


TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP 

DATE: May 31, 2023

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, June 6, 2023, at 5:30 p.m.** The meeting will be held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio. Please be aware that members must be physically present at the meeting to vote. If you would rather attend remotely, please utilize the links below:

**Join on your computer, mobile app or room device:**

[Click here to join the meeting](#)

Meeting ID: 268 885 025 251

Passcode: 9rVZJz

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

+1 917-809-8575,,328133733# United States, New York City

+1 872-704-2343,,328133733# United States, Chicago

Phone Conference ID: 328 133 733#

The tentative agenda will be as follows:

1. Approval of Minutes – May 2, 2023
2. President's Report
3. Subdivision Activities
  - Victory Commons Preliminary Plan
  - Greenfield Township
4. Zoning Map Amendment
  - Terry Horn, Walnut Township
  - RR (Rural Residential) to I-2 (General Industrial)
  - Walnut Township

5. **Building Department Applications Under Review for Building Permits**
6. **Bills**
7. **Other Business**
8. **Adjourn**
9. **Executive Committee**

## **MINUTES**

**May 2, 2023**

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: Danielle Browning, Tabitha Browning, Melissa Connor, Joe Ebel, Todd Edwards, Kevin Elden, Charles Hockman, Kent Huston, Douglas Ingram, Randy Kemmerer, Lonnie Kosch, Holly Mattei, Darrin Monhollen, Mitch Noland, Jeff Porter, Robert Slater, Rick Szabrak, Ira Weiss, Bill Yaple and Commissioner Jeff Fix.

RPC Staff: Tamara Ennist and Sharlene Bails.

### **ITEM 1. MINUTES**

The minutes of the April 4, 2023, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Bill Yaple seconded the motion. Motion passed.

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

Jennifer Morgan welcomed everyone to the meeting. The start date for the new director will be May 9, 2023.

### **ITEM 3. SUBDIVISION ACTIVITIES**

Tamara Ennist presented the following report:

#### **MEADOWMOORE RESERVE, SECTION 2, PHASE 2 – 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:** #0360085100 (26.71 Ac.)

**AREA:** 15.877 Acres

**SINGLE-FAMILY BUILDING LOTS:** Thirty-Two (32) lots (#68-82, #93-94, #168-181, #193). Lots range from 0.310 acres to 0.935 acres.

**OPEN SPACE RESERVE AREAS:** No open space is provided with this phase.

**STREET RIGHTS-OF-WAY DEDICATION:** 2.132 acres of public right-of-way proposed with the extensions of Norman Street and Hayden Avenue rights-of-way. Street 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 2 can be accessed from Ault Road to the east via Haverington Street and from Milnor Road to the west through Meadowmoore subdivision.

**SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT:** The Subdivision Regulations Review Committee met on April 24<sup>th</sup>, 2023 and reviewed the application. They recommend approval with conditions.

The board discussed access areas, open space, and a drainage easement on lot 168.

A motion was made by Commissioner Fix to approve the Subdivision Regulations Review Committee recommendation. Ira Weiss seconded the motion. The motion passed with Darrin Monhollen, Violet Township, abstaining.

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

Holly Mattei presented the following reports:

**APPLICANT:** J. Clarke Sanders, DDS

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located at 11299 Stonecreek Dr., Pickerington, OH 43221. It consists of one parcel (parcel # 036-03532-00), which is about 0.816 acres.

**EXISTING ZONING:** The property is currently zoned S-1 Professional and Commercial Services. According to the Violet Township Zoning Code, this district's purpose is to provide a space for "providing professional, semi-professional, or commercial services." The Code also adds that S-1 shall not "be considered a general mercantile or trade area."

**EXISTING LAND USE:** "Dental and Orthodontics Learning Center, Business Meetings, Lunches and Holiday Parties for the Stonecreek Dental Team.

**PROPOSED REZONING:** C-2 Limited Commercial District. According to the Violet Township Zoning Code, this district is for "general commercial and trade uses, both retail and wholesale."

**PROPOSED LAND USE:** “Micro Event Center for small events between 2-110 (max capacity) ...for local area businesses and residents to utilize.”

ADJACENT ZONING		ADJACENT USES
NORTH	(City of Pickerington)	Commercial
EAST	PRD Planned Residential	Single-Family Housing
WEST	(City of Pickerington)	Commercial
SOUTH	(City of Pickerington)	Commercial

### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed rezoning from S-1 to C-2. The site is surrounded by commercial uses and is located along a major road intended for such uses. Although the Township Zoning Resolution does not list Micro-Event Centers as a permitted use in the C-2 District, the Township has historically treated event centers as commercial operations permitted under the C-2 zoning classification.

While the Township cannot place conditions on a rezoning to a C-2 zoning classification, it should be noted that additional approvals may be needed by the applicant to utilize the building as proposed. This potentially includes approvals by the Township Board of Zoning Appeals for parking and the Township Building Department. The Health Department and State may also require approval depending upon how food and alcohol will be handled for proposed events.

Commissioner Fix asked for clarification on the existing zoning of the property. Holly Mattei explained what is permitted in the current zoning of S-1 (Professional and Commercial Services). Ira Weiss said he has seen patrons using the parking lot across the street. The owner has an agreement for additional parking across the street for his business.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Kent Huston seconded the motion. The motion passed with Darrin Monhollen, Violet Township, abstaining.

### **ITEM 5: ZONING TEXT AMENDMENT**

**APPLICANT:** Walnut Township

**PROPOSED REVISIONS:** Walnut Township has submitted a proposed amendment to its Zoning Resolution to regulate residential, commercial, and industrial solar energy systems. The proposed amendments describe where the various types of solar energy systems are permitted and include several definitions and general requirements as well as specific requirements based upon the type of proposed system. The regulations also require a zoning permit for all types of

systems and further require a site and decommissioning plan to be approved for the Utility Grid Solar Energy Systems (under 50 megawatts).

**STAFF COMMENTS:**

- The proposed regulations indicate that Utility Grid Solar Energy Systems are for systems less than 50 megawatts, but this notation seems to be missing in the definition section. The less than 50 megawatts reference should be added to the definition of Utility Grid Solar Energy Systems.
- RPC recommends removing the Flood Plain Hazard District as an area where ground mounted solar energy systems are permitted. We believe this would be a best practice to limit structures within the floodplain.
- The roof mounted regulations refer to ground panels in one area of the regulations. This reference should be corrected.
- Staff contacted the Township Zoning Inspector to inquire on the intent of the Utility Energy Zone. Based upon this conversation, it appears that this section is trying to identify areas where solar systems, larger than 50 megawatts, could be located. If this is the case, this is in direct conflict with ORC.
- RPC staff recommends that the township identify the Article/Section number where these regulations will be placed in the Walnut Township Zoning Resolution and number the subsections accordingly. There are also several formatting issues that need to be addressed.

**STAFF RECOMMENDATION**

The proposed regulations are comprehensive in nature and appear to promote the use of alternative energy while safeguarding public health, safety and welfare through the zoning regulations. Staff recommends approval of the proposed Walnut Township Solar Energy System regulations with modifications as noted above in the staff comments. Most importantly, the township should remove the Utility Energy Zone from the proposed regulations, if it is trying to regulate or place guidance on the location of solar systems that are 50 megawatts or larger. As indicated above, Townships are not given the power under the Ohio Revised Code to regulate or guide the location of these large solar facilities (50 megawatts or more).

