

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP  
Interim Director

DATE: March 31, 2026

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, April 7, 2026, 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

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

**Or call in (audio only)**

[+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 3, 2026
2. President’s Report
3. Zoning Map Amendment  
Rudolph Legal Ltd.  
B-1 (Small Scale Commercial District) to RR (Rural Residential District)  
Liberty Township
4. Zoning Text Amendments
  - a) Hocking Township – Short Term Rentals, Conditional Uses
  - b) Greenfield Township – Data Centers
5. Appropriation of Funds for Laptop Computer – Resolution 2026-1

Holly R. Mattei, AICP  
Interim Director

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

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

## MINUTES

March 3, 2026

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, Ron Beitzel, Vince Carpico, Joe Ebel, Amanda Everitt, Jennifer Henery, Charles Hockman, Kent Huston, Jarrod Mahaffey, Mark Matthews, Darrin Monhollen, Matt Nihiser, Mitch Noland, Pat Polding, Dan Singer, Bob Slater, Carly Sparrow, Tony Vogel, Ira Weiss, Jeff Williamsen and Commissioner Fix.

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

### ITEM 1. MINUTES

The minutes of February 3, 2026, Fairfield County Regional Planning Commission meeting, were presented for approval. Dan Singer made a motion for approval of the minutes. Carly Sparrow seconded the motion. The motion passed.

### ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

### ITEM 3. SUBDIVISION ACTIVITY

Josh Hillberry presented the following reports:

#### ITEM 3a. SYCAMORE GROVE PHASE 1B – FINAL PLAT

**OWNER/DEVELOPER:** Corey Theurerkauf (Rockford Homes)

**ENGINEER/SURVEYOR:** Nick Stauffenger (Kimley-Horn)/Matt Ackroyd (CESO Inc.)

#### **LOCATION AND DESCRIPTION:**

The proposed Sycamore Grove, Phase 1-B is located on the east side of Tollgate Road in Violet Township. Phase 1-B will create thirty-eight (38) residential lots on 28.485 acres.

The Final Plat for Sycamore Grove, Phase 1-A, was approved by the RPC on January 7, 2025 and was recorded on July 30, 2025.

#### **SUBDIVISION REGULATIONS COMMITTEE COMMENTS:**

The Subdivision Regulations Committee recommends **approval** of the Final Plat for Sycamore

Grove, Phase 1-B, subject to the following conditions:

1. Technical Comments from the review agencies
2. Construction assurances, a development agreement and inspection fees have all been submitted. Recreation fees will need to be submitted.

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

### **ITEM 3b. MAGNOLIA RESERVE – PRELIMINARY PLAN EXTENSION**

**OWNER/DEVELOPER:** Ron Beitzel/Four Seasons Land Company

**ENGINEER/SURVEYOR:** Advanced Civil Design

#### **LOCATION AND DESCRIPTION:**

The 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 was approved by the RPC on April 6, 2021. Approval has been extended through April 6, 2026. The applicant is requesting another one-year extension, which would take preliminary plan approval through April 6, 2027.

In 2024, 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.

#### **SUBDIVISION REGULATIONS COMMITTEE COMMENTS:**

The Subdivision Regulations Committee recommends **approval** of the one-year Preliminary Plan Extension through April 6, 2027. 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. Carly Sparrow seconded the motion. Commissioner Fix asked why the project has been delayed and has not moved forward. Mr. Beitzel said the developer is currently working on bids and financing for the project. The board said they would like to see this project done by next year. After discussion, the motion passed with Darrin Monhollen and Mark Matthews, Violet Township, abstaining.

### **ITEM 4. CDBG FAIR HOUSING PRESENTATION**

The Regional Planning staff gave an overview of the Community Development Block Grant Program. Fairfield County participates in the Allocation Program and other competitive grants.

The eligible entities/projects were explained to the board members. The applications are due to Regional Planning by April 10, 2026. A presentation on the Fair Housing Program and educational materials were distributed to the board members.

