

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP
Interim Director

DATE: March 25, 2025

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, April 1, 2025, at 6:00 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: 272 173 827 586

Passcode: aDxSfN

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+1 917-809-8575,,85445372# United States, New York City

+1 872-704-2343,,85445372# United States, Chicago

Phone Conference ID: 854 453 72#

The tentative agenda will be as follows:

1. Approval of Minutes – March 4, 2025
2. President's Report
3. Subdivision Activity
 - a) Stone Hill Estates – Preliminary Plan Extension Request
Bloom Township
 - b) Basil Western Logistics Center – Final Plat Extension Request
Violet Township
4. Zoning Map Amendments
 - a) Jerry Johnson
RR (Rural Residential District) to PRB (Planned Rural Business District)
Berne Township

Holly R. Mattei, AICP
Interim Director

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- b) Dan Witkiewicz
RR (Rural Residential District) to PRB (Planned Rural Business District)
Berne Township
 - c) LeVeck Commercial Construction and Development, LLC
PBID (Planned Business and Industrial District) to PBID (Planned Business and Industrial District)
Violet Township
- 5. Building Department Applications Under Review for Building Permits
 - 6. Bills
 - 7. Other Business
 - 8. Adjourn

MINUTES

March 4, 2025

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: Josh Anders, Mike Berry, Joe Boyer, Vince Carpico, Amie Cohen, Joe Ebel, Amanda Everitt, Kent Huston, Anthony Iachini, Douglas Ingram, Cheryl Kohler, Jarrod Mahaffey, Gina Matos, Jason Miller, Ben Myers, Joe Palmer, Dan Singer, Carly Sparrow, Rick Szabrak, Tony Vogel, and Ira Weiss.

RPC Staff: Holly Mattei, Josh Hillberry, Nicholas Eastham and Sharlene Bails.

ITEM 1. MINUTES

The minutes of February 4, 2025, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Joe Palmer seconded the motion. The motion passed with Jarrod Mahaffey abstaining.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

ITEM 3. SUBDIVISION ACTIVITY

Nicholas Eastham presented the following report:

ITEM 3a. VALLEY VIEW FARMS - REPLAT

OWNER/DEVELOPER: Jonathan Spires

ENGINEER/SURVEYOR: Robert McFarland

LOCATION AND DESCRIPTION: This replat is for Lot 32 in the Valley View Farms subdivision in Pleasant Township. The applicant is proposing to create a new 1.500-acre lot (proposed Lot 32a) for the site of a new residence.

SUBDIVISION REGULATION COMMITTEE COMMENTS:

1. Section 711.24 of the Ohio Revised Code requires any change to a recorded plat to be agreed upon in writing from any landowner who is injuriously affected by the change. The Fairfield County Prosecutor's Office has previously advised that the Regional Planning Commission is the entity to determine what parties would be injuriously

impacted and require such owner(s) to sign the replat. The Subdivision Regulation Committee recommends that owners of lots 31 and 33 be required to sign the replat, because this replat will create a new adjacent lot that did not exist at the time they purchased their lots.

2. The applicant needs to ensure that the proposed lot will comply with the Health Department's on-site water and sewer system regulations.
3. The Subdivision Regulation Committee recommends approval of the Valley View Farms Replat of Lot 32, subject to complying with the Subdivision Regulation Agency comments and the owners of lots 31 and 33 signing the replat.

A motion was made by Tony Vogel to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. Motion passed.

Josh Hillberry presented the following report:

ITEM 3b. DHL - REPLAT

OWNER/DEVELOPER: DHL (RES CANAL WINCHESTER LLC)

ENGINEER/SURVEYOR: Dave Cox PS (The Kleingers Group)

LOCATION AND DESCRIPTION: Replat of DHL, located on the south side of Basil-Western Road (PID: # 03600032000) in Violet Township. The site contains 22.641 acres total. The purpose of this Replat is to dedicate Lot #3 (10.608 acres) to Violet Township.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. Final Plat needs to include easement language between Violet Township and DHL.
2. Signature line for Fairfield County Utilities (Tony Vogel) needs to be added to the plat.
3. Technical comments from the Fairfield County Engineers' Office.
4. Other Review Agency Comments

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Tony Vogel seconded the motion. The motion passed with Rick Szabrak abstaining.