A motion was made by Ira Weiss to approve the RPC staff recommendation. Bill Yaple seconded the motion. The motion passed with Commissioner Fix 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**

Tamara Ennist presented the following bills for payment:

558000	Travel and Expenses	\$ 139.58
530000	Contractual Services	\$6,500.00
	TOTAL	\$6,639.58

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

**ITEM 7.      OTHER BUSINESS**

None

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

Minutes Approved By:

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Jennifer Morgan, President

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Kent Huston, Secretary

**VICTORY COMMONS (a.k.a. Victory Park) – PRELIMINARY PLAN**

**OWNER/DEVELOPER:** Metro Development., Joe Thomas

**ENGINEER:** Kimley-Horn Engineering, Nigel Hensley, P.E.

**SURVEYOR:** CESO, Inc., Matt Ackroyd

**LOCATION: GREENFIELD TOWNSHIP**

**West side of Election Road** – North of Columbus-Lancaster Road, just north and west of the Waffle House situated at the NW corner of the intersection in Greenfield Township. This area is within Greenfield Township's B-1, Business District.

**DESCRIPTION:** The applicant is proposing to combine multiple parcels for use as an "Extended Stay Hotel", a use allowed in the current zoning district. The site is comprised of 5 + parcels that will include dedication of public rights-of-way and half street improvements of Election House Road. The proposal will consist of twelve (12) residential structures each with twenty-four (24) units and a lobby building.

**PARCEL ID:** #0140099500 (1.92 ac.) & #0140099541 (1.07 ac.)-David O. Jones; #0140099540 (2.14 ac.)-West 33 Properties, LLC; #0140099530 (3.85 ac.) & #0140099520 (3.85 ac.)-MRJJ, LLC; and #0140099510 (1.01 ac.)-Precision Pain Care Properties, LLC).

**ZONING:** B-1, Business District

**COMMERCIAL BUILDING SITE AREA:** 13.84 Acres

**OPEN SPACE AREAS:** Grassed areas around the buildings and a pool area at the lobby building.

**STREET RIGHTS-OF-WAY DEDICATION:** Dedication of both Election House Road and Columbus-Lancaster Road and improvements to Election House Road are required.

**CENTRAL SEWER AND WATER:** Fairfield County Central Services. The water will be provided utilizing a water meter pit and sanitary Sewer will be extended across the site.

**STORM WATER CONTROL:** An existing storm sewer to the north will be extended across the site along an existing stream running north to south across the western side of the site where it will be directed into an on-site retention pond. Connections will be made between the existing storm water outlets of the properties to the west that were previously out-letting into the swale. Additional catch basins and yard basins will direct storm water into the private retention pond to provide storm water runoff protection and water quality control.

**ACCESS:** Two access points from Election House Road will provide access to and from the site with the southern access accommodating access to the Waffle House located at the S.R. 33 intersection.

**DATE:** June 6, 2023

**SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT:** The proposal was presented to the Subdivision Regulations Review Committee at their May 30<sup>th</sup> meeting, and they recommend 'Approval with Conditions'. The following conditions should be considered.

Tamara Ennist

**Planner**

**email:** [tamara.ennist@fairfieldcountyohio.gov](mailto:tamara.ennist@fairfieldcountyohio.gov)



- 1) The Traffic Impact Study (TIS) has been submitted and reviewed.
  - a. The conclusion will need to be revised to note the decrease in LOS for the WB approach for CR33A at Election House Road in the 2034 pm peak design year. [Co. Eng. 5/23/2023 Rev. Comm]
  - b. Lane widths and taper lengths may need adjusted when final construction drawings are submitted and reviewed so that improvements fit within the right-of-way.**
- 2) Associated sections of the Preliminary Drainage Report within the project description, design summary and conclusion will need to be updated.
- 3) A permit from Ohio EPA will be needed before any impacts to the wetland features occur. [SWCD 6/22/2023 Rev. Comm.]
- 4) Provide details for the clay liner proposed for the storm water basin on the construction plans. [SWCD 6/22/2024 Rev. Comm.]
- 5) Provide an easement to accommodate the two identified 12" storm sewer pipes that direct storm water drainage from New Life Christian Center Church to the existing stream (future 54" storm sewer pipe) located near the western boundary of the site. The recording information should be identified on the final plat. [RPC 3/20/2023 Rev. Comm.]
- 6) Work with Precision Pain Care Properties, LLC to redirect the storm water that was traditionally released into an existing wetland area located on the development site. Provide easements as necessary on the final plat. [RPC 3/20/2023 Rev. Comm.]
- 7) Provide an access easement agreement with WH Capital, LLC identifying the cross-access easement between Victory Commons and WH Capital, LLC. The recording information should be identified on the final plat. [RPC 3/20/2023 & Co. Eng. 3/20/2023 Rev. Comm.]
- 8) **The water line along Election House Road will need to be relocated so not to be under the pavement with the road improvements.** [Co. Utilities 5/22/2023]
- 9) **A minor subdivision (lot split) will need processed prior to a development agreement and/or final plat recording to split the 1+ acres from Precision Pain Care Properties, LLC unless they are signatories to the agreement and plat.** [GIS 5/11/2023 Rev. Comm]
- 10) **Comply with the County Engineer requirements.**
- 11) **Comply with the Sanitary Engineer requirements.**
- 12) **Comply with Soil and Water Conservation District requirements.**
- 13) **Comply with Regional Planning Commission requirements.**
- 14) **Comply with Township Zoning, Fire Department and Road Department requirements.**

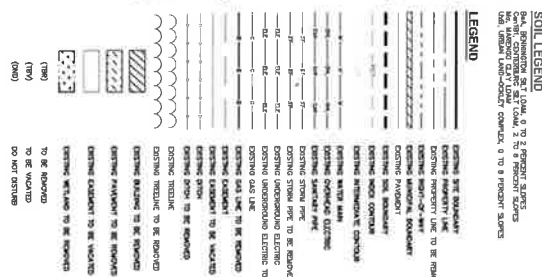
Tamara Ennist

**Planner**

**email:** tamara.ennist@fairfieldcountyohio.gov







**SOIL LEGEND**

Bea, BENSINGTON ST LOAM, 0 TO 2 PERCENT SLOPES  
 Centri, CENTRICENTRIC ST LOAM, 2 TO 8 PERCENT SLOPES  
 Ma, MANDOC CLAY LOAM  
 Uda, URBAN LAND-COALTY COMPLEX, 0 TO 8 PERCENT SLOPES



Rev.	BY	DATE	BY

SCALE: 1"=80'	 <p><b>Kimley-Horn</b></p> <p>200 S. HIGH STREET, SUITE 200          OXFORD, OH 43035          PHONE: 614-472-8045          WWW.KIMLEY-HORN.COM</p>
DESIGNED BY: HSH	
FRAME BY: AHS	
CHECKED BY: MCR	

**METRO DEVELOPMENT**  
470 OLDE WORTHINGTON RD.,  
SUITE 101  
WESTERVILLE, OH 43082

### EXISTING CONDITIONS

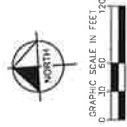
VICTORY COMMONS  
ELECTION HOUSE RD. NW  
GREENFIELD TWP, FAIRFIELD  
COUNTY, OH 43130

ORIGINAL ISSUE  
05/05/2023  
KHA PROJECT NO  
19D048005  
SHEET NUMBER

3  
OF 7

**METRO DEVELOPMENT**  
470 OLDE WORTHINGTON RD.,  
SUITE 101  
WESTERVILLE, OH 43082

1101 N. HIGH STREET, SUITE 202  
COLUMBUS, OH 43225  
PHONE: 614-472-8548  
BMM/HMTA-HOM.COM

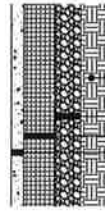
[illegible]