**ITEM 5. ELECTION OF OFFICERS**

The board discussed the election of officers and Executive Committee members.

Election of Officers:

Dan Singer made a motion to nominate and elect Ira Weiss as the President. Amanda Everitt seconded the motion. The motion passed with Ira Weiss abstaining.

Ira Weiss made a motion to nominate and elect Gail Ellinger as the Vice-President. Dan Singer seconded the motion. The motion passed.

Ira Weiss made a motion to nominate and elect Doug Ingram as the Second Vice-President. Kent Huston seconded the motion. The motion passed.

Amanda Everitt made a motion to nominate and elect Jarrod Mahaffey as the Secretary. Carly Sparrow seconded the motion. The motion passed with Jarrod Mahaffey abstaining.

Executive Committee:

The elected officers are automatically a member of the Executive Committee.

Commissioner Fix made a motion to nominate and elect Jennifer Morgan, Amanda Everitt, Kent Huston, Darrin Monhollen and Jeff Porter to the Executive Committee. Ira Weiss seconded the motion. The motion passed with Jennifer Morgan, Amanda Everitt, Kent Huston and Darrin Monhollen abstaining.

**ITEM 6. BUILDING DEPARTMENT APPLICATIONS**

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

**ITEM 7. BILLS**

Holly Mattei presented the following bills for payment:

530000	Contractual Services		<u>\$12,000.00</u>
		TOTAL	\$12,000.00

A motion was made by Kent Huston to approve the bills for payment. Ira Weiss seconded the motion. The motion passed.

**ITEM 8. OTHER BUSINESS**

Commissioner Fix thanked Jennifer Morgan for her service and dedication as the Regional Planning Commission President.

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

Minutes Approved By:

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Jennifer Morgan, President

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Kent Huston, Secretary

## **Liberty Township Map Amendment**

**APPLICANT:** Rudolph Legal Ltd.

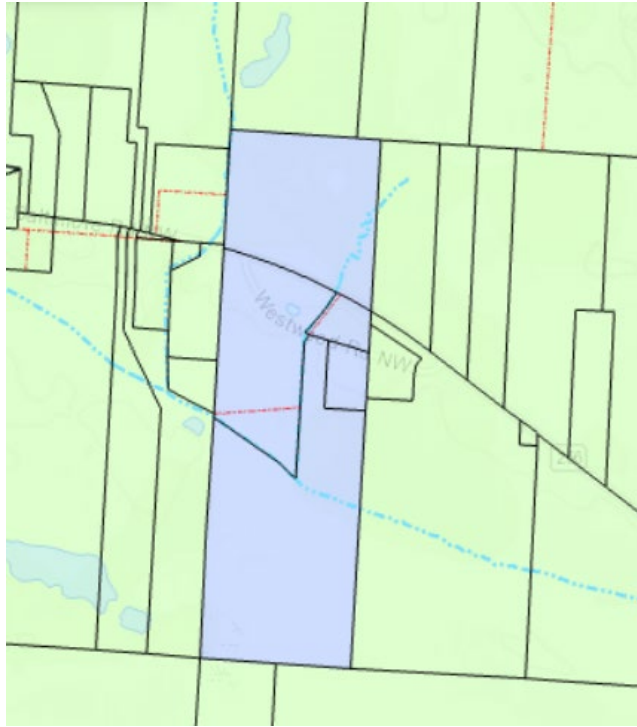
**LOCATION & DESCRIPTION:** The properties proposed to be rezoned are located at 0 Westwood Rd NW, Baltimore, OH 43105. Despite this address, one of the parcels has frontage on SR-256. The parcel numbers associated with this address are 0210054330 and 0210054300, which according to the Fairfield County Auditor's website are 20.449-acre and 35.519-acre lots, respectively.

