US 33 to IR 70 Connector
- Local Development/Planning Initiatives

FUTURE MEETINGS

- Stakeholder Meeting #2 - February/March 2020
  - Present Results of Alternatives Evaluation
  - Discuss Questions/Clarify Results
  - Preview Public Meeting
- Public Involvement (PI) Meeting - March/April 2020
  - Presentation of Alternatives to Public
  - 30-Day Comment Period
- Stakeholder Meeting #3 - May 2020
  - Discuss Public Comments and Results from PI Meeting
  - Discuss Preferred Alternative
  - Discuss Next Steps and Funding Considerations
PROJECT FUNDING

- Building a Competitive Project
  - TRAC Projects Considered Statewide
- Project Funding Plan
  - 15 of 100 Points
  - Percentage of Local Funding - Phase Requested
  - Percentage of Local Funding - Total Project
  - Number of Non-ODOT Funding Sources
- Finding Effective Solution that Minimizes Costs
  - 80/20 Rule
  - Increase in Local Participation statewide to incorporate Local Initiatives

QUESTIONS

Last updated 10/4/2019
<table>
<thead>
<tr>
<th>ALTERNATIVES</th>
<th>METRICS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose and Need</td>
<td>Total Cost</td>
</tr>
<tr>
<td></td>
<td>Construction</td>
</tr>
<tr>
<td>No Build</td>
<td></td>
</tr>
<tr>
<td>Pickerington Road Diamond Alt.</td>
<td></td>
</tr>
<tr>
<td>Pickerington Road Parcio Alt.</td>
<td></td>
</tr>
<tr>
<td>Thern Lane Diamond Alt.</td>
<td></td>
</tr>
<tr>
<td>Thern Lane Parcio Alt.</td>
<td></td>
</tr>
<tr>
<td>Allen Road Diamond Alt.</td>
<td></td>
</tr>
<tr>
<td>Allen Road Parcio Alt.</td>
<td></td>
</tr>
<tr>
<td>Split Interchange Alternative</td>
<td></td>
</tr>
</tbody>
</table>

Legend:
- Good
- Satisfactory
- Poor
- Fair
- Unsatisfactory
# Exhibit 2

## Revenue

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>4000</td>
<td>Public Support</td>
<td>26,000</td>
<td>33,740</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4500</td>
<td>Levy Funds used in operating budget 2020</td>
<td>2,613,591</td>
<td>1,710,000</td>
<td>1,710,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Levy funds carried over to 2021-unappropriated</td>
<td>224,409</td>
<td>486,802</td>
<td>486,802</td>
<td></td>
</tr>
<tr>
<td>4600</td>
<td>Grants</td>
<td>6,740</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5000</td>
<td>Government Receipts</td>
<td>759,677</td>
<td>719,404</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6000</td>
<td>Program Revenues</td>
<td>234,240</td>
<td>220,240</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6600</td>
<td>Interest</td>
<td>950</td>
<td>350</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Revenue:** Levy funds represent 73% of our budget

- **2020 Levy:** $2,838,000
- **2020 Full:** $3,865,607
- **2019 Levy:** $2,196,802
- **2019 Full:** $3,170,536

## Expenses

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>2020 Levy</th>
<th>2020 Full</th>
<th>2019 Levy</th>
<th>2019 Full</th>
</tr>
</thead>
<tbody>
<tr>
<td>7000</td>
<td>Salaries; incl. vacation, sick, holidays*</td>
<td>897,609</td>
<td>1,229,602</td>
<td>716,020</td>
<td>1,137,907</td>
</tr>
<tr>
<td>7100</td>
<td>Employee Taxes, BWC</td>
<td>109,500</td>
<td>150,000</td>
<td>90,268</td>
<td>130,822</td>
</tr>
<tr>
<td>8000</td>
<td>Professional Fees</td>
<td>71,843</td>
<td>99,415</td>
<td>74,396</td>
<td>107,820</td>
</tr>
<tr>
<td>8100</td>
<td>Supplies and Raw Food</td>
<td>487,275</td>
<td>667,500</td>
<td>426,144</td>
<td>617,600</td>
</tr>
<tr>
<td>8200</td>
<td>Telephone</td>
<td>10,205</td>
<td>13,980</td>
<td>5,920</td>
<td>8,580</td>
</tr>
<tr>
<td>8300</td>
<td>Office Expenses</td>
<td>22,630</td>
<td>31,000</td>
<td>20,700</td>
<td>30,000</td>
</tr>
<tr>
<td>8400</td>
<td>Occupancy excluding loan payment and property tax</td>
<td>62,305</td>
<td>135,030</td>
<td>57,070</td>
<td>82,710</td>
</tr>
<tr>
<td></td>
<td>Loan payment and property taxes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8500</td>
<td>Rental/Maintenance</td>
<td>26,499</td>
<td>36,300</td>
<td>22,977</td>
<td>33,300</td>
</tr>
<tr>
<td>8600</td>
<td>Printing/Promotion</td>
<td>7,811</td>
<td>10,700</td>
<td>7,280</td>
<td>10,550</td>
</tr>
<tr>
<td>8700</td>
<td>Fleet Expense</td>
<td>97,674</td>
<td>133,800</td>
<td>85,422</td>
<td>123,800</td>
</tr>
<tr>
<td>8800</td>
<td>Training/Recognition</td>
<td>6,801</td>
<td>9,317</td>
<td>5,796</td>
<td>8,400</td>
</tr>
<tr>
<td>8900</td>
<td>Specific Assistance</td>
<td>259,827</td>
<td>358,566</td>
<td>232,013</td>
<td>336,250</td>
</tr>
<tr>
<td>9000</td>
<td>Dues/License/Subscriptions</td>
<td>2,708</td>
<td>3,710</td>
<td>2,077</td>
<td>3,010</td>
</tr>
<tr>
<td>9100</td>
<td>Travel Expense</td>
<td>1,314</td>
<td>1,800</td>
<td>1,035</td>
<td>1,500</td>
</tr>
<tr>
<td>9200</td>
<td>Fundraising Expense</td>
<td>0</td>
<td>6,000</td>
<td>1,035</td>
<td>0</td>
</tr>
<tr>
<td>9400</td>
<td>Miscellaneous</td>
<td>949</td>
<td>1,300</td>
<td>897</td>
<td>1,300</td>
</tr>
<tr>
<td>9500</td>
<td>Insurance</td>
<td>141,839</td>
<td>194,300</td>
<td>125,787</td>
<td>182,300</td>
</tr>
<tr>
<td>9900</td>
<td>Equipment</td>
<td>137,300</td>
<td>137,300</td>
<td>83,000</td>
<td>83,000</td>
</tr>
<tr>
<td>530000</td>
<td>Service Provider Contracts/ personal care/homemaking</td>
<td>90,000</td>
<td>90,000</td>
<td>90,000</td>
<td>90,000</td>
</tr>
<tr>
<td>53111</td>
<td>Levy Fees</td>
<td>37,000</td>
<td>37,000</td>
<td>35,000</td>
<td>35,000</td>
</tr>
<tr>
<td>550000</td>
<td>Payback county</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>16,500</td>
</tr>
<tr>
<td>550305</td>
<td>Grants to community</td>
<td>142,500</td>
<td>142,500</td>
<td>115,000</td>
<td>115,000</td>
</tr>
</tbody>
</table>