**SITE STATISTICS**  
 RIGHT OF WAY DEDICATION FOR ELECTION HOUSE NO. 110  
 TOTAL ACRES: ±13.83 ACRES  
 TOTAL NUMBER OF BUILDINGS: 12 BUILDINGS  
 TOTAL NUMBER OF UNITS: 236 UNITS  
 ZONING: B-1, BUSINESS DISTRICT  
 SITE IDENTITY: #3042 UNITS/AC

SURFACE PARKING SPACES PROVIDED: 457 SPACES  
 ADA PARKING SPACES PROVIDED: 15 SPACES  
 GARAGE PARKING SPACES PROVIDED: 72 SPACES  
 TOTAL PARKING PROVIDED: 544 SPACES

1. ALL FACE OF CURB RADIUS TO BE 15' UNLESS OTHERWISE NOTED
2. PAVED STREETS ARE TO BE PRIVATE.
3. PRIVATE STREETS ARE TO BE WIDER THAN

LINE TABLE		
LINE	LENGTH	BEARING
L1	175.09	S86°37'39".40"E
L2	168.94	S72°53'53".50"W
L3	137.25	S72°53'53".50"W
L4	84.20	S24°54'03".83"E
L5	118.00	S72°53'53".50"W
L6	81.20	N72°53'53".50"E
L7	682.23	N72°53'53".50"E
L8	508.12	S86°37'39".40"E
L9	89.44	S72°53'53".50"W
L10	403.87	S86°37'39".40"E
L11	192.69	S72°53'53".50"W
L12	182.48	S65°27'13".22"E
L13	98.53	N72°53'53".50"E
L14	174.77	S86°51'23".05"E



①	ITEM 441, 1 1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1
②	ITEM 441, 1 1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2
③	4" XPS INSULATED CONCRETE BASE 4" X 2 STONE BASE
④	ITEM 254, SUBGRADE COMPACTION







ORIGINAL ISSUE: 03/09/2023	KMA PROJECT NO 190048005	SHEET NUMBER
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VICTORY COMMONS  
ELECTION HOUSE RD, NW  
GREENFIELD TWP, FAIRFIELD  
COUNTY, OH 43130

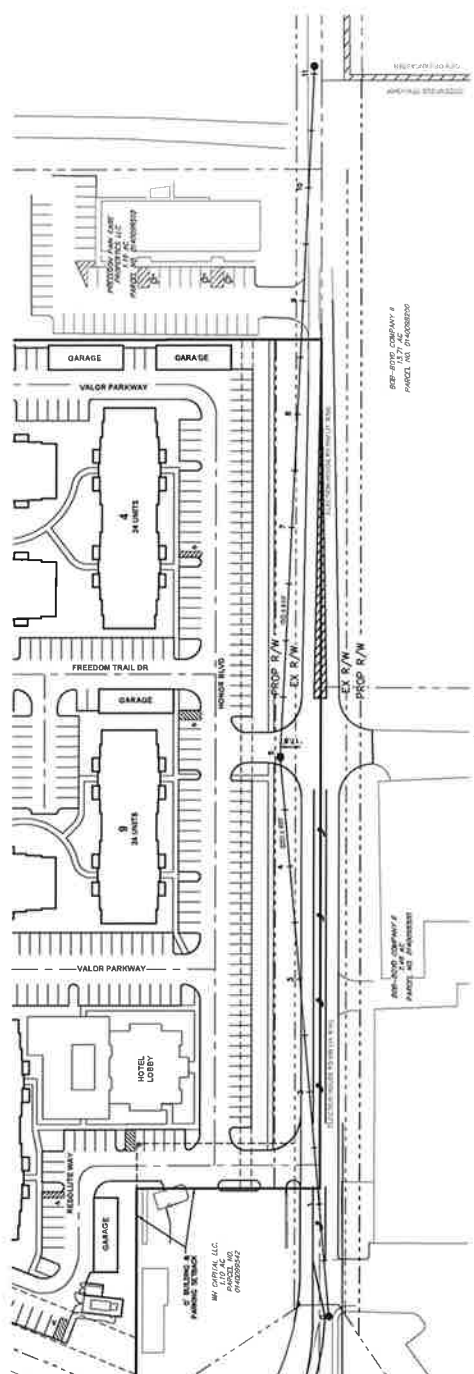
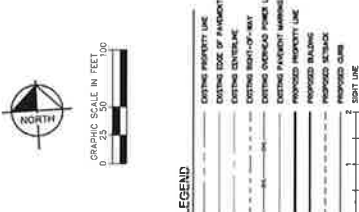
**SIGHT DISTANCE EXHIBIT**

**METRO DEVELOPMENT**  
470 OLDE WORTHINGTON RD.,  
SUITE 101  
WESTERVILLE, OH 43082

MDN LAB CENSUS
DAY LAB REPT
HNH LAB CENSUS
$X_{\text{MDN}} = 1$ IN $X_{\text{MDN}} = 1$ IN $X_{\text{MDN}} = 1$ IN

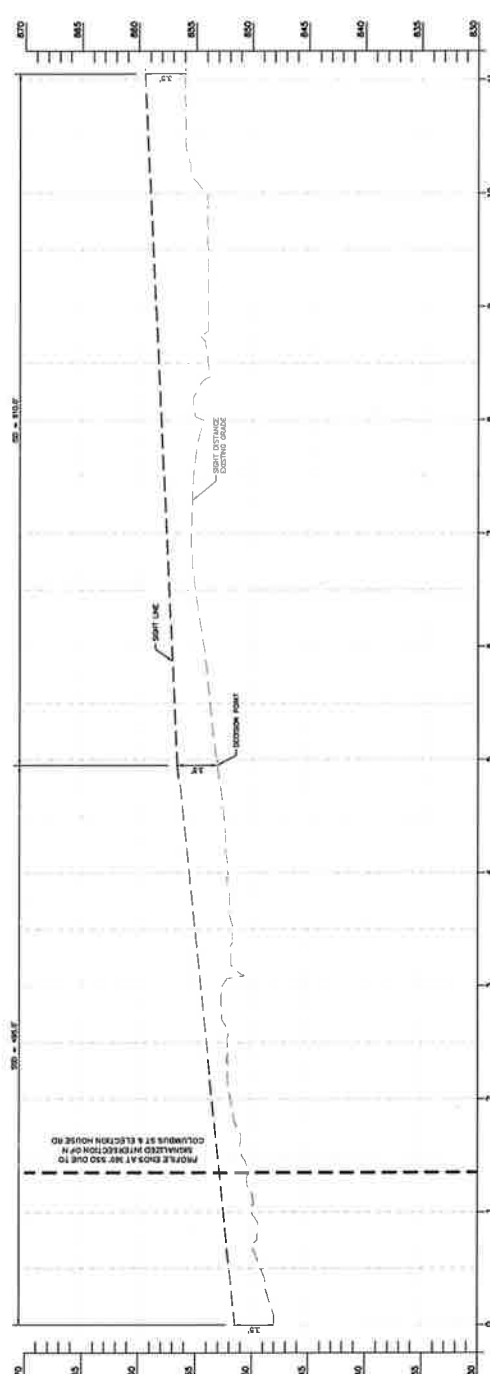
**Kimley»Horn**  
c 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
7843 N HIGH STREET, SUITE 200  
COLUMBUS, OH 43228  
PHONE: 614-472-0546

No.	REVISIONS	DATE	BY



**SIGHT DISTANCE PLAN**  
**SOUTH ENTRANCE**  
**ELECTION HOUSE RD NW**

SCALE: 1"=50'  
DESIGN SPEED = 55 MPH



**SIGHT DISTANCE PROFILE**  
**SOUTH ENTRANCE**  
**ELECTION HOUSE RD NW**





Fairfield County Engineer  
3026 W. Fair Ave.  
Lancaster, OH 43130  
Main: (740) 652-2300  
Fax: (740) 687-7055