Nicholas Eastham presented the following report:

ITEM 3c. MAGNOLIA RESERVE – PRELIMINARY PLAN EXTENSION

OWNER/DEVELOPER: Ron Beitzel/Four Seasons Land Company

ENGINEER/SURVEYOR: Advanced Civil Design

LOCATION AND DESCRIPTION: This proposed subdivision (parcel numbers 0360082010 and 0360090560) would be located in northern Violet Township, west of Pickerington Road, east of Ault Road, and south of Gearied Street. The subdivision would contain 33.311-acres and create 33 single-family residential lots.

The Preliminary Plan approval has been extended through April 6, 2025. The applicant is requesting another one-year extension, which would take preliminary plan approval through April 6, 2026. The applicant is applying for a one (1) year extension of the preliminary plan, which would provide approval of the plan through August 2025.

Last year, the applicant inquired about phasing the project. RPC staff and the other technical review agencies noted several comments that would need to be addressed if this project were to be phased. RPC staff contacted the developer prior to writing this report, and the developer indicated that phasing is no longer being proposed at this time.

SUBDIVISION REGULATION COMMITTEE COMMENTS:

The Subdivision Regulation Committee recommends approval of the one-year Preliminary Plan Extension through April 6, 2026. This extension assumes that the development will occur in one phase. If this development were to occur with multiple phases, then the applicant would need to obtain a revised preliminary plan to address the additional comments noted in 2024.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Josh Anders seconded the motion. Motion passed.

ITEM 4. BUILDING DEPARTMENT APPLICATIONS

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

ITEM 5. BILLS

Holly Mattei presented the following bills for payment:

530000	Contractual Services	<u>\$11,650.00</u>
	TOTAL	\$11,650.00

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

ITEM 6. OTHER BUSINESS

None

There being no further business, a motion was made to adjourn the meeting by Dan Singer and seconded by Carly Sparrow. Motion passed.

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary

SUBDIVISION: Stone Hill Estates, Preliminary Plan (Extension Request)

OWNER/DEVELOPER: Price Brothers LLC.

ENGINEER/SURVEYOR: Sands Decker

DATE: Tuesday, April 1, 2025

LOCATION AND DESCRIPTION:

The proposed development is located along the north side of Brandt Road in Bloom Township. This site contains 160.43 acres and is zoned RR – Rural Residential District within Bloom Township zoning.

The developer is requesting a 180-day extension of the preliminary plan. This would extend the preliminary plan through September 2025.

SUBDIVISION REGULATIONS REVIEW COMMITTEE COMMENTS:

1. The Subdivision Regulations Review Committee recommends approval of the 180-day extension of the preliminary plan.

SUBDIVISION: Basil Western Logistics Center, Final Plat (Extension Request)

OWNER/DEVELOPER: Roebling Development Company

ENGINEER/SURVEYOR: Civil & Environmental Consultants, Inc.

DATE: Tuesday, April 1, 2025

LOCATION AND DESCRIPTION:

The proposed development is located along the north side of Basil Western Road in Violet Township. This site contains 58.266 acres and is zoned PBID – Planned Business and Industrial District within Violet Township zoning.

The developer is requesting two 180-day final plat extensions. This would extend the final plat approval through March 2026.

SUBDIVISION REGULATIONS REVIEW COMMITTEE COMMENTS:

1. The Subdivision Regulations Review Committee recommends approval of the 180-day extensions of the Final Plat.

Berne Township Map Amendment

APPLICANT: Jerry Johnson

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 2686 Bauman Hill Rd SE, Lancaster, OH 43130. The application does not describe the area to be rezoned other than by address. Per the Fairfield County Auditor's site, the parcel number for this address is 0040006400, which is one lot that contains 131.20 acres. The application should clearly denote the area to be rezoned.

EXISTING ZONING: The property is currently zoned RR – Rural Residential District. According to the Berne Township Zoning Code, this district's purpose is to provide areas for large lot single family residential development reflecting very low density and a rural lifestyle.

EXISTING LAND USE: Residential

PROPOSED REZONING: PRB – Planned Rural Business District. According to the Berne Township Zoning Code, this district's purpose is to provide for a limited business activity in locations where commercial activity as permitted in the GB District would be inappropriate.