**Total Expenses:** $2,613,591

- **2020 Levy:** $3,488,120
- **2020 Full:** $2,196,802
- **2019 Levy:** $3,161,349

## Cash Flow

- **2020 Levy:** $224,409
- **2020 Full:** $377,487
- **2019 Levy:** $0
- **2019 Full:** $9,187

### Levy Account Projected Balance Year End 2020

- **Projected carryover levy funds into 2020 fiscal year:** $1,178,973
- **Levy funds not used in 2020 budget:** $224,409
- **Balance of Levy funds on account beginning 2021:** $1,403,382
<table>
<thead>
<tr>
<th>2020 Capital Expenditures</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Hot Shot</td>
<td>55,000</td>
</tr>
<tr>
<td>Delivery Vehicle</td>
<td>30,000</td>
</tr>
<tr>
<td>Computers-includes new server</td>
<td>31,000</td>
</tr>
<tr>
<td>Kitchen Equipment</td>
<td></td>
</tr>
<tr>
<td>Steam table with shelf and sneezeguard</td>
<td>4,000</td>
</tr>
<tr>
<td>Molds for tray line</td>
<td>4,000</td>
</tr>
<tr>
<td>Prep Tables (2)</td>
<td>4,000</td>
</tr>
<tr>
<td>Water Softener Kitchen</td>
<td>4,000</td>
</tr>
<tr>
<td>Salad Bar with sneeze guard</td>
<td>1,300</td>
</tr>
<tr>
<td>22-Conference Chairs for Board Room</td>
<td>4,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>137,300</strong></td>
</tr>
</tbody>
</table>
Please RSVP by Sept. 27
*Registration is required.*

Pricing*

Workshop and luncheon - $65.00
Luncheon only - $30.00

* For Sponsorship and Vendor pricing, please contact Theresa at theresa@pickeringtonchamber.com (mailto:theresa@pickeringtonchamber.com?subject=ATHENA%20Sponsorship%20Vendor%20Pricing%20Inquiry&body=Please%20tell%20me%20more%20about%20sponsorship); or (614) 837-1958

2019 ATHENA Leadership Award Finalists

K. Zulene Adams
Partner, Z Promotions and Board Member, Vice President of Communications, NAWBO Columbus Chapter

Ms. Adams is passionate about providing individual coaching and development for all her staff members. Ms. Adams knows that she must always forge ahead and not become complacent or stagnant. According to Ms. Adams, "No matter the amount of success Z Promotions has achieved, I will continue to develop myself and others to build a legacy...on the foundation of our purpose, our mission, our values and our promise." Her drive is what allows both Z Promotions and herself to be flexible, innovative, and an essential resource to her staff, clients, business network, and community.

Lori Eisel
Financial Planner and Author of Six Things Every Woman Should Know About Money.

Ms. Eisel's trademark is compassion. Her successful career in financial services is driven by her desire to help women, in particular, along their journey through widowhood and divorce. In 2016 she founded her firm, Arcadia Financial Partners, with the vision of being a partner who walks alongside her client - leading her from grief, despair, confusion, fear, and uncertainty into a place of peace and simplicity which is Arcadia. Ms. Eisel has contributed countless hours to improving the quality of life for others in our community. She believes that we are better together and that our time, talents, and treasures should be used to help others.