May 23, 2023

To: Tamara Ennist, RPC Planner  
Fairfield County Regional Planning

From: Mitch Noland P.E., S.I., Deputy Engineer  
1A Todd May E.I., Subdivision Engineer

**RE: Victory Commons Residential Hotel (Technical Review May 22, 2023)**

**Drainage:**

- 1.) Sheet 5 still shows easement widths. Since this will not be placed into a Drainage Maintenance District, the developer will not need to create easements for the 48" Pipes. These drainage easement notations shall be eliminated.
- 2.) There are some pipe size differentials between what's on the preliminary plan vs. preliminary drainage report. This will need to be verified on the final construction drawings. [Proposed Basin A outlet shows 36" pipe vs. 24" in drainage report].
- 3.) Sheet 5 "NOTES" section discusses easement width and concrete encasement. This is likely not going to apply to this development. This note can be eliminated.
- 4.) New Life Christian church needs easements into the new development property to maintain storm outlets. Please show future easements that will be conveyed to New Life Christian Church in these areas.
- 5.) Mr. Reeves from Kimley Horn (the developers engineer) submitted a revised Post Development Preliminary Drainage Report associated with this Preliminary Plan on Friday May 19, 2023. The FCEO generally concurs with the revised SWMR, however, the engineer shall update the associated sections within the project description, design summary, and conclusion. The engineer shall also update the associated sheets within the preliminary plan. (Example: Basin A details, notes delineating how the 50-year and 100-year shall flood route through the site as well as route through Basin A). Before submittal of construction drawings please re-submit a revised preliminary plan and SWMR.

**Roadway:**

- 1.) The traffic impact study has been submitted and reviewed. There is one minor item that needs to be noted regarding the westbound approach on CR33A, it is an insignificant change but needs to be noted within the report so that it is clearly documented. There is now a decrease in the LOS for the WB Approach for 33A at Election house in the 2034 PM Peak Design Year. Since this does not meet our requirements, it should be noted in the conclusion. I think this is something you should note, but since it only increased by three seconds per vehicle and just crossed the line between LOS B and C there is no need for improvements required by this development. Otherwise, with the small revision, the TIS is acceptable to our office.
- 2.) Sheet 6, the engineer has delineated a general layout of turn lanes required by the TIS. The FCEO is in general concurrence with this layout, however, lane widths and taper lengths (depending on where widening is added on each side of Election House) may need adjusted when final construction drawings are submitted and reviewed.

*Jeremiah D. Upp, P.E., P.S., County Engineer*

- 3.) Include a typical section for the widening of Election House Road. Will this be widened only on the west side of the road? Show that the Improvements will fit within the proposed right-of-way.



## FAIRFIELD COUNTY UTILITIES

**Tony Vogel**  
Utility Director

TO: Tamara Ennist  
FROM: Joshua TC Anders, P.E.  
DATE: May 22, 2023  
SUBJECT: Victory Commons – Preliminary Plan

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Fairfield County Utilities (FCU) has completed the review of Victory Commons – Preliminary Plan and has the following comments.

Sewer,

1 All manholes need to be in the grass areas.

Water,

1 At units 1 and 4 what is the plan to keep the water fresh with the extra-long leads to the fire hydrants.

2. The water line along Election House Road will need to be relocated so not to be under the pavement with the road improvements.

County Administrator  
**Aundrea N. Cordle**

Fairfield County  
Commissioners  
**Steven A. Davis**  
**Jeffrey M. Fix**  
**David L. Levacy**

If you have any questions, please contact me.

Sincerely,

Joshua Tc Anders, P.E.  
Deputy Director of Utilities

cc: File

Administrative Office  
6670 Lockville Road  
Carroll, Ohio 43112  
(740) 652-7120

[www.co.fairfield.oh.us/util/](http://www.co.fairfield.oh.us/util/)

# FAIRFIELD SOIL & WATER CONSERVATION DISTRICT

831 COLLEGE AVE., SUITE B, \* LANCASTER, OH 43130 \* (740) 653-8154

June 22, 2023

Ms. Tamara Ennist  
Fairfield County Regional Planning  
210 East Main Street  
Lancaster, OH 43130

Re: Victory Commons  
Preliminary Plan

Dear Ms. Ennist,

Below are the comments for the above referenced project.

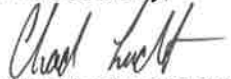
## **Preliminary Plan**

1. A wetland delineation report was submitted. The report indicates there is a total of 0.13 acres of isolated wetlands on the site. The report indicated that there was non-WOTUS located on the site as well. A permit from Ohio EPA will be needed before any impacts to these features occur.
2. Sheet 4/7, site statistics, the total acreage is different on the preliminary plan, wetland delineation report, and drainage calculations.
3. Sheet 4/7, L5 is missing from the line table.
4. Sheet 4/7, C9, C10, and C11 is missing from the curve table.
5. Sheet 5/7, there is a note that the proposed basin will have a clay liner. Need to provide a detail of the clay liner on the construction drawings.

## **Drainage Calculations**

6. Page 2, the drainage calculations reference the expired OEPA construction general permit.
7. Page 3, the TC (minutes) for the Church Direct Release do not match the hydrograph.
8. Exhibit 3, Watershed A acreage does not match the post watershed acreage for Watershed A.

Professionally,



Chad Lucht, CPESC  
Sr. Urban Spec.



## OFFICE OF COUNTY AUDITOR

County Auditor  
Carri L. Brown, PhD, MBA, CGFM  
carri.brown@fairfieldcountyohio.gov

To: Fairfield County Regional Planning, Executive Director

From: Nicholas L. Dilley, GIS / Mapping Manger

Date: May 11, 2023

Subject: Victory Commons

The GIS Department has reviewed the Preliminary Plan proposed for Victory Commons fka Victory Park, received May 11, 2023, located in Greenfield Township.

Our comments are as follows:

1. No additional comments at this time. Previous comment (see below) was acknowledged by Kimley-Horn and Associates in their response letter dated 5/5/23.
  - a. Previous comment:  
*The proposed development spans multiple parcels with different ownership. Any lot splits and transfers will need to be completed before development to ensure all property is under the same ownership.*

This concludes any GIS Department comments at this time. If you have any questions, please contact me at (740) 652-7057.

S E R V E • C O N N E C T • P R O T E C T

## Ennist, Tamara

---

**From:** Brad Smith <chief560@gtfdassociation.org>  
**Sent:** Tuesday, May 23, 2023 1:19 PM  
**To:** Ennist, Tamara  
**Cc:** Lonnie Kosch; Kent Searle; Cotner Dave; clerk@greenfieldtwp.org; Caitlin Barbee  
**Subject:** [E] Victory Commons - Review  
**Attachments:** FDC Locations -IMG\_0821.jpg; Additional Hydrant - IMG\_0822.jpg

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon,

I have attached 2 pictures that the fire department would like to recommend for Victory Commons:

- **Picture 1 - FDC Locations** - Fire Department Connections (FDC) - Building 3, 5, and 10: Would like to have the FDC on the same side of the road with the building that it is connected to, so that we can limit confusion if Mutual Aid Departments arrive on scene prior to our arrival.
- **Picture 2 - Additional Hydrant** - Building 12: Would prefer to have an additional hydrant next to the FDC to reduce the water supply distance to the FDC on Building 12.

Please let me know if you have any questions or concerns.