PROPOSED LAND USE: To renovate an existing barn and use it for an event venue/space.

ADJACENT ZONING

NORTH RR Rural Residential

EAST RR Rural Residential

WEST RR Rural Residential

SOUTH RR Rural Residential

ADJACENT USES

Residential

Residential

Agricultural

Residential

Land Use, Environmental, and Regulatory Issues:

1. According to the application, the property is proposed to use an on-site barn as an event space. The primary dwelling structure would be on the same site. The Berne Township Zoning Resolution lists that land and buildings within PRB zoning be used only for the specific use or uses identified by the applicant for zoning plan amendment.

2. According to the Berne Township Zoning Code, all uses for a PRB shall demonstrate that the proposed use or uses are appropriate to and compatible with the neighborhood where the proposed activity is to occur and shall identify the methods to be utilized to achieve compliance with the performance standards in Section 19.04. All permitted uses shall be approved by the Board of Township Trustees as part of the Development Plan that is required for zoning the site into the Planned Rural Business District. The application submitted to the RPC office does not include a sufficient development plan. According to Section 19.3.2, this development plan requires:
 - A survey map of the boundaries of the area requested for zoning map amendment.
 - A site plan showing the specific location of all existing and proposed buildings, setbacks and yards, existing and proposed vegetation and landscaping, and other prominent physical features.
 - Specific uses to be permitted within the proposed development, specified according to area or specific building location. An explanation of how these uses shall be designed, or activities carried out, so as to create desired compatibility with adjacent land uses.
 - Existing roads and drives, anticipated traffic impacts and methods to be employed to address adverse impacts.
 - A list of the specific restrictions proposed by the applicant for the zoning map amendment, which are designed to fulfill the concept, proposed and ensure compatibility of the project with the surrounding area. Such restrictions shall become part of the conditions on which any approval is given.
 - A statement that, if approved as a PRB District, the owner shall comply with all of the standards and requirements as specified in the Development Plan.
3. The Fairfield County Comprehensive Plan (2024) shows that this parcel is within the Traditional Agriculture District of the Future Land Use map (pp. 76-77; see Appendix)

Environmental Health Issues

1. The applicant would need to complete a soil sample test and apply for a new sewage treatment system for the barn.

Soil and Water Issues

1. Recommended approval of rezoning on the condition that the Fairfield County Health Department is contacted to determine if the well and septic system needs to be modified to accommodate the increased use

Utility and Service Issues

1. Fairfield County Utilities did not provide comment.

2. Fire and emergency services are provided by the Berne Township Fire Department. The fire department is located at 5872 Sugar Grove Rd SE, Sugar Grove, OH 43155

Transportation and Access Issues:

1. The County Engineer's Office shared that it had health and safety concerns related to the existing state and location of the current drive based on the proposed use and anticipated increased demand. They recommended that the drive be moved 340' east to meet Drive Sight Distance requirements, that the existing drive be removed, and that a Landowner Permit is obtained.

STAFF RECOMMENDATION:

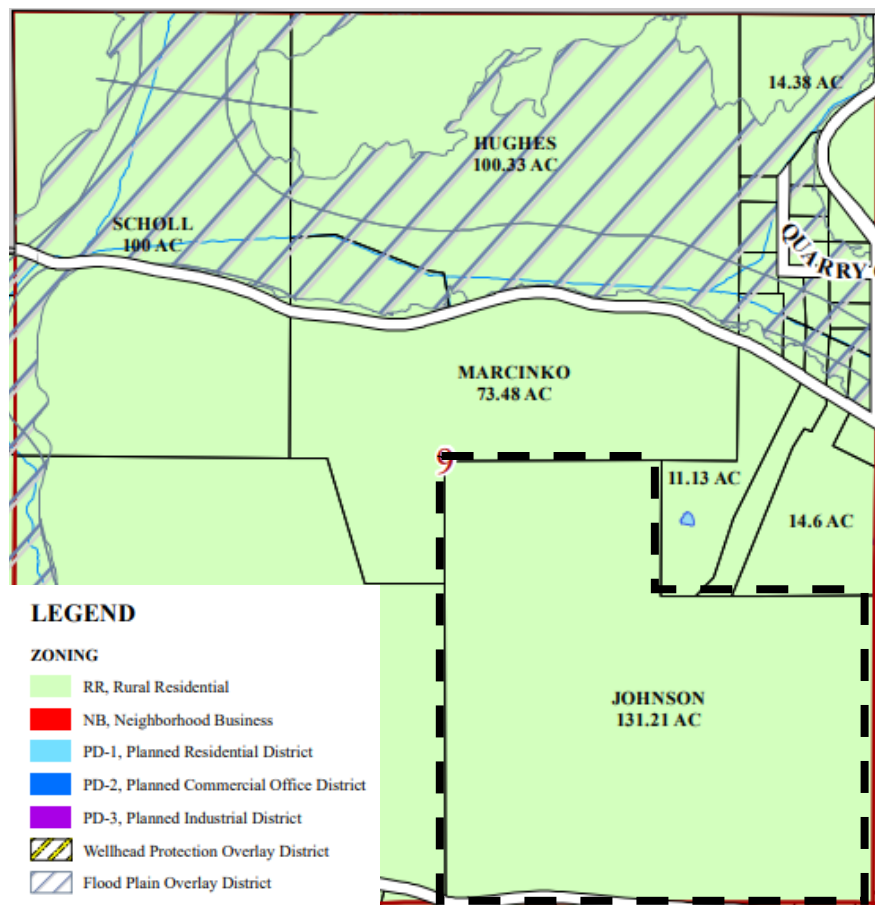
Staff recommend approval of the proposed rezoning with the following recommendations:

1. Any new or renovated commercial buildings would require a building permit through the Fairfield County Building Department.
2. That any driveways/access points meet the recommendations and requirements from both the Fairfield County Engineer's Office and Berne Township's Roads Department.
3. That there are adequate water and sewer systems to accommodate the increased use of this property.

RPC staff recommends approval because we believe event centers can be adequately integrated into a residential area, if appropriate measures are taken. The Township currently utilizes the PRB district for this type of use, so we therefore recommend approval of this rezoning based upon the set-up of the township's current code. It should be noted that such uses that are appropriate for a zoning district but need additional oversight, are typically handled through a conditional use process for the applicable zoning district. The use of the PRB zoning district could be considered spot zoning as there is no comprehensive approach to rezoning to this district. The Township should consider moving the uses permitted under the PRB district so that they are considered as conditional uses in the appropriate zoning district(s) to alleviate this concern.



(Google Maps, 2025)



Berne Township Map Amendment

APPLICANT: Dan Witkiewicz

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 1000 McGrery Rd SE, Lancaster, OH 43130. The application does not describe the area to be rezoned other than by address. Per the Fairfield County Auditor's site, the parcel number for this address is 0040078840, which is one lot that contains 5.33 acres. The application should clearly denote the area to be rezoned.

EXISTING ZONING: The property is currently zoned RR – Rural Residential District. According to the Berne Township Zoning Code, this district's purpose is to provide areas for large lot single family residential development reflecting very low density and a rural lifestyle.

EXISTING LAND USE: Residential

PROPOSED REZONING: PRB – Planned Rural Business District. According to the Berne Township Zoning Code, this district's purpose is to provide for a limited business activity in locations where commercial activity as permitted in the GB District would be inappropriate.

PROPOSED LAND USE: To use the existing 3-bedroom residence as a short-term rental, to allow a maximum of 6-8 occupants at once.

ADJACENT ZONING

NORTH RR Rural Residential

EAST RR Rural Residential

WEST RR Rural Residential

SOUTH RR Rural Residential

ADJACENT USES

Agricultural

Agricultural

Agricultural

Residential

Land Use, Environmental, and Regulatory Issues:

1. According to the application, the property is proposed to use an existing dwelling as a short-term rental. The application specifies there would be a maximum of between six to eight occupants at one time. The Berne Township Zoning Resolution lists that land and buildings within PRB zoning be used only for the specific use or uses identified by the

applicant for zoning plan amendment.