**EXISTING ZONING:** These parcels are currently zoned as B-1 Small Scale Commercial District.

**EXISTING LAND USE:** Agricultural use.

**PROPOSED REZONING:** RR – Rural Residential District. According to the Liberty Township Zoning Code, the purpose of the Rural Residential District is “to provide for single family dwellings on large tracts within areas of open land.”

**PROPOSED LAND USE:** According to the included application materials, the proposed use is “to be used in a manner consistent with its historic agricultural use and surrounding rural residential development pattern.”



**ADJACENT ZONING**

**ADJACENT USES**

North	RR - Rural Residential District/B-1 Small Scale Commercial District	Agricultural/Residential
East	RR - Rural Residential District	Agricultural/Residential
West	RR - Rural Residential District	Agricultural/Residential
South	R - Rural Residential District/B-1 Small Scale Commercial District	Agricultural/Residential

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

1. There was a previous submittal to perform additional lot splits for one of the affected parcels, but formal lot split applications have not yet been submitted at the time of this report.
2. The Fairfield County Comprehensive Plan (2024) shows that this parcel is within the Transportation and Economic Development Corridor of the Future Land Use map (see Appendix).
3. The Liberty Township 2025 Comprehensive Plan (page 23) shows that these parcels are within the B-1 Small Scale District. It does not appear to have proposed changes for future land use. The map is included along with this report.
4. There are concerns related to potential downzoning and conflicts with the comprehensive plans. Since the owner is part of the application, the concern of downzoning is alleviated.

### **Environmental Health:**

1. The Fairfield County Health Department shared not having any comments for the rezoning.

### **Soil and Water Conservation District:**

1. The Fairfield County Soil and Water Conservation District shared that they recommended approval for this rezoning.

### **Water and Sewer Services:**

1. Fairfield County Utilities shared that they did not have comments for the rezoning.

### **Transportation and Access:**

1. The Fairfield County Engineer's Office shared that they did not have comments for this rezoning. In reaching out to ODOT for comment on the parcel with frontage on SR-256, they shared not having any comment for the rezoning.

### **STAFF RECOMMENDATION:**

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

1. RPC staff acknowledges that the surrounding area has uses primarily agricultural and residential in character, despite the assigned Zoning Districts. However, these proposed rezonings would not follow the current or future proposed land uses in the Liberty Township 2025 Comprehensive Plan. In the future, Liberty Township would also benefit from having a commercial district that permits residential uses. Such an approach would provide greater flexibility while maintaining consistency with the comprehensive plan and help minimize the need for similar rezonings in the future.