Thank you,

Brad Smith

Fire Chief

Greenfield Township Fire Department

3245 Havensport Road NW

Carroll, Ohio 43112

Mobile 614-557-7470

Station 740-756-4644

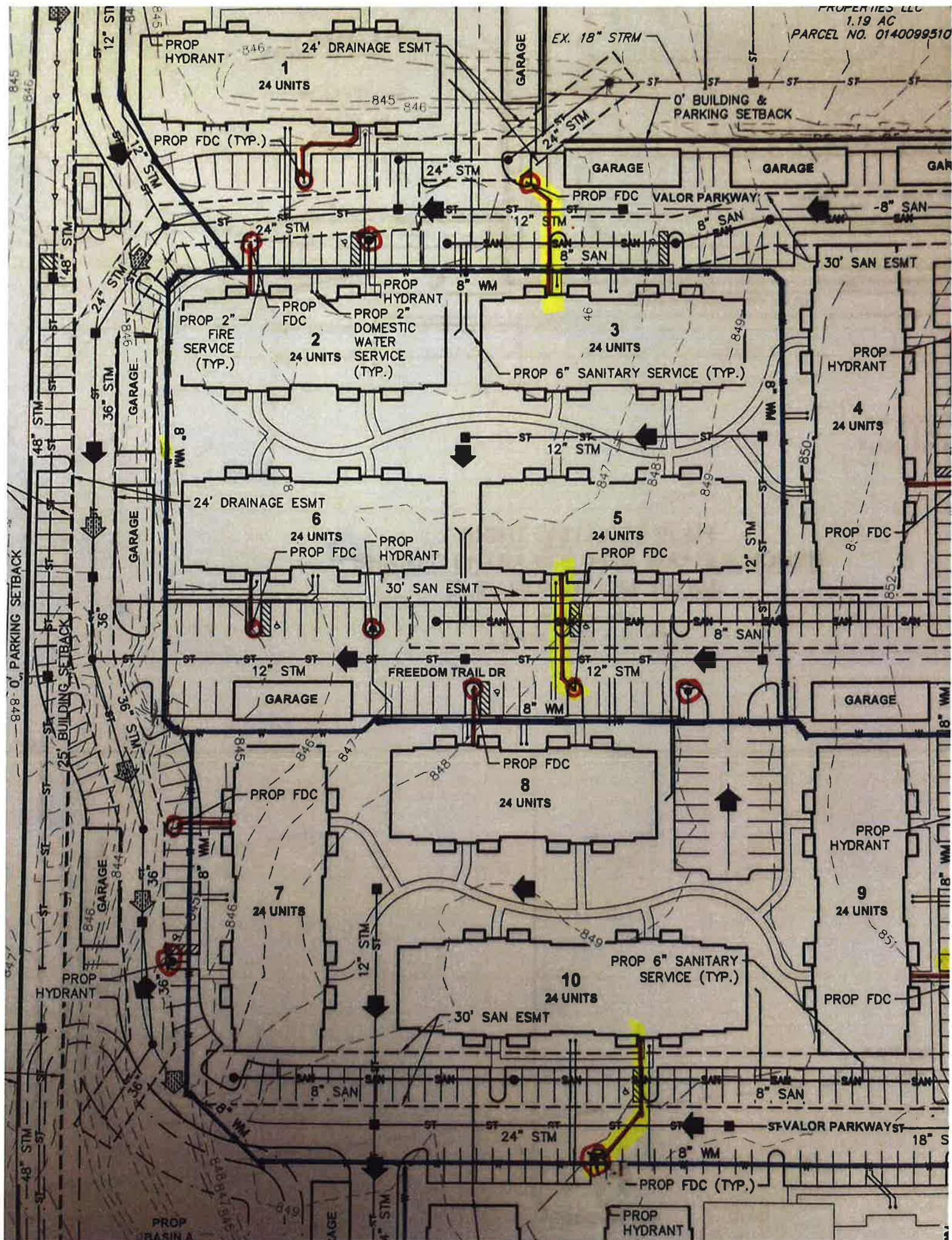
Fax 740-756-7880

[chief560@gtfdassociation.org](mailto:chief560@gtfdassociation.org)

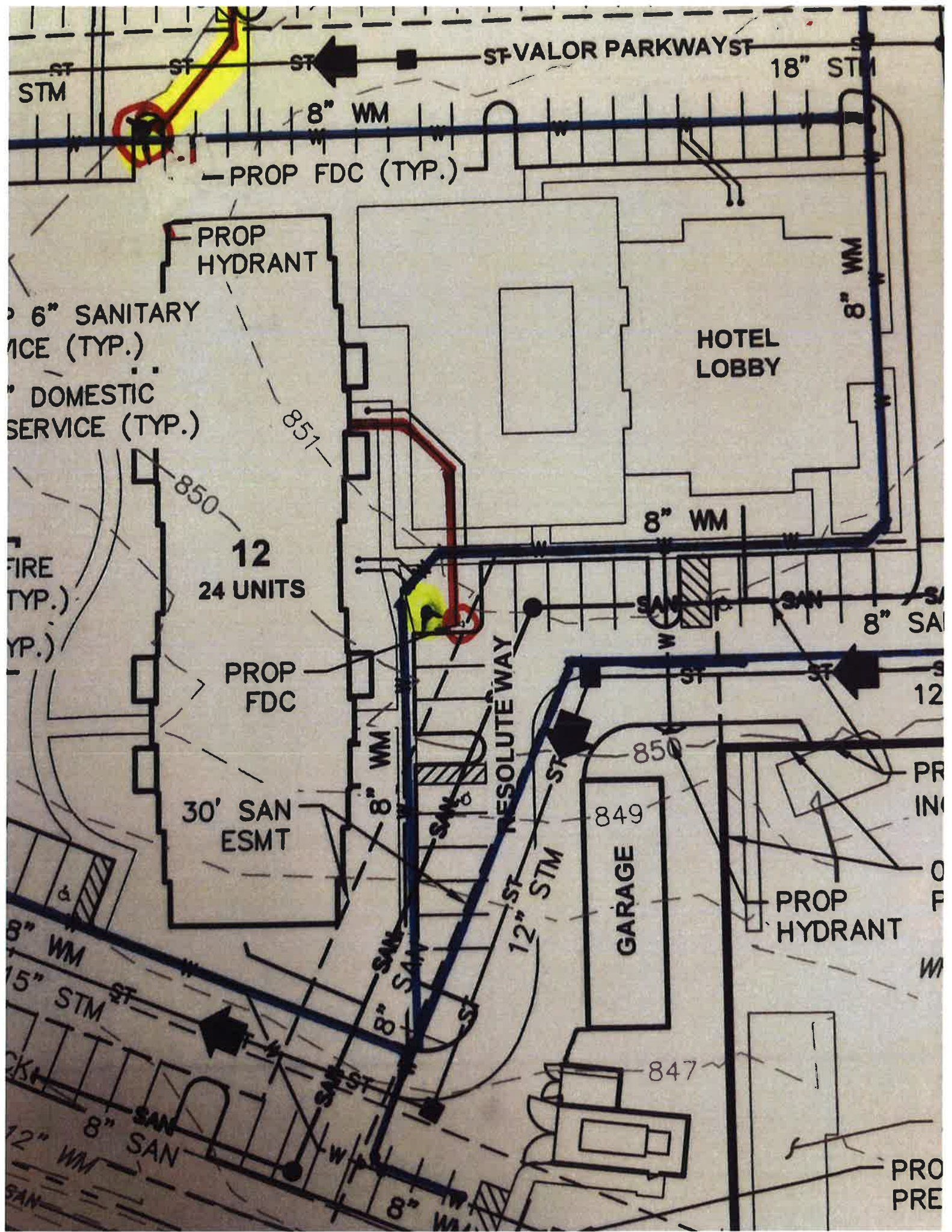
### DISCLAIMER:

Pursuant to the Ohio Public Records Act, virtually all written communications to or from Local Officials or employees are public records available to the public and media upon request. E-mail sent and received via the Township system will be disclosed unless specifically exempted from the Ohio Public Records Act.