2. According to the Berne Township Zoning Code, all uses for a PRB shall demonstrate that the proposed use or uses are appropriate to and compatible with the neighborhood where the proposed activity is to occur and shall identify the methods to be utilized to achieve compliance with the performance standards in Section 19.04. All permitted uses shall be approved by the Board of Township Trustees as part of the Development Plan that is required for zoning the site into the Planned Rural Business District. The application submitted to the RPC office does not include a sufficient development plan. According to Section 19.3.2, this development plan requires:
 - A survey map of the boundaries of the area requested for zoning map amendment.
 - A site plan showing the specific location of all existing and proposed buildings, setbacks and yards, existing and proposed vegetation and landscaping, and other prominent physical features.
 - Specific uses to be permitted within the proposed development, specified according to area or specific building location. An explanation of how these uses shall be designed, or activities carried out, so as to create desired compatibility with adjacent land uses.
 - Existing roads and drives, anticipated traffic impacts and methods to be employed to address adverse impacts.
 - A list of the specific restrictions proposed by the applicant for the zoning map amendment, which are designed to fulfill the concept, proposed and ensure compatibility of the project with the surrounding area. Such restrictions shall become part of the conditions on which any approval is given.
 - A statement that, if approved as a PRB District, the owner shall comply with all of the standards and requirements as specified in the Development Plan.
3. The Fairfield County Comprehensive Plan (2024) shows that this parcel is within the Traditional Agriculture District and the Flood Hazard Buffer area of the Future Land Use map (pp. 76-77; see Appendix)

Environmental Health Issues

1. The applicant would need to schedule an inspection with the Fairfield County Health Department to review the current sewage treatment system to ensure it is able to handle the daily design flow of the new business.

Soil and Water Issues

1. Fairfield County Soil and Water Conservation District did not have any concerns with the rezoning.

Utility and Service Issues

1. Fairfield County Utilities did not provide comments.
2. Fire and emergency services are provided by the Berne Township Fire Department. The fire department is located at 5872 Sugar Grove Rd SE, Sugar Grove, OH 43155

Transportation and Access Issues:

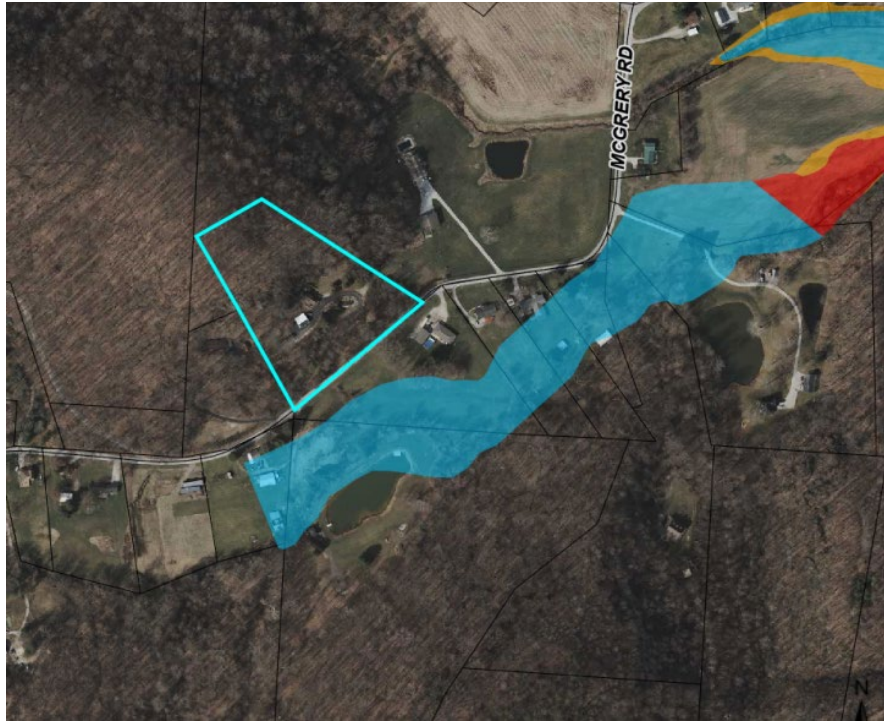
1. The County Engineer's Office did not have any objections to the rezoning.