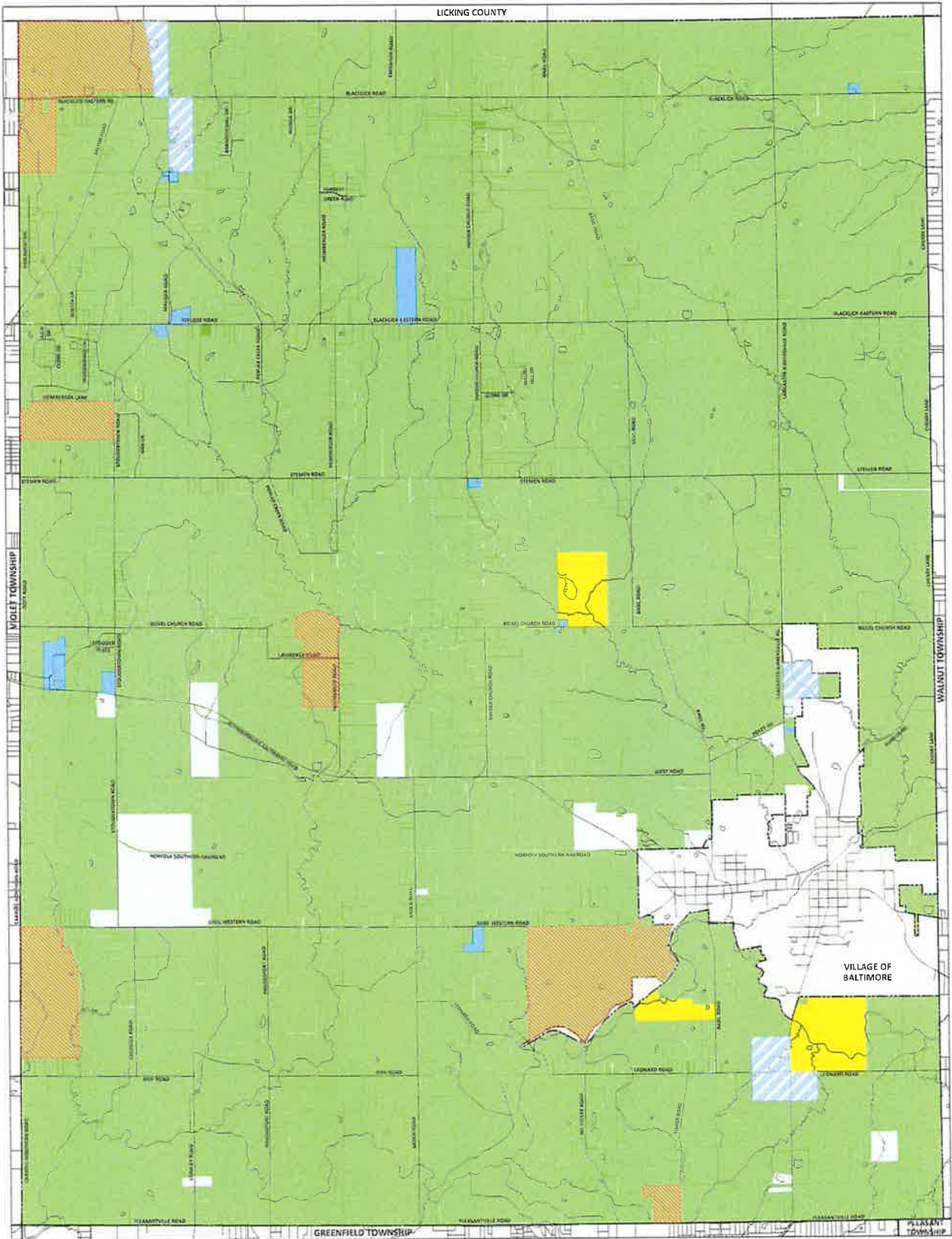
Aerial view (Google Maps, 2026)









Available street view from SR-256 (Google Maps, 2025)

# 2025 LIBERTY TOWNSHIP, FAIRFIELD COUNTY COMPREHENSIVE LAND USE PLAN - UPDATED

LICKING COUNTY

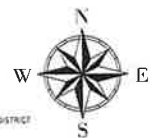


### ZONING DISTRICT LEGEND

-  RR - RURAL RESIDENTIAL AND AG - AGRICULTURAL DISTRICT
-  I-1 - GENERAL INDUSTRIAL DISTRICT
-  PRB/CS - PLANNED RURAL BUSINESS AND COMMUNITY SERVICE DISTRICT
-  B-1 - SMALL SCALE COMMERCIAL DISTRICT
-  B-2 - HIGHWAY BUSINESS COMMERCIAL DISTRICT
-  PUD - PLANNED UNIT DEVELOPMENT DISTRICT
-  PR2 - PLANNED RESIDENTIAL CONSERVATION OVERLAY DISTRICT
-  PR-1 - PLANNED RESIDENTIAL DISTRICT
-  TOWNSHIP BOUNDARIES

### FUTURE LAND USE LEGEND

-  GENERAL INDUSTRIAL DISTRICT
-  BUSINESS COMMERCIAL & EMPLOYMENT DISTRICT
-  SUBURBAN RESIDENTIAL DISTRICT
-  CONSERVATION DISTRICT



Approved October 30, 2025

APPLICATION FOR ZONING DISTRICT CHANGE

(Subject to O.R.C. Section 519.12)

Application # -ZC-

Date Filed: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Parcel No. \_\_\_\_\_

Liberty Township Zoning Commission  
2095 Reynoldsburg Baltimore Rd. NW  
Baltimore, OH 43105  
(740) 862-6691

Applicant Rudolph Legal Ltd.