Kim Shook
Community Education Coordinator, FAIRHOPE Hospice & Palliative Care, Home of the Pickering House

Ms. Shook's "life's goal and mission has been to treat others as you would want to be treated and always give 110%." She has been community relations, customer service, education and working with people in the business community for over 35 years. Ms. Shook prides herself in knowing that she brings an exceptional work ethic and experience to those with whom she works. She has been actively involved in many area Chambers of Commerce and the Older Adult Network (OAN) through serving on committees, attending monthly meetings and working expo events. Ms. Shook is currently a Pickerington Area Chamber Ambassador.

2019 ATHENA Emerging Leader Award Finalists

Jessica Ayres
Certified Pharmacy Technician, Pickerington Pharmacy and Preceptor, Clumbus State Community College

https://www.pickeringtonchamber.com/athena-awards
Ms. Ayres has been a pharmacy technician by trade for over half of her life, starting at the age of just 16 and she has worked hard to continually excel in whatever mode she can. She has volunteered at so many charity events she has lost count. From a young age her parents taught her to give back in whatever way she could. Ms. Ayres has done cookouts, root beer float stands, sold candy and nick-knacks and participated in Walk-a-Thons for charities including but not limited to March of Dimes, Easter Seals, Juvenile Diabetes Research Foundation, Alzheimer’s Association… She is currently working on a new business. Ms. Ayres never slows down!

Kevin Woodard
CEO of Woodard Inspections & Services, LLC

Kevin’s passion for his business is to properly inform and protect the buyer during one of the biggest investments of their life. Kevin grew up with parents owning a commercial construction company that took the extra steps and care to do things properly. After they sold the company while Kevin was in college, it was eye-opening when working for other companies within the industry. The lack of quality and carelessness Kevin saw in his 20+ years in construction and real estate is something that has always kept him up at night. However he always viewed the quality and carelessness issues as a much larger industry wide problem that he could not tackle on his own.

2019 Youth ATHENA Award Nominees

Anna Crumbacher
Miss Crumbacher is a Senior at Pickerington High School Central and maintains a 4.4 GPA. She is a member of the PHSC Marching Tigers Color Guard and is Co-Captain of the Color Guard Rifle Unit. Anna has also volunteered as a student Coach of the Tiger Cubs, a new flag unit comprised of district 3rd through 6th graders.

Elise Drager
Miss Drager has challenged herself academically by taking Advanced Placement and College Credit Plus Courses and earned Distinguished Honor Roll awards during her freshmen, sophomore, and junior years. She was rewarded for her kindness and respect for others with the Prestigious Panther Award during her junior year at Pickerington North.

Lauren Gill
Miss Gill is a member of Pickerington High School North's Sunny Side Up Leadership Team. She leads in the classroom with a 3.85 GPA and while taking many AP and college classes. And she leads in sports - she plays volleyball, lacrosse, and runs cross country. Miss Gill is also a valuable, vibrant employee at Coldstone Creamery.

Jordyn Nevers
Miss Nevers is a member of the Pickerington High School Central National Honor Society, the PHSC Marching Tigers Color Guard Unit. She has received Honors and High Honors awards during junior high and high school while taking honors and college level classes and maintains a 4.015 GPA. Miss Nevers is also an active member of 4-H.

Maya Norwood
Miss Norwood carries a 4.241 GPA at Pickerington High School North. She is the first student at PHSN to earn a Fine Arts Honors Diploma in the field of Theatre and Music. Miss Norwood has volunteered with Across All Lines Mental Health Awareness, the Teen Advisory Board, served as part of the Ohio Music Theatre Institute and served as a member of the Weathervane Playhouse.
Peyton Roberts
Miss Roberts participates in Pickerington High School North's Bio-Medical program taking numerous honors classes as well as AP and college credit classes. She is ranked 11th in her class with a 4.5 GPA. She received the Academic Excellence Award from the Ohio High School Volleyball Coaches Association.

Eliza Stoner
Miss Stoner carries a 4.068 GPA and is a member of the National Honor Society. She has been active in the Drug Free Club, Spanish Club, and the Key Club. Last year she averaged 34 hours a week of community service. Further, she is a member of Club Hope which works to support cancer awareness, research and those fighting cancer.

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Sara's Sewing Shed

VIOLET TOWNSHIP

Bronze Sponsors

Bella Cowmedico

DWAYNE R. SPENCE
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ERA REAL SOLUTIONS

Fairfield Federal

PARK NATIONAL BANK
Fairfield National Division

https://www.pickeringtonchamber.com/athena-awards
NEED LEGAL INFORMATION, FORMS OR A LAWYER?

OHIO LEGAL HELP

LEGAL INFORMATION
Ohio Legal Help informs with easy-to-understand legal information and self-help tools to help you solve your legal problems. Discover help for legal issues related to housing, family, debt, public benefits and more.

FORMS
Visit Ohio Legal Help for forms for common legal issues. Ohio Legal Help takes the guesswork out of completing legal forms and guides you through the process step-by-step.

REFERRALS
Ohio Legal Help connects you with the best resources for your problem and offers referrals to social services, legal aid and local lawyer referral services.