## Ennist, Tamara

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**From:** Brandon Bailey <bailey@southcentralpower.com>  
**Sent:** Friday, May 12, 2023 10:24 AM  
**To:** Ennist, Tamara  
**Subject:** [E] RE: Victory Commons (a.k.a. Victory Park) - PP - Review Request

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tamara,

Our comment back is there is nothing that South Central Power can review at this time. In March a representative for the development said that they would get us load information and a request showing what they are requesting. We've not received that information at this time. It's been suggested that they may want a primary metering point, and would run power through the site to their own equipment. If they want to go this route, the last time we ordered equipment for this type of request the production lead time was 36 months. If they decide to have us run power through the site we'll obviously need to add electrical easements onto the site plans and proposed plat. I'd still need to know what the load request would be so we could make sure we have the correct transformers in stock. If we need to order larger equipment the lead time could be 12 months.

Thank you,

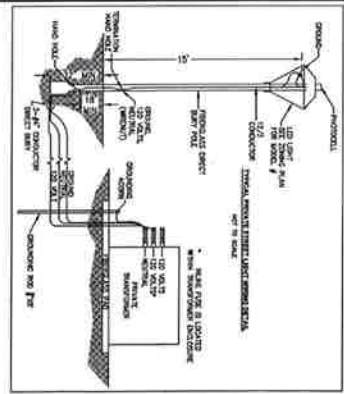
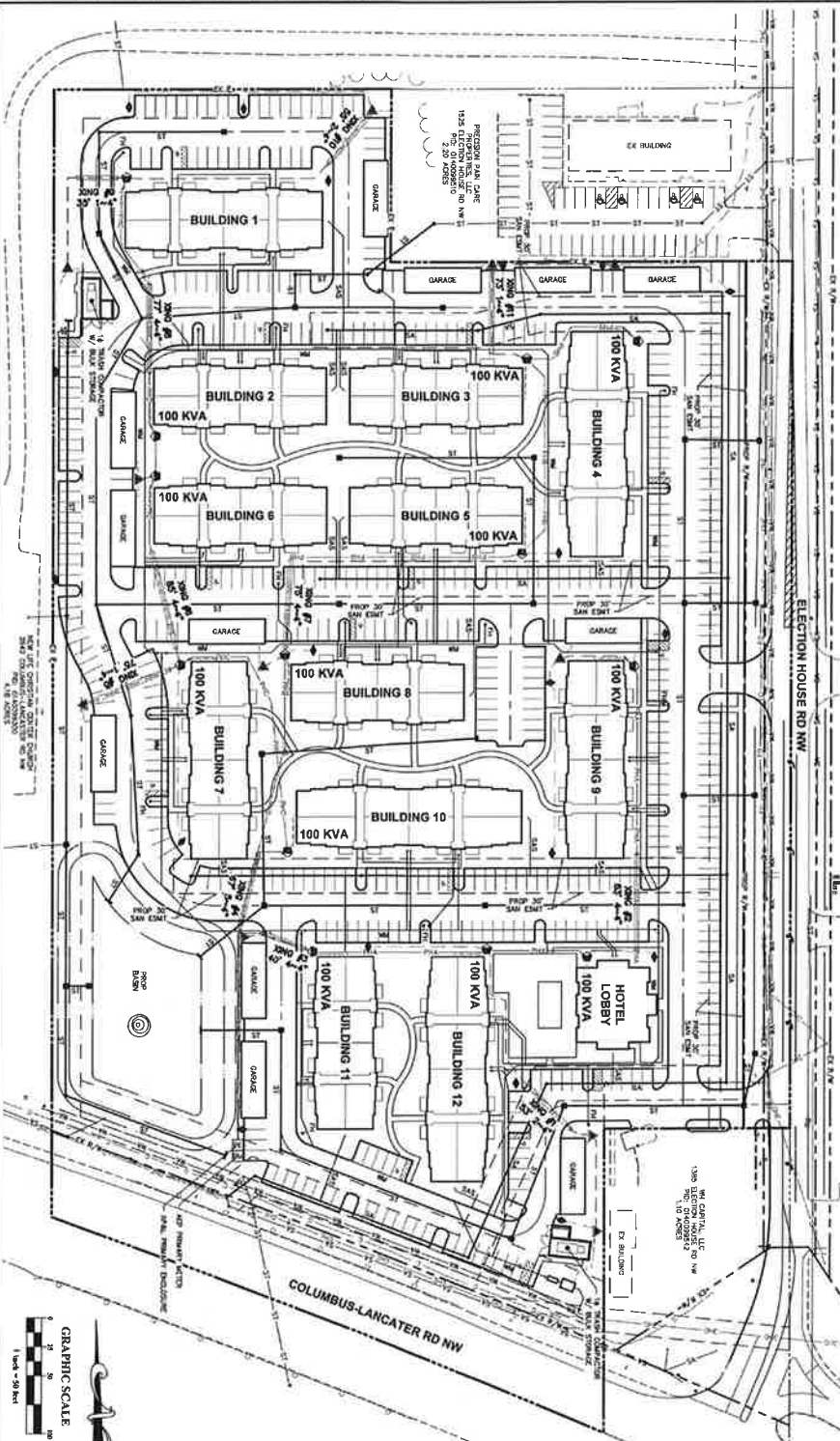
Brandon Bailey  
Lead Field Engineer  
South Central Power Company  
720 Millpark Drive  
Lancaster, OH 43130

[bailey@southcentralpower.com](mailto:bailey@southcentralpower.com)  
Office # 740-689-6208

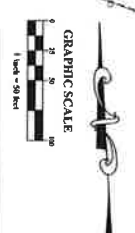


**From:** Ennist, Tamara <tamara.ennist@fairfieldcountyohio.gov>  
**Sent:** Thursday, May 11, 2023 5:32 PM  
**To:** Brandon Bailey <bailey@southcentralpower.com>  
**Subject:** Victory Commons (a.k.a. Victory Park) - PP - Review Request

**CAUTION: EXTERNAL MAIL**



**ELECTRIC UTILITY CONDUIT TRENCH DETAIL**  
 NO SCALE  
**CONDUIT GENERAL NOTES**  
 1. ALL WIRE SHALL BE CAPABLE OF WITHSTANDING THE FULL LOAD OF THE ENTIRE LENGTH OF THE ELECTRICAL RUN.  
 2. WIRING SHALL BE PLACED IN THE ENTIRE LENGTH OF THE ELECTRICAL RUN.  
 3. WIRING SHALL BE A MINIMUM OF 18" ABOVE THE GROUND SURFACE.  
 4. ALL WIRING SHALL BE PROTECTED BY A MINIMUM OF 18" ABOVE THE GROUND SURFACE.  
 5. ALL PRIMARY, SECONDARY, AND TERTIARY TO BE LOCATED WITHIN 4" OF THE GROUND SURFACE.