Street Address 141 E. Town Street, Suite 200

City Columbus State OH Zip 43215

Phone No(s). (614) 324-0457

Property Owner Westwood Road LLC  
(if different from Applicant)

Street Address 7970 Creek Court

City Canal Winchester State OH Zip 43110

Phone No(s). \_\_\_\_\_

E-Mail Address: cwallace@rudolphlegal.com

E-Mail Address: bannah@legacyacrosland.com

The applicant does hereby apply to the Liberty Township Zoning Commission for a  
 text amendment and / or  rezoning to the Liberty Township Zoning Resolution of the following described.

1. Proposed Amendment Modifies Article or Section Numbers  
N/A

2. Proposed Amendment Deletes Article or Section Numbers  
N/A

3. Proposed Amendment Adds Article or Section Numbers N/A

4. Describe the purpose of the proposed amendment To rezone approximately 56 acres from B-1 to Rural Residential to align zoning with the property's historic agricultural use and the surrounding rural residential land use pattern

5. Write below or attach full text of the proposed amendment, including Section Numbers to application.  Attachment.  
N/A

6. Describe the specific benefits and other effects the proposed amendment would have on the property owned by applicant and property owner. Write below or attach separate sheet of paper.

The proposed rezoning will allow the property to be used in a manner consistent with its historic agricultural use and surrounding rural residential development pattern. The amendment reduces the potential for higher-intensity commercial uses and supports orderly



H. A fee as established by the Board of Township Trustees.



**LIBERTY TOWNSHIP  
APPLICATION FOR ZONING CHANGE**

For Official Use Only  
Zoning Commission

Fee Paid \_\_\_\_\_ \$ \_\_\_\_\_ Application # -ZC-

Date \_\_\_\_\_ Amount \_\_\_\_\_  
Date Filed \_\_\_\_\_

Date Sent to Zoning Department \_\_\_\_\_

Date Sent to Fairfield County Regional Planning Commission \_\_\_\_\_

Anticipated Date	EVENT	ACTUAL DATE	Comments
	FCRPC Staff Review		
	FCRPC Recommendations to Twp		
	Twp Zoning Commission Hearing		
	Recommendations to Twp Board of Trustees		
	Twp Board of Trustees Hearing		

**Zoning Commission**

Date of Notice in Newspaper \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_  
Zoning Commission Recommendation: Approval \_\_\_\_\_ Denial \_\_\_\_\_ Modification \_\_\_\_\_  
Reason for Action \_\_\_\_\_

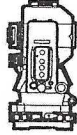
For Official Use Only

**Township Board of Trustees**

Date Recommendation Received from Zoning Commission \_\_\_\_\_  
Date of Notice in Newspaper \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_  
Action by Twp Board of Trustees: Approval \_\_\_\_\_ Denial \_\_\_\_\_ Modification \_\_\_\_\_  
Reason for Action \_\_\_\_\_

\_\_\_\_\_  
Township Trustee                      Township Trustee                      Township Trustee

Date \_\_\_\_\_



**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description**

**North Part: 20.449 Acres**

**Part Westwood Road, LLC: Instrument No. 202500002867**

Situated in the Township of Liberty, County of Fairfield, State of Ohio, and being a part of the West Half of Section 17, Township 16N, Range 19W, and being more particularly described as follows;

Being a Survey of a part of a 55.746 Acre parcel conveyed to Westwood Road, LLC, as recorded in Instrument No. 202500002867, in the Fairfield County Deed Records, also being part of Auditor's P.P.N. 021-00543-00, and further described as follows;