STAFF RECOMMENDATION:

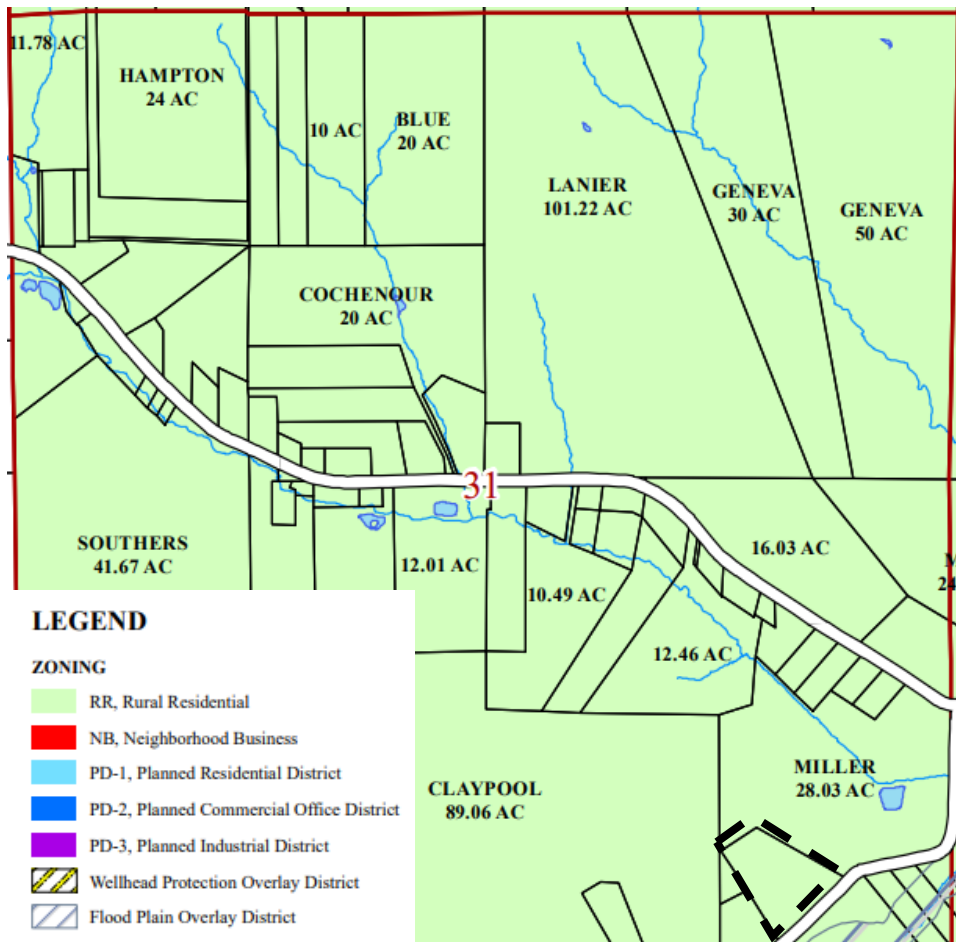
Staff recommend approval of the proposed rezoning with the following recommendations:

1. Any renovations or additions to a building for commercial use would require a building permit through the Fairfield County Building Department.
2. That the applicant schedules a sewage treatment system inspection with the Fairfield County Health Department for their review.

RPC staff recommends approval because we believe short-term rentals can be adequately integrated into a residential area, if appropriate measures are taken. The Township currently utilizes the PRB district for this type of use, so we therefore recommend approval of this rezoning based upon the set-up of the township's current code. It should be noted that such uses that are appropriate for a zoning district but need additional oversight, are typically handled through a conditional use process for the applicable zoning district. The use of the PRB zoning district could be considered spot zoning as there is no comprehensive approach to rezoning to this district. The Township should consider moving the uses permitted under the PRB district so that they are considered as conditional uses in the appropriate zoning district(s) to alleviate this concern.



(Google Maps, 2025)



Violet Township Map Amendment

APPLICANT: LeVeck Commercial Construction and Development, LLC

LOCATION & DESCRIPTION: The property proposed to be rezoned includes two parcels located on the south side of Basil-Western Road, and north of US-33. Per the Fairfield County Auditor's site, the parcel numbers for this site are 0370211730 and 0370211720, which are 3.631-acre and 12.441-acre lots, respectively. The total area would contain 16.072-acres.