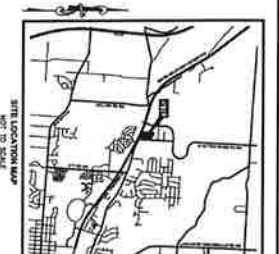
**ESTIMATED QUANTITIES**

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
2. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
3. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
4. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
5. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
6. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
7. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
8. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
9. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
10. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
11. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
12. 100 KVA TRANSFORMER	12	EA	100.00	1200.00

**CROSSING TABLE**

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
2. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
3. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
4. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
5. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
6. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
7. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
8. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
9. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
10. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
11. 100 KVA TRANSFORMER	12	EA	100.00	1200.00
12. 100 KVA TRANSFORMER	12	EA	100.00	1200.00

**SITE DATA**  
 SERVICE NAME: VICTORY PARK  
 BUILDING ADDRESS: 4700 OLIVE WORTHINGTON RD  
 PHONE NUMBER: (941) 240-2400  
 PRIMARY VOLTAGE: 34.5 KV / 19.9 KV  
 TOTAL CONNECTED LOAD: 228 MW / 9.8 KW  
 TOTAL GRID LOAD: 228 MW / 9.8 KW



## Walnut Township Zoning District Change

**APPLICANT:** Walnut Township

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located at 11420 Millersport Road., Millersport, OH 43046. It consists of two parcels. The first parcel (parcel # 0460005970) is 6.28 acres. The application appears to be cut off with "&..." The map shows the second parcel as 0460006100, consisting of 0.62 acres. Unless further clarification is provided, 0460006100 will be the assumed second parcel.

**EXISTING ZONING:** RR – Rural Residential District. According to the Walnut Township Zoning Code, this district's purpose is to "to provide for single family dwellings on large tracts within areas of open land. Areas in the District will not normally be served by public sewer and water."

**EXISTING LAND USE:** Ag and Storage of Materials

**PROPOSED REZONING:** I-2 – General Industrial District. According to the Walnut Township Zoning Code, this district's purpose is to "provide areas for general industrial and warehousing uses free from the encroachment of residential, retail, and institutional uses."

**PROPOSED LAND USE:** Salt Storage Facility

### ADJACENT ZONING

### ADJACENT USES

NORTH	RR Rural Residential	Residential/Access Road
EAST	RR Rural Residential	Agricultural
WEST	B3 Business and I-1 Light Industrial	Commercial and industrial
SOUTH	RR Rural Residential	Agricultural

### Land Use, Environmental, and Regulatory Issues:

1. According to the application, the property is currently used for agriculture and storage of materials.
2. Applicant is requesting the rezoning to construct a new salt barn on the westernmost portion of the property.
3. According to the applicant provided letter, they expect an expansion of residential and road development in the Township due to the upcoming Intel facility. Therefore, the applicant will require an increase in "salt needs."

4. The original structure, located on adjacent parcel to the west and zoned B-3 Business, was built for equipment storage, and later repurposed to store salt. Its effective capacity is around 400 tons. The applicant believes it is no longer large enough to store enough salt for each winter. They desire to re-purpose the structure back for equipment storage.
5. The considerations for the new salt storage barn:
  - Size: 1,000-ton capacity storage facility, with space to accommodate a 250–500-ton future addition in a separate building to be added later.
  - Face building's opening east or north due to ADR engineering's recommendations for reducing environmental impact.
  - Design and structure in accordance with ODOT, MS4, and EPA.
  - Concrete floor slabs to prevent salt water from draining out of facility.
  - Corrosion protection, such as epoxy coated rebar and silica fume concrete admixture.
  - Interior lighting through spotlights at opening. One wood pole mounted site light.
  - Include a Grit Storage Pad "adjacent to salt storage." Concrete pad with 2 x 2 x 6 ft precast blocks to use as containment walls.
  - Three options for the new barn (see p. 8 of this staff report):
    1. "Option 1 – 8'-0" high concrete wall that contains salt and supports the Tension Fabric Structure. Takes the least amount of space possible.
    2. Option 2 & 3 – 8'-0" high precast concrete containment walls, with concrete piers that are outboard of the containment wall that support the Tension Fabric Structure. Takes more space than Option 1, and more economical from a concrete standpoint, but requires a larger Tension Fabric structure.
6. The applicant's plan:
  - "We will need to re-zone two (2) parcels to I-2 General Industrial District.
  - Then apply to the BZA for a Conditional Use Permit for storage of chemical (salt).
  - Request a 10'-0" +/- side-yard setback, from the 25'-0" requirement if we go with Option 1."
7. The applicants claim their proposed "Salt Storage Facility does not conflict with the 2018 County Land Use Plan." According to the Fairfield County Future Land Use Map, the larger parcel is within the Rural Management Area. The purpose of this area is to maintain rural landscapes while limiting development to lower densities and intensities.
8. According to the Soil Survey of Fairfield County (2002) the site consists of Centerburg Silt Loam, Marengo Clay Loam and Bennington Silt Loam.
9. The parcels are not located in a Floodplain area.

10. The Fairfield County Ground Water Resources Map (p. 60 of Comprehensive Plan) indicates that the proposed site may support wells capable of producing between 3 and 10 gallons per minute.
11. The Ground Water Pollution Map of Fairfield County (p. 61 of Comprehensive Plan) indicates that the property has a Relative Pollution Potential Rating of 62-106 which denotes moderate vulnerability.
12. The storage of chemicals, such as salt, is listed as a conditional use in the Walnut Township Zoning Code, 9.14.C(1)a, p. 90.
13. Direct references to grit and salt are absent from the Walnut Township Zoning Code.

#### **Utility and Service Issues**

1. The Township Hall site has public water service but is not connected to the public sewer. The County Health department wants to ensure that the placement of the salt barn will not interfere with the septic system.
2. Fire and emergency services are provided by the Walnut Township Fire Department. The fire department is located at 32435 Blacklick-Eastern Rd NE, Millersport, OH 43046

#### **Transportation and Access Issues:**

The site has access to Blacklick-Eastern Rd NE and Millersport Rd.

#### **STAFF ANALYSIS:**

RPC Staff observes that the location of the new salt barn on the site will be of prime importance to this application. There are a few considerations:

1. There are several single-family homes that border the parcel to the north. These homes vary from 100-150 feet from the property line.
2. Staff is concerned about rezoning the entire property due to the proximity of these homes.

Based on these factors, RPC recommends the following:

1. The Township rezone solely the area of parcel 0460005970 that is west of the access drive. While split zoning on a parcel is not typically recommended, this case is an exception. The fact that the Township itself is the applicant, the salt barn will be put to use for the public good, and it is planned to be housed within this area all lend themselves to rezoning a portion of the parcel. This will protect the residents from future industrial development 100-150 feet from their back doors.
  - a. The remainder of the parcel will remain as zoned Rural Residential.
  - b. Parcel 0460006100 will not be included in the rezoning and will remain zoned Rural Residential.