Commencing at a 3/4" o.d. iron pipe found at the Southwest corner of the Northwest Quarter of Section 17, also being on the West line of said parcel conveyed to Westwood Road, LLC, and being on the East line of Section 18 and a 6.61 Acre parcel conveyed to Elizabeth E. Deeter, as recorded in Instrument No. 202200015627, and being the **PRINCIPLE PLACE OF BEGINNING** of the 20.449 Acre parcel herein to be described;

Thence, **N 03°28'46" E 747.45 feet** with the West line of Section 17 and said parcel conveyed to Westwood Road, LLC, also being the East line of Section 18 and said parcel conveyed to Deeter, and extending along the East line of a 15.12 Acre parcel conveyed to Darrin & Kelly Endicott, as recorded in O.R. Book 1102, Page 769, to a 1.5" o.d. iron pipe found at the Southwest corner of a 30.01 Acre parcel conveyed to Nicholas & Jordan Miller, as recorded in Instrument No. 202400017615, passing over a concrete monument found at 64.38 feet, and passing over a 5/8" o.d. iron pin found capped "Ahlers & Moe" at 619.72 feet;

Thence, **S 85°52'52" E 976.81 feet** with the North line of said parcel conveyed to Westwood Road, LLC, also being the South line of said parcel conveyed to Miller and extending along the South line of a 25.77 Acre parcel conveyed to Heather Smiley, Trustee, as recorded in O.R. Book 1750, Page 1101, to a stone found at the Northwest corner of a 10.915 Acre parcel conveyed to Matthew E. & Stacey L. Huntwork, as recorded in O.R. Book 1779, Page 4321, and passing over a 5/8" o.d. iron pin found capped "P.S. 6579" at 825.09 feet;

Thence, **S 03°28'43" W 1107.89 feet** with the East line of said parcel conveyed to Westwood Road, LLC, also being the West line of said parcel conveyed to Huntwork, to a point in the centerline of Reynoldsburg-Baltimore Road (State Route 256), as shown on Plan No. FAI-256-4.84, on file at the Ohio Department of Transportation District 5 Office, Jacksonstown, Ohio, and passing over a concrete monument found at 1022.88 feet;

Thence with the centerline of said Reynoldsburg-Baltimore Road with a curve to the left (Radius = 3906.53 feet, Arc Length 1041.85 feet, Delta Angle 15°16'50") with a chord bearing **N 66°37'25" W 1038.77 feet** to a point on the West line of said parcel conveyed to Westwood Road, LLC and Section 17, also being East line of Section 18 and a 5.01 Acre parcel conveyed to Barbara J. Randall, as recorded in O.R. Book 1807, Page 1869;

Thence, **N 03°28'46" E 17.82 feet** with the West line of Section 17 and said parcel conveyed to Westwood Road, LLC, also being the East line of Section 18 and said parcel conveyed to Randall, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **20.449 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the West line of the Northwest Quarter of Section 17, as being N 03°28'46" E using the O.D.O.T.CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

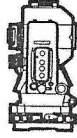
All iron pins set and previously set are 5/8" x 30" rebar with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in October of 2025.

Dated \_\_\_\_\_

\_\_\_\_\_  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Job No. 4596-25FA-North Part



## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

South Part: 35.519 Acres

Part Westwood Road, LLC: Instrument No. 202500002867

Situated in the Township of Liberty, County of Fairfield, State of Ohio, and being a part of the West Half of Section 17, Township 16N, Range 19W, and being more particularly described as follows;

Being a Survey of a part of a 55.746 Acre parcel conveyed to Westwood Road, LLC, as recorded in Instrument No. 202500002867, in the Fairfield County Deed Records, also being part of Auditor's P.P.N. 021-00543-00, and further described as follows;