The information and forms available on Ohio Legal Help are FREE for all Ohioans.

www.ohiolegalhelp.org
New state legal website allows users to get answers to questions and more

Jeff Barron, Lancaster Eagle-Gazette
Published 11:51 a.m. ET Oct. 3, 2019

LANCASTER - The legal system is complicated and finding the right answer to a question is not always easy. But a new statewide website can help.

Ohio Legal Help at www.ohiolegalhelp.org provides free information on common legal issues, details about court proceedings, legal forms and referrals to legal aid and bar association programs. Attorneys have reviewed all the information on the site to verify its accuracy.

The website stems from a partnership from numerous entities, including the Ohio Supreme Court, the Ohio Clerk of Courts Association and the Ohio State Bar Association.

Fairfield County Clerk of Courts Branden Meyer (Photo: File Photo)

"Often, my staff is asked questions whose answers would result in giving legal advice," Fairfield County Clerk of Courts Branden Meyer said. "It is frustrating for both parties that we cannot answer them. We expect all will benefit from this project."

Meyer, who is also the president of the state court clerks association, said he may set up computer terminals at his office for people to use the new website.

The site has several blocks of topics on the homepage dedicated to a particular legal area. That includes housing issues, money and debt issues, crime and traffic issues, available health and public benefits and what to expect when going to court.
Clicking one of the blocks will lead to questions to further narrow down the topic. For example, clicking on the money and debt block leads to several choices like dealing will debt collection problems and help getting out of debt.

The site also allows for users to fill out various forms. That means someone wanting to file for divorce can fill out the necessary paperwork online and then print out the paperwork.

"Bring the forms into the office so when people come into file they'll have everything they need there," Meyer said. "Because a lot of times people come in and they need multiple documents filed. They don't have this one, but they have this one. This one's filled out correctly, this one's not. With this, everything's printed out and they'll go in with a complete packet."

The new site is not meant to replace an attorney, because many using it will still need one. But it can provide useful information regarding legal issues for all of Ohio's 88 counties.

"I think it's going to be such a great thing for the public," Meyer said.

So does Ohio Supreme Court Chief Justice Maureen O'Connor.

"The Supreme Court's Task Force on Access to Justice recommended in 2015 that Ohio develop a statewide website that provides free and accurate legal information and standardized forms," she said in a statement. "Ohio Legal Help is that website and will increase access to justice for all Ohioans."

The site is also available at the Fairfield County Clerk of Courts website at www.fairfieldcountyclerk.com. There is a link to the new site on the homepage.

jbarron@gannett.com

740-681-4340

Twitter: JeffDBarron
You’re invited to a

RIBBON-CUTTING CEREMONY

The Board of Directors of the Ohio Glass Museum cordially invite you to attend the ribbon cutting ceremony to commemorate the purchase of the building that is currently home to the museum.

Tuesday, October 15th, 2019 at 4pm
124 West Main Street, Lancaster, Ohio
RSVP: 740 687 0103
2019 ICMA Annual Conference

October 20-23, 2019
Preconference begins October 19

Music City Center, Nashville, Tennessee

2019 Keynote Speakers
Join us for the #ICMA2019 Newcomer Webinar on Tuesday, Oct. 8

Both practical and encouraging, this webinar will go over everything you need to know to have the most engaging and unforgettable experience.


Why Attend the 2019 ICMA Annual Conference

Be prepared to acquire everything that a local government management professional needs for personal and professional success.

DISCOVER NEW IDEAS.

You’ll gain new insights, strategies, and techniques for improving the lives of people in your community and worldwide.

FIND SOLUTIONS.

You’ll experience new tools, products, and technologies that can help improve the well-being of your residents.

CREATE CONNECTIONS.

You’ll collaborate with and learn from your peers who are facing similar challenges within their local governments.

EXPERIENCE SOMETHING NEW.

You’ll enjoy new conference offerings like hearing Nashville music in the Registration Area, connecting with fellow attendees in relaxing lounges, and cooling off at the adult milkshake bar, to name a few!

Become an Exhibitor or Sponsor

Showcase your brand, launch your latest products and services, and connect with 3,000+ local government management professionals.
Schedule-at-a-Glance

A quick view of 2019 ICMA Annual Conference sessions and events.

VIEW THE SCHEDULE (https://conference.icma.org/schedule-at-a-glance/)

The ICMA Annual Conference is More Than a Conference

It's the connections. It's a valuable source of information. It's opportunity for all career stages. It's innovation and new ideas. It's worldwide. It's an event that binds the profession together.

See for yourself. Watch what ICMA members and past attendees have to say.

The ICMA Annual Conference is...
Save the Date

for the Mount Carmel Behavioral Health Open House

We invite you to join us for an address from special guests Lori Cres, Director of the Department of Mental Health & Addiction Services, and Maureen Coughenour, Director of the Department of Medicaid.

Light refreshments and a tour of our facility will be provided.

OCTOBER 22ND  4-7 PM

Please RSVP to Michelle Bridges at Michelle.Bridges@MountCarmelBH.com

www.MountCarmelBehavioralHealth.com

4646 Hilton Corporate Dr.
Columbus, 43232
Agenda
October 26, 2019
6:00pm
Clearcreek Township
Firehouse
11042 Main Street, Stoutsville, OH 43154

Call to Order

Pledge of Allegiance

Dinner

Presentation from Aaron Dagres – 2020 Census

Presentation from Dale Arnold - Ohio Farm Bureau Federation

Approval of Minutes

Approval of Financial Report

Old Business

New Business

Update for OTA Executive Committee Representative

Election of Officers

Reports from Individual Townships

Reports for County Officials

Adjournment
RE: Division of Surface Water Public Notice

Ladies and Gentlemen:

You are receiving this public notice because you are on the Division of Surface Water mailing list and as required by Ohio Administrative Code 3745-49 are hereby notified of the attached action.