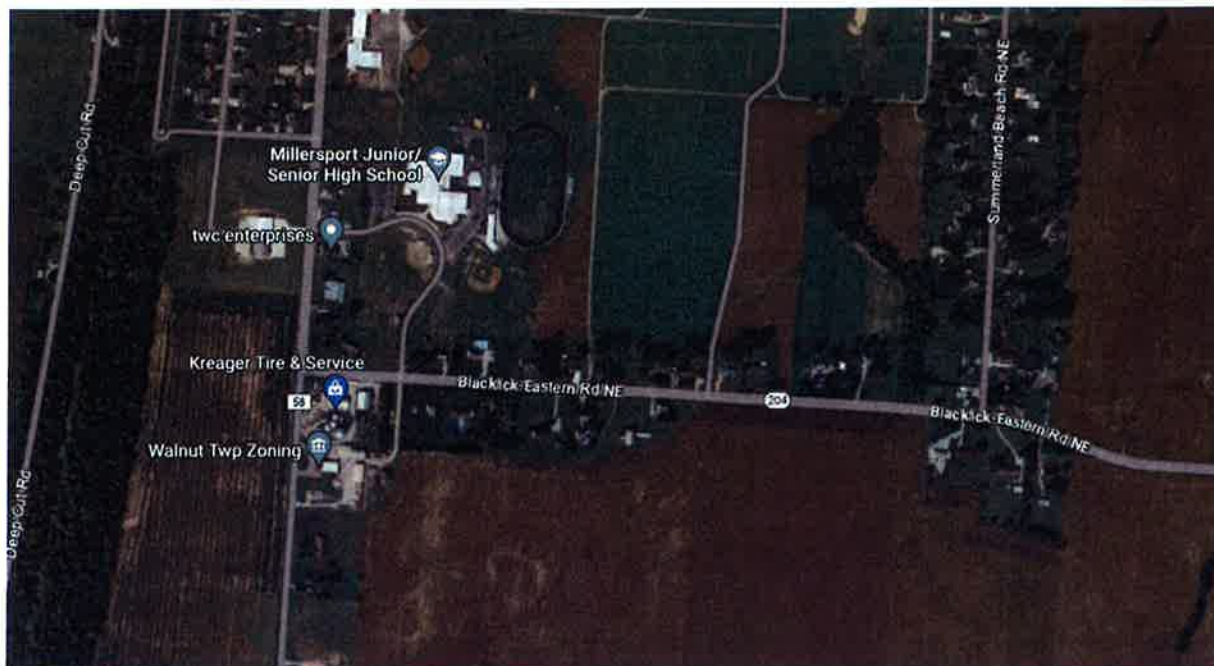
- c. The applicant should provide a metes and bounds survey description of the area to be rezoned.
2. The Applicant should use "Possible Option 1" as listed in Page 3 of the application as the location for the salt barn, with "Possible Option 3" as a future expansion. "Possible Option 2" would block future expansion of access to the south. Additionally, Possible Option 1 is directly adjacent to the current salt barn, is directly adjacent to a lot zones I-1 Industrial and is shielded from residential uses by a tree line.
3. The Applicant will ensure lighting to be installed complies with Section 10.10(C) of the Zoning Resolution to reduce impact on neighboring single-family homes.

**RECOMMENDATION:**

Staff recommends approval of the zoning request as described in the analysis above.



## Pictures









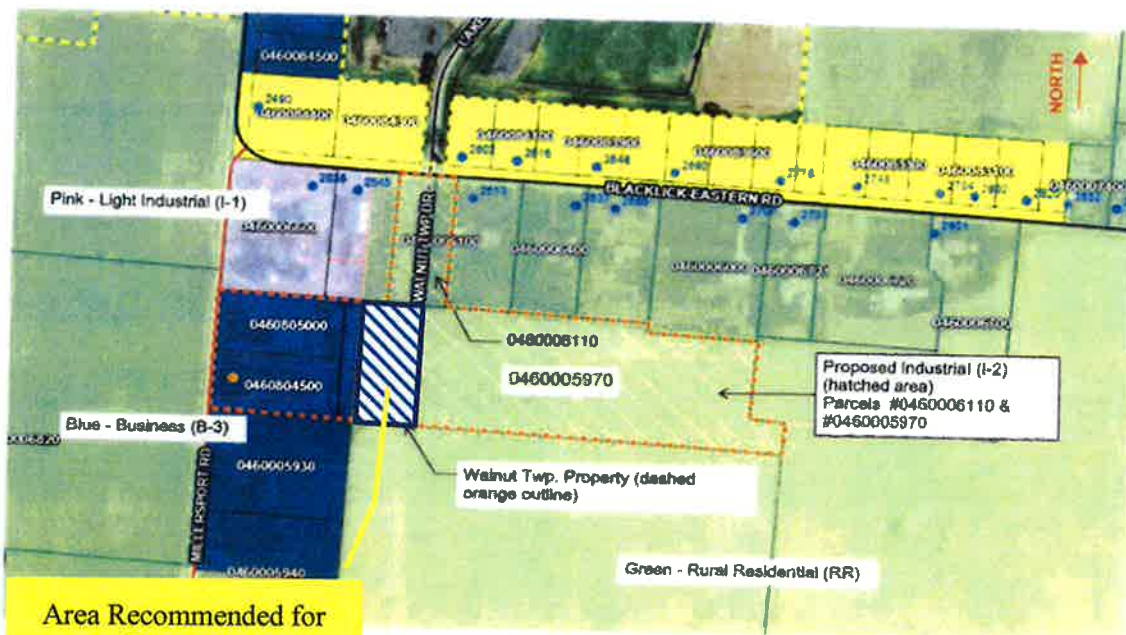


Recommended  
Expansion Option

### Salt Storage Facility - Preliminary Site Plan Options 1, 2, 3

April 4, 2023

3 - Preliminary Site Plan Options



Area Recommended for  
Rezoning

### Existing & Proposed Zoning District Plan of Project Area

April 4, 2023

6 - Zoning Map

**Fairfield County Building Department Monthly Report - May 2023**

<b>Final Approved</b>	<b>Address</b>	<b>City/Village</b>	<b>Township</b>	<b>Cost Estimate</b>	<b>Date Received</b>
Verizon Wireless - Generator Replacement	5272 Leist Road	Amanda	Amanda	25,000.00	02/01/23
Auman Landscape Building	4757 Plum Rd NW	Carroll	Greenfield	142,000.00	01/28/22
Campbell Brothers Moving Bldg 6	4161 Old Logan Rd SE	Lancaster	Berne	None Listed	02/03/23
Campbell Brothers Moving Bldg 7	4161 Old Logan Rd SE	Lancaster	Berne	None Listed	02/03/23
Campbell Brothers Moving Bldg 8	4161 Old Logan Rd SE	Lancaster	Berne	None Listed	02/03/23
Millersport Bar and Grill - COO	12100 Lancaster Street	Millersport	Walnut	5,000.00	04/04/23
Schaffner Drive Thru - Wall & Canopy Signs	601 W. Market St	Baltimore	Liberty	20,000.00	11/15/22
Mt Zion Church Furnaces/Air Conditioners	4810 Blacklick-Eastern Rd NW	Baltimore	Liberty	17,875.00	11/16/22
Sugar Crossing EV Charging Stations	2049 Horns Mill Rd.	Lancaster	Berne	46,000.00	02/21/23
<b>New Applications</b>	<b>Address</b>	<b>City/Village</b>	<b>Township</b>	<b>Cost Estimate</b>	<b>Date Received</b>
Village Mini Storage North - Storage	8773 Lancaster-Kirkersville Rd	Baltimore	Liberty	None Listed	05/01/23
Nauman Outdoor Billboard Sign	7919 Lancaster-Newark Rd. NE	Baltimore	Walnut	None Listed	05/02/23
Outerbelt Brewing - Time Limited 5/27/23	3560 Dolson Court	Carroll	Greenfield	0.00	05/05/23
Village of Rushville Electric Service	O McCafferty Rd NE	Rushville	Richland	11,374.68	05/08/23
New Life Christian Center Roof	2642 Columbus Lancaster Rd SW	Lancaster	Greenfield	221,195.20	05/08/23
Hideway Hills Club Electric Upgrade	0 Winnebago Lane SE	Sugar Grove	Rushcreek	75,000.00	05/17/23
Green Bean Junction II Fire Alarm	2820 Helena Drive NW	Carroll	Greenfield	15,000.00	05/26/23

**BILLS**  
**REGIONAL PLANNING COMMISSION**  
**June 6, 2023**

558000	TRAVEL & EXPENSES	
	Tamara Ennist	\$ 202.53
530000	CONTRACTUAL SERVICES	
	Crossroads Community	\$6,500.00
	TOTAL	\$6,702.53