Commencing at a 3/4" o.d. iron pipe found at the Southwest corner of the Southwest Quarter of Section 17 and said parcel conveyed to Westwood Road, LLC, being the Southeast corner of Section 18 and a 15.01 Acre parcel conveyed to Todd A. & Cathy F. Deogburn, as recorded in O.R. Book 1228, Page 753, being the Northeast corner of Section 19 and a 74 Acre parcel conveyed to Ralph E. Miller, Trustee, as recorded in O.R. Book 1497, Page 848, also being the Northwest corner of Section 20 and a 16 Acre parcel conveyed to Ralph E. Miller, Trustee, as recorded in O.R. Book 1497, Page 848, and being the PRINCIPLE PLACE OF BEGINNING of the 35.519 Acre parcel herein to be described;

Thence, N 03°27'10" E 1557.25 feet with the West line of Section 17 and said parcel conveyed to Westwood Road, LLC, also being the East line of Section 18 and said parcel conveyed to Deogburn, to a point in the centerline of a stream marking the Southwest corner of a parcel conveyed to Richard L. & Deborah S. Smith, Trustees, as recorded in Instrument No. 202400012796: said point bears S 03°27'10" W 23.00 feet from a 5/8" o.d. iron pin found capped "McFarland P.S. 7492";

Thence with the South and East boundary of said parcel conveyed to Smith following a stream, with the following five (5) courses and distances:

- 1) S 55°06'32" E 514.75 feet to a point: said point bears S 38°30'00" W 10.94 feet from a 5/8" o.d. iron pin found capped "McFarland P.S. 7492";
- 2) S 46°05'15" E 149.12 feet to a 5/8" o.d. iron pin found capped "McFarland P.S. 7492";
- 3) N 03°44'18" E 459.59 feet to a point: said point bears N 86°07'48" E 12.10 feet from a 1/2" o.d. iron pin found;
- 4) N 03°45'18" E 426.09 feet to a point;
- 5) N 37°30'30" E 61.21 feet leaving said stream to a point in the centerline of Westwood Road (60' Wide), and passing over a 5/8" o.d. iron pin found capped "p.s. 5348" at 17.95 feet

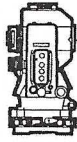
Thence, S 71°29'10" E 124.74 feet with the centerline of Westwood Road, to a point marking the Northwest corner of a 2.500 Acre parcel conveyed to Jeremy L & Jill M. Hill, as recorded in Instrument No. 202100017006;

Thence leaving Westwood Road with the West and South boundary lines of said parcel conveyed to Hill, with the following two (2) courses and distances:

- 1) S 03°27'05" W 439.54 feet to a 5/8" o.d. iron pin found capped "McFarland P.S. 7492", and passing over a 5/8" o.d. iron pin found capped "McFarland P.S. 7492" at 29.63 feet;
- 2) S 86°32'19" E 266.82 feet to a 5/8" o.d. iron pin found capped "McFarland P.S. 7492" on the West line of a 47.438 Acre parcel conveyed to David P. Piccirillo, Jr., as recorded in O.R. Book 1774, Page 2110;

Thence, S 03°27'32" W 1668.11 feet with the West line of said parcel conveyed to Piccirillo, to a 5/8" o.d. iron pin found capped "Tobin-McFarland" on the South line of the Southwest Quarter of Section 17, also being the North line of the Northwest Quarter of Section 20 and a 246.03 Acre parcel conveyed to Ralph E. Miller, Trustee, as recorded in O.R. Book 1497, Page 848;

Thence, N 85°51'40" W 978.64 feet with the South line of the Southwest Quarter of Section 17 and said parcel conveyed to Westwood Road, LLC, also being the North line of the Northwest Quarter of Section 20 and said 246.03 Acre parcel conveyed to Miller, and extending along the North line of said 16 Acre parcel conveyed to Miller, to the PRINCIPLE PLACE OF BEGINNING, and containing 35.519 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.



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The bearings of the above description are based on the South line of the Southwest Quarter of Section 17, as being N 85°51'40" W using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set and previously set are 5/8" x 30" rebar with red caps labeled "S.A. ENGLAND #S-7452".