Public notices are mailed to any person that has requested to be on the Ohio EPA, Division of Surface Water mailing list or any local governmental agency that could have jurisdiction over water impacted by the discharge.

If you have an interest in this matter, please see the attached notice for further instructions on options for commenting or participating in the pending action.

Sincerely,

Kevin J. Fowler, Supervisor
Permit Processing Unit
Division of Surface Water
FAIRFIELD

The following matters are the subject of this public notice by the Ohio Environmental Protection Agency. The complete public notice, including any additional instructions for submitting comments, requesting information, a public hearing, or filing an appeal may be obtained at: http://www.epa.ohio.gov/actions.aspx or Hearing Clerk, Ohio EPA, 50 W. Town St. P.O. Box 1049, Columbus, Ohio 43216. Ph: 614-644-3037 email: HClerk@epa.ohio.gov

Final Issuance of Modification to Certification

Buckeye Lake Dam Rehabilitation
., Millersport, OH 43046
Facility Description: 401 Modification
Receiving Water: Buckeye Lake
ID #: DSW401175310
Date of Action: 09/26/2019
This final action not preceded by proposed action, and is appealable to ERAC.
Modification of Section 401 Water Quality Certification, Buckeye Lake Dam Rehabilitation
September 18, 2019

Board of Zoning Appeals
Tim Oatney, Jim Bahnsen, Jim Edwards, Lindy Jackson, Rebecca Anderson, Mayor David Scheffler

RE: October 1, 2019 Board of Zoning Appeals Meeting (4:00 p.m.) 2nd Floor Conference Room in City Hall. Enter using the door located at 104 East Main St.

Dear Members:

The following comments are submitted to assist you with the variance requests scheduled for the above referenced meeting:

**BZA CASE No. 589**
Henry Hood III, Four Moore Investments, LLC, of 1430 Collins Road, Lancaster, Ohio, has submitted an application (19-BZ000589) for special exception for the property located at 1850 Lancaster-Newark Road, also known as parcel number 0533008400. This property is zoned CG: Commercial General. Mr. Hood is considering developing the property for multi-family dwellings and/or an assisted living facility found in Planning & Zoning Code sections 1133.03(c)(2)(B) and 1133.03 (c)(2)(C). A site plan may be available at the time of the October meeting but is not necessary to consider this request.

**Mr. Hood is requesting a special exception be grant for the two proposed uses.**

See the attached documents.

If you have any questions, feel free to call our office.

Sincerely,

Peter Vail
Zoning Official
CITY OF LANCASTER

Application for Zoning Variance, Special Exception and Appeals

Per Section 1157.06 of the Zoning Code, a non-refundable fee of $150.00 must accompany this application.

Application Number B2-00589 Date 9/9/2019

Type of Application (complete sections indicated):

____ Use Variance (Section 1A, 1B, 4 and 5) ______ Area Variance (Section 1, 1B, 4 and 5)
X Special Exception (Section 2, 4 and 5) ______ Appeal (Section 3, 4 and 5)

Property Address of Request 1850 Lancaster-Newark Road, Lancaster, Ohio 43130

Lot ______ Subdivision ______ Parcel No. 0533008400 Current Zoning CG Overlay District ______

Property Owner Henry H. Hood, III Phone Number ______

Name of Applicant Four Moore Investments, LLC Phone Number ______

Address (if different from Owner) 1430 Collins Road, Lancaster, Ohio 43130

SECTION 1 - VARIANCE/SPECIAL EXCEPTION REQUESTED:

<table>
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<tr>
<th>TYPE (U, A or SE)</th>
<th>CODE SECTION</th>
<th>ITEM</th>
<th>REASON FOR REFUSAL</th>
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<td>SE</td>
<td>1133.03(c)(1)(B)</td>
<td>Multi-family dwellings</td>
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<tr>
<td>SE</td>
<td>1133.03(c)(1)(C)</td>
<td>Assisted Living Facility</td>
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</table>

See attached project narrative, attached as Exhibit "A".

(Attach additional sheets as needed)

SECTION 1A - GROUNDS FOR USE VARIANCE:

a) Are there unique conditions concerning the property? ____________________________

b) State the claimed hardship in this case. _______________________________________

c) Will this variance adversely affect the rights of adjacent property owners? ______

d) Will this variance adversely affect the public health, safety, or general welfare? ______

e) Is this variance consistent with the general spirit and intent of the Zoning Code? ______

f) How is this variance the minimum that will provide relief? _______________________

(g) What other economically viable use of this property is permitted in the zoning district? ______

SECTION 1B - GROUNDS FOR AN AREA VARIANCE:

a) What other beneficial use of the property is available under the current zoning? ______

b) Is the requested variance a substantial change to the zoned use of the property? ______

c) Will the variance alter the character of the neighborhood or cause harm to any neighboring property? ______

d) Will the variance adversely affect the government services such as water, sewage, garbage, fire, or police? ______

e) Was this zoning restriction in place at the time you purchased the property? ______

f) Is there any other way to eliminate this need for a variance? _______________________

g) Will this variance observe the intent of the zoning and provide substantial justice? ______


SECTION 2 – SPECIAL EXCEPTION REQUESTED:
Proposed Use See attached Exhibit "A".