EXISTING ZONING: The property is currently zoned PBID –Planned Business and Industrial District. According to the Violet Township Zoning Code, this district's purpose is to "provide an opportunity for a mix of open space, recreational, commercial and light industrial uses not otherwise permitted within the standard zoning district classifications."

EXISTING LAND USE: Vacant

PROPOSED REZONING: PBID – Planned Business and Industrial District. The rezoning would change the previously proposed PBID to another.

PROPOSED LAND USE: To use the 12.441-acre parcel "used for industrial/warehouse/distribution center uses," and the 3.631-acre parcel "used for a bar/restaurant and other associated uses."

ADJACENT ZONING

ADJACENT USES

NORTH	PCD Planned 33 Corridor District	Commercial
EAST	PCD Planned 33 Corridor District	Commercial
WEST	M-2 Limited Manufacturing District	Commercial
SOUTH	R-2 Single Family Residential District	Residential

Land Use, Environmental, and Regulatory Issues:

1. According to the application, the property is proposed to use one parcel for industrial uses, and the other parcel for commercial uses. The Violet Township Zoning Resolution notes that "the precise use or type of use to be included in the proposed PBID shall be clearly specified in the proposed Zoning Plan."

2. According to the Violet Township Zoning Code, the purpose of the PBID is to provide “an opportunity for a mix of open space, recreational, commercial and light industrial uses not otherwise permitted within the standard zoning district classifications.” “A Development Plan shall be required to be submitted to the Township for approval prior to the initiation of development in each phase of the PBID.” According to Section 301-01, this development plan requires:
 - “The creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protects the community’s natural resources by avoiding development on, and destruction of, sensitive environmental areas
 - Enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development.
 - Assures compatibility between proposed land uses within and around the PBID through appropriate development controls.
 - Enhances the economy of the Township by making available a variety of employment opportunities and providers of goods and services.
 - Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable plans for the area and are compatible with adjacent and nearby land uses.”
3. The Fairfield County Comprehensive Plan (2024) shows that this parcel is within a Priority Growth Area and the Employment Center Area of the Future Land Use map (p. 85; see Appendix).
4. According to the Township Zoning Inspector, this ground was previously zoned to a PBID in 2023 but contained additional acreage which such acreage is not included in this application.
5. The applicant also submitted a preliminary plan under the Fairfield County Subdivision Regulations in 2023 that contained additional acreage. This preliminary plan will need to be revised if this rezoning is approved. It is RPC staff’s understanding that there are some ownership disputes. These ownership disputes must be addressed to the satisfaction of the Fairfield County Prosecutor’s office prior to submitting a revised preliminary plan to the county.

Environmental Health Issues

1. The Fairfield County Health Department shared (via phone call on 03/20/2025) that they did not have concerns with the proposed rezoning.

Soil and Water Issues

1. Recommended approval of rezoning on the condition that the applicant modifies their construction drawings to reflect the new layout.