GROUNDs FOR SPECIAL EXCEPTION:
a) Will this proposed use cause substantial harm to the public good? No. If so, why
b) Will this proposed use substantially alter the purpose and intent of the zoning district? No.
c) Is the proposed use compatible with the general character of the neighborhood? Please see attached supporting statement marked as Exhibit "B".

SECTION 3 – APPEAL OF DECISION (To be filed within 10 days from determination):
Zoning or Building Application Number Date Denied
State the error you believe was made by an Administrative Official

(Attach additional sheets as needed)

SECTION 4 – NOTICE OF PUBLIC HEARING
List the names, addresses, and telephone numbers of all property owners within and contiguous to and directly across the street from the parcel or parcels of property referenced by this application:

Name Address Telephone
Please see attached Exhibit "C".

(Attach additional sheets as needed)

SECTION 5 – CERTIFICATION:
I hereby certify that the foregoing statements are true and acknowledge that the approval of this application does not relieve me of my obligation to obtain all necessary permits from the City of Lancaster or State of Ohio.

Signature of Applicant
_Donald F. Miller_
 attorney for applicant

Date 9/9/9

TO BE COMPLETED BY THE BOARD OF ZONING APPEALS:
Advertisement Date Meeting Date to Consider Request
Action of Board of Zoning Appeals Commission

Date __________________________ Signature __________________________
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Notes

http://realestate.co.fairfield.oh.us/PrintResults.aspx 9/4/2019
Data For Parcel 0533008400

Base Data

Parcel: 0533008400
Owner: HOOD HENRY H III
Address: 1850 LANCASTER-NEWARK RD

Mailing Address
Mailing Name: HOOD HENRY H III
Address: 2865 MORNING DEW LANE SW
City State Zip: LANCASTER, OH 43130

Taxing District
City: LANCASTER
Township: LANCASTER CORPORATION
School District: LANCASTER C.S.D.

Legal
Neighborhood: 00036000 5TH WARD OUTLYING NORTH
Legal Description: R 18 T 15 S 30 NE
Map Number: 0306-00-017-00

Land Use: (100) A - AGRICULTURAL VACANT LAND
Property Class: AGRICULTURAL
Range Township: 0-0-0
Section: 0-0-0

Valuation (Tax Year 2019 Tentative Valuation)

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Tax Credits
Owner Occupancy Credit: NO
Homestead Reduction: NO

Notes

Report Discrepancy

GIS parcel shapefile last updated 9/3/2019 8:09:20 AM.
The CAMA data presented on this website is current as of 9/9/2019 12:24:42 AM.
Exhibit “A”

Project Narrative

Applicant, Four Moore Investments, LLC, intends to develop multi-family residential dwellings; and/or skilled nursing and rehab facility; and/or condominiums on real property currently zoned Commercial General (CG) and containing approximately 21.15 acres, located at 1850 Lancaster-Newark Road, Lancaster, Ohio 43130, and commonly known as Fairfield County Auditor Tax Parcel Id. No.: 0533008400 (the “Property”). The Property is currently owned by Henry H. Hood, III, and is located east of State Route 37, south of Rainbow Drive NE, and north of State Route 22 (Main Street).

Bickford of Lancaster/Inn at Fairfield Village, an assisted living facility, is immediately adjacent to the Property. Fairfield Medical Associates, a medical office building, is immediately west of the Property. Single family residential properties are immediately north and east of the Property. In the general area, are other mixed-uses such as medical offices, a church, Catholic school (institutional use), university bookstore (retail). Considering the Property’s proximity to the above uses, the proposed development is intended to complement and support the mixed uses of the surrounding neighborhood. The Applicant proposes to request a special exception use for the above-referenced uses.

The Applicant proposes to further enhance the Property and new development with adequate green and open space, a dog park, community gardens, and a pond. The Property has access for vehicular ingress and egress to and from the existing public right-of-way of Countryside Drive. Applicant proposes to develop private roadways as shown on the site plan submitted with the special exception use application. Finally, Applicant proposes to develop bike/pedestrian paths within the development for connectivity and recreation for residents and guests.

Applicant will install landscaping, parking, signage, and lighting in accordance with the City of Lancaster Zoning Code for developments of this nature.
Exhibit “B”

Special Exception Use Factors

Applicant, Four Moore Investments, LLC, intends to develop multi-family residential dwellings; and/or skilled nursing and rehab facility; and/or condominiums on real property currently zoned Commercial General (CG) and containing approximately 21.15 acres, located at 1850 Lancaster-Newark Road, Lancaster, Ohio 43130, and commonly known as Fairfield County Auditor Tax Parcel Id. No.: 0533008400 (the “Property”). The Property is currently owned by Henry H. Hood, III, and is located east of State Route 37, south of Rainbow Drive NE, and north of State Route 22 (Main Street).

Each of the proposed uses for multi-family residential dwellings (apartments), and/or multi-family residential dwellings (skilled nursing and rehab facility), and/or condominiums (single family detached dwellings) are special exception uses under Sections 1133.03(C)(1) and (2), of the City of Lancaster Zoning Code (the “Zoning Code”), respectively, all of which would be subject to the bulk and area requirements of the RM-2 District.

The factors to be considered by the City of Lancaster Board of Zoning Appeals are listed under the Zoning Code at Section 1157.10(a)(1), which are as follows:

(i) Where it is shown that the special use can be granted without substantial detriment to the public good;

The granting of the special exception use to allow for multi-family residential dwellings (apartments), and/or multi-family residential dwellings (skilled nursing and rehab facility), and/or condominiums (single family detached dwellings) are all supported by the Zoning Code and the Comprehensive Land Use Plan (the “Land Use Plan”) for the City of Lancaster. All uses are delineated as “special exception uses” under the Commercial General (CG) Zoning District as set forth in the Zoning Code at Sections 1133.03(C)(1) and (2). In addition, the proposed uses for the Property comport with the future land use map in the Land Use Plan at page 35, where it identifies the Property for mixed uses. The Land Use Plan at page 37 provides that multi-family residential dwellings, a skilled nursing and rehab facility, and condominiums are considered residential-type uses. The proposed uses are compatible with, and support, the existing land uses in the surrounding area. The area has developed into a true mixed-use neighborhood with medical offices, university bookstore, church, educational facilities, single family residential, and institutional/residential uses. There will not be substantial detriment to the public good with the granting of the special exception use for these residential-type uses that comport with the mix of uses in the neighborhood.

(ii) Where it is shown that the special use can be granted without substantial impairment of the general purpose and intent of the zoning district in which the use is to be located; and

As stated previously, the Zoning Code specifically lists the proposed uses as special exception uses in the existing zoning district as Commercial General (CG), and special exception uses may be granted for development on real property if the Board of Zoning Appeals finds that
the uses meet the factors as delineated in the Zoning Code at Section 1157.10(a)(1) for consideration. These factors are all clearly met, as set forth herein.

(iii) where it is shown that the special use can be granted without significant incompatibility with the general character of the neighborhood.

The general character of the neighborhood consists of mixed-uses of medical offices (commercial), educational/institutional facilities (Catholic school), church, university bookstore (retail), single family residential (residential), and multi-family residential dwellings or institutional (skilled nursing and rehab facility); therefore, the proposed uses -- for multi-family residential (apartments or skilled nursing and rehab facility) or single family residential (detached condominiums) -- fits very nicely, and are compatible, with the existing land uses in the surrounding area. Thus, the special uses can be granted without significant incompatibility with the general character of the neighborhood. Again, the Land Use Plan also justifies the proposed "residential-type" uses for this area, so Applicant's proposal supports the stated goals and objectives of the City of Lancaster.
Lancaster Building Department  
121 E. Chestnut Street Suite 102, Lancaster, OH 43130  
(740) 687-6649  

BZ-00589 | Board of Zoning Appeals  

Payment Amount: $150.00  

Receipt Number: 544400  
September 09, 2019  

Payment Method  Payer  Cashier  Reference Number  
Check  Plank Law Firm, LPA  Peter Vail  3850  

Comments  

Assessed Fee Items  
Fee items being paid by this payment  

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Previous Payments $0.00  
Remaining Balance Due $0.00  

Permit Info  

Property Address  
1850 Lancaster-Newark Rd, Lancaster, OH 43130  

Property Owner  
Four Moore Investments, LLC  
1430 Collins Rd., Lancaster, OH 43130  

Valuation  

Description of Work  
Special Exception
SITE DATA:
Gross Acreage: +/- 21.15 Ac
Total Residential Units: 99 Units
Total Residential Density: +/- 4.68 Du/Acre

Unit Breakdown:
(99) Detached Ranch Condo Units 99 Units

Parking Required:
Condo Parking Required: 198 Spaces
Parking Provided: 396 Spaces

- (99) 2 car garages: 198 spaces
- (99) 2-car driveways: 198 spaces

Granville Pike - Conceptual Condo Site Plan
Lancaster, Ohio 09.26.2019

Four Moore Investments
SITE DATA:
Gross Acreage: +/- 21.15 Ac
Total Residential Units: 252 Units
Total Residential Density: +/- 11.91 Du/Acre

Unit Breakdown:
- [10] 6-Unit Townhome Buildings: 60 Units
  - [10] 3 Br. townhome units
- [12] 16-Unit Garden Apartments: 192 Units
  - [48] 1 Br. garden apartments
  - [144] 2 Br. garden apartments

Parking Required:
- Townhome Parking Required: 120 Spaces
- Garden Parking Required: 384 Spaces

Parking Provided:
- [140] 1 car garages: 40 spaces
- [32] 2 car garages: 64 spaces
- [192] driveway spaces: 192 spaces
- Outdoor Parking: 497 spaces
- Garage Parking: 20 spaces

SITE KEY:
- 2-story Townhome Building
- 2-story Garden Apartments

Granville Pike - Conceptual Site Plan
Lancaster, Ohio  09.18.2019
Construction of new homes lags far behind need in central Ohio

By Jim Weiker, The Columbus Dispatch
Published October 02 2019, 12:14pm EDT

More in Homebuilders, Housing market, Real estate, Multifamily, Ohio

Despite huge demand for housing in central Ohio, home construction has fallen sharply this year.