Utility and Service Issues

1. Fairfield County Utilities did not provide comments.

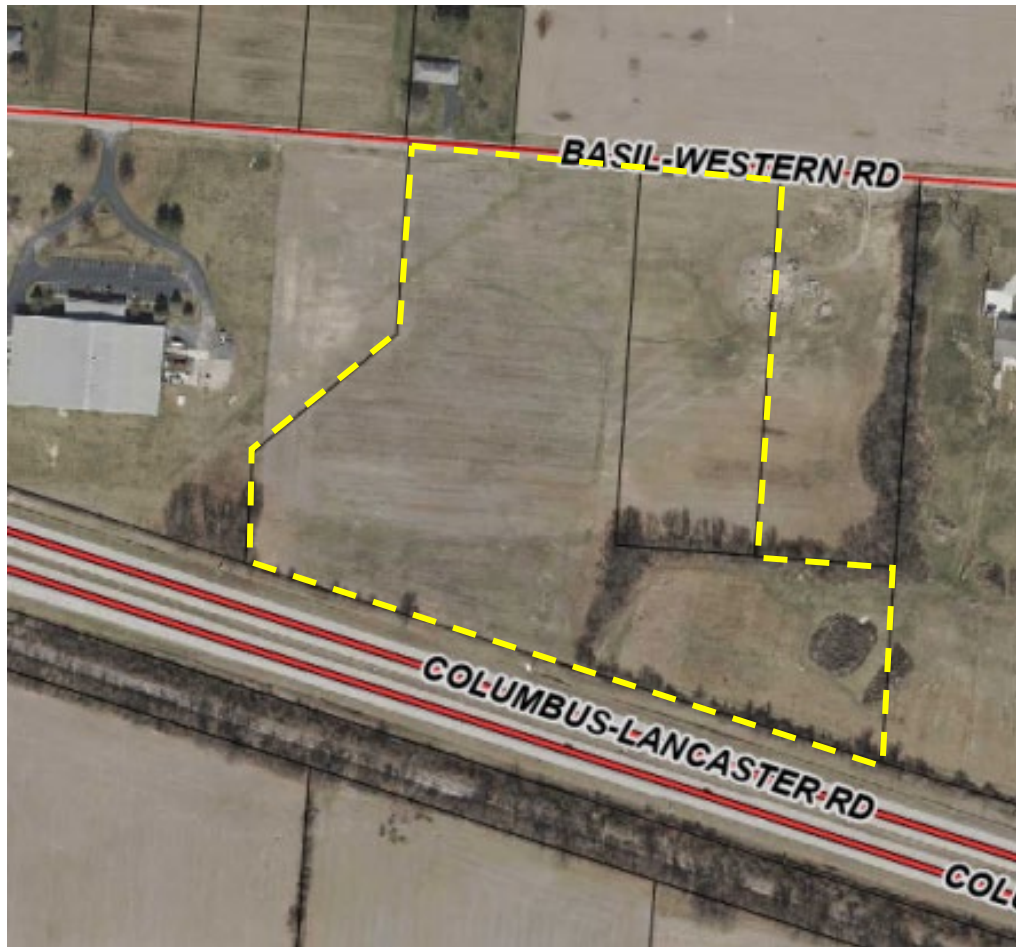
Transportation and Access Issues:

1. The County Engineer's Office shared they had no comments regarding the proposed rezoning.

STAFF RECOMMENDATION:

Staff recommend approval of the proposed rezoning with the following recommendations:

1. If this rezoning is approved by the Township, how will the township handle the acreage that was previously rezoned to PBID but has not been included in this rezoning? Will this area retain the previous PBID zoning but require a new preliminary plan? The previously approved layout included a building straddling the lot line for the acreage not included in this rezoning.
2. A new preliminary plan under the Fairfield County Subdivision Regulations will need to be submitted after the landowner disputes have been resolved to the satisfaction of the Fairfield County Prosecutor's office.



Fairfield County Building Department Monthly Report - March 2025

Final Approved	Address	City/Village	Township	Cost Estimate	Date Received
Restaurant Certificate of Occupancy	1001 S Main St	Baltimore	Liberty	None Listed	02/12/25
Little Shepherds Preschool	4925 Plum Road NW	Carroll	Greenfield	None Listed	02/12/25
Auto Service Building Certificate of Occupancy	600 N Main St	Baltimore	Liberty	None Listed	02/27/25
American Legion - Hood Suppression	11410 Smith Road NW	Lithopolis	Bloom	28,000.00	01/24/25
New Applications	Address	City/Village	Township	Cost Estimate	Date Received
Auto Service Building - COO	600 N Main St	Baltimore	Liberty	None Listed	02/27/25
Fairfield Career Center - Oven Electrical Work	3985 Coonpath Rd NW	Carroll	Greenfield	16,600.00	03/03/25
Millersport Schools - HVAC Improvements	11850 Lancaster St.	Millersport	Walnut	758,000.00	03/17/25
Office and Workshop - COO	Custers Point Rd NE	Millersport	Walnut	4,200.00	03/18/25
Soggy Paws - COO	1818 1/2 Basil Western Rd.	Baltimore	Liberty	None Listed	03/19/25
Millersport Schools - Exterior Improvements	11850 Lancaster St.	Millersport	Walnut	1,834,000.00	03/20/25
Ricketts Excavating - Electric Service	230 Hamburg Rd	Lancaster	Hocking	5,000.00	03/21/25

BILLS
REGIONAL PLANNING COMMISSION
April 1, 2025

530000	CONTRACTUAL SERVICES	
	Crossroads Community	\$11,650.00
	TOTAL	\$11,650.00