In the 12 months ending July 31, permits were issued for 3,839 new homes in central Ohio, 11.3% below the previous 12 months, according to the real estate research firm Zonda Meyers.

Apartment construction has fallen even more. During the same 12 months, permits were issued for 2,751 new apartments in central Ohio, 34.9% below the previous year.

"The common belief is we’re building apartments and homes like crazy, but the reality is we’re not," said Jon Melchi, executive director of the Building Industry Association of Central Ohio.

"We’re not building anywhere near the number of homes we need," he added. "This is something that is going to impact the future economic prospects of central Ohio if we don’t start tackling it now."

The problem is long-standing. Home construction has failed to keep pace with central Ohio population and job growth for the past decade. In a study released in December, Columbus real estate research firm Vogt Strategic Insights concluded that central Ohio should be adding 14,000 to 21,000 new homes and apartments each year to accommodate demand.
Instead, the area has added about 8,000 a year, a figure now expected to drop below 7,000 in 2019.

The lack of new homes has helped push up prices for all homes. Columbus-area home prices have risen more than 4% a year since 2012, a pace that has accelerated above 6% the past two years and above 8% so far this year, according to Columbus Realtors.

"When supply drops or doesn't meet demand, it just drives costs up for everyone," said Bruce Luecke, president and chief executive of the affordable-housing agency Homeport. "The good news is we're in growth mode and we have time to catch up, but unless we work harder to catch up, we're not going to grow because there won't be places for people to live."

Builders say they aren't building enough homes for several reasons, starting with the challenge of getting new communities and complexes approved.

"We're running into a severe NIMBY (Not In My Backyard) problem that's keeping homes from being built," said Jim Lipnos, president of the housing development company Homewood Corp. "We should be building closer to 8,000 homes a year. The job growth is going to require
it. If we want to bring jobs here, we’re going to have to bring housing, or at least double the starts we have now."

Projects that are approved come with a multitude of conditions — density restrictions, water- and-sewer costs, road improvement requirements and material demands — that increase prices.

The median price of a new central Ohio single-family home in July was $338,793, up 75% from $193,000 in 2011, according to Zonda.

“In greater Columbus, it’s very, very difficult to get land-use approvals that allow for high-density development that in turn allows for more affordable products,” said Robert Schottenstein, M/I Homes president and chief executive officer.

Schottenstein said Columbus is the most difficult of the 15 cities in which M/I operates to build dense housing.

“There’s far more opportunity in other markets — Charlotte, Raleigh, Indianapolis — to develop sub-$300,000 homes that people can afford.”

Builders cite, in particular, zoning codes in many central Ohio municipalities that prohibit more than two homes per acre.

In addition, they say, the regulatory cost of developing subdivisions has jumped, along with material, labor and land costs.

One example, said Lipnos: Homewood recently paid $28,000 for a rezoning application in Jefferson Township that would have cost $500 to $2,000 a decade ago.

For apartment builders, neighborhood resistance is often more intense.

"What’s changed the most in the past 10 years is the entitlement process to get a project through zoning. Those sorts of things are becoming so much more contentious," said Tre Giller, president and chief executive of Metro Development, which has developed about 10,000 central Ohio apartments over the past decade.
"It used to take 12 months to get rezoning. Now, it's now 18 to 24 months, assuming you even get it," he added. "There are some areas we simply don’t go to because we know we won't be able to get through the process because there's such a stigma on multifamily housing."

Builders accuse municipalities of deliberately designing codes and zoning regulations to keep out the less affluent, a practice known as “exclusionary zoning.”

"Not many communities are turning down million-dollar housing developments, but they surely will turn down a project that would include normal density in other markets," Melchi said.

The housing shortage isn’t unique to central Ohio. Nationally, home construction has largely failed to rebound from the Great Recession, despite an uptick this past summer.

And while central Ohio builders are getting lapped by those in boomtowns, they are keeping pace with regional peers. According to the U.S. Census Bureau, central Ohio has issued permits for 5,184 homes and apartments through August of this year. That’s far below Austin, Texas (21,426), Charlotte, N.C. (15,547), and Nashville, Tenn. (13,461), but in line with Indianapolis (6,623), Cincinnati (3,742) and Kansas City, Mo. (5,675).

One challenge Midwestern builders face is the price of existing homes. Despite big jumps in central Ohio home prices, they remain far less expensive than new homes, making it difficult for new-home builders to compete, especially with added regulatory costs.

"The Midwest has trailed the new home growth seen in other regions," said Danielle Leach, the Midwest regional director and senior consultant for the housing research firm Meyers-Metrostudy. "This is largely due to the significant gap between median new home prices and median existing home prices."

In central Ohio, for example, the median price of a new home in July was $339,000, compares with $187,000 for an existing home. That 81% gap dwarfs the 20% gap between new and existing home prices nationwide, Leach said.

"This is generally why you are seeing declining volumes in a situation where you have strong consumer demand," she said.
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The lack of new home construction isn’t just a problem for builders, said William Murdock, executive director of the Mid-Ohio Regional Planning Commission, a partner in a study now underway that seeks to address housing shortages in central Ohio.

“We are definitely concerned about this,” Murdock said. "If we’re competing with other regions and our housing costs are out of whack or we don't have enough houses, that could affect our growth. ... We need more homes."

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