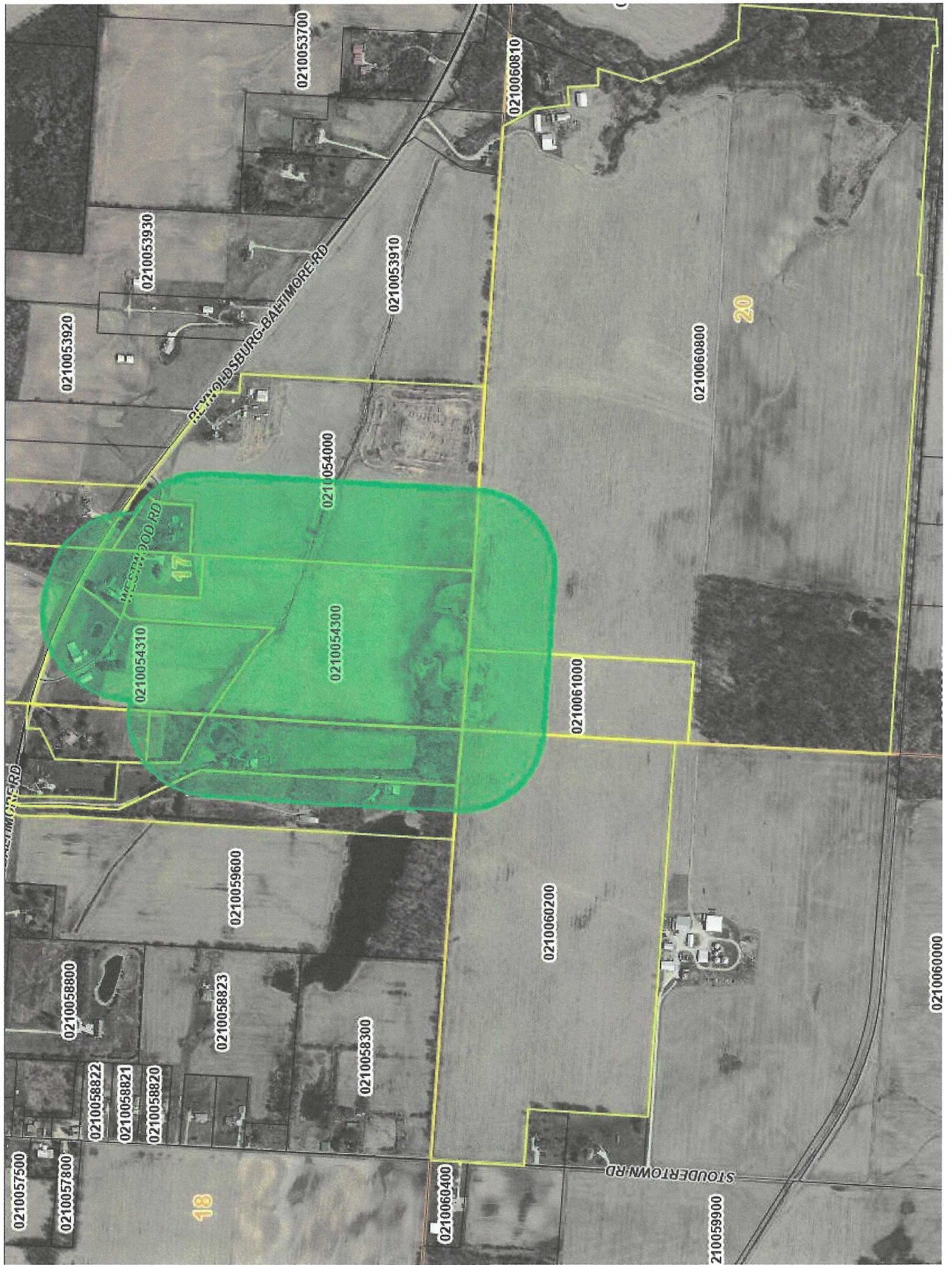
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in October of 2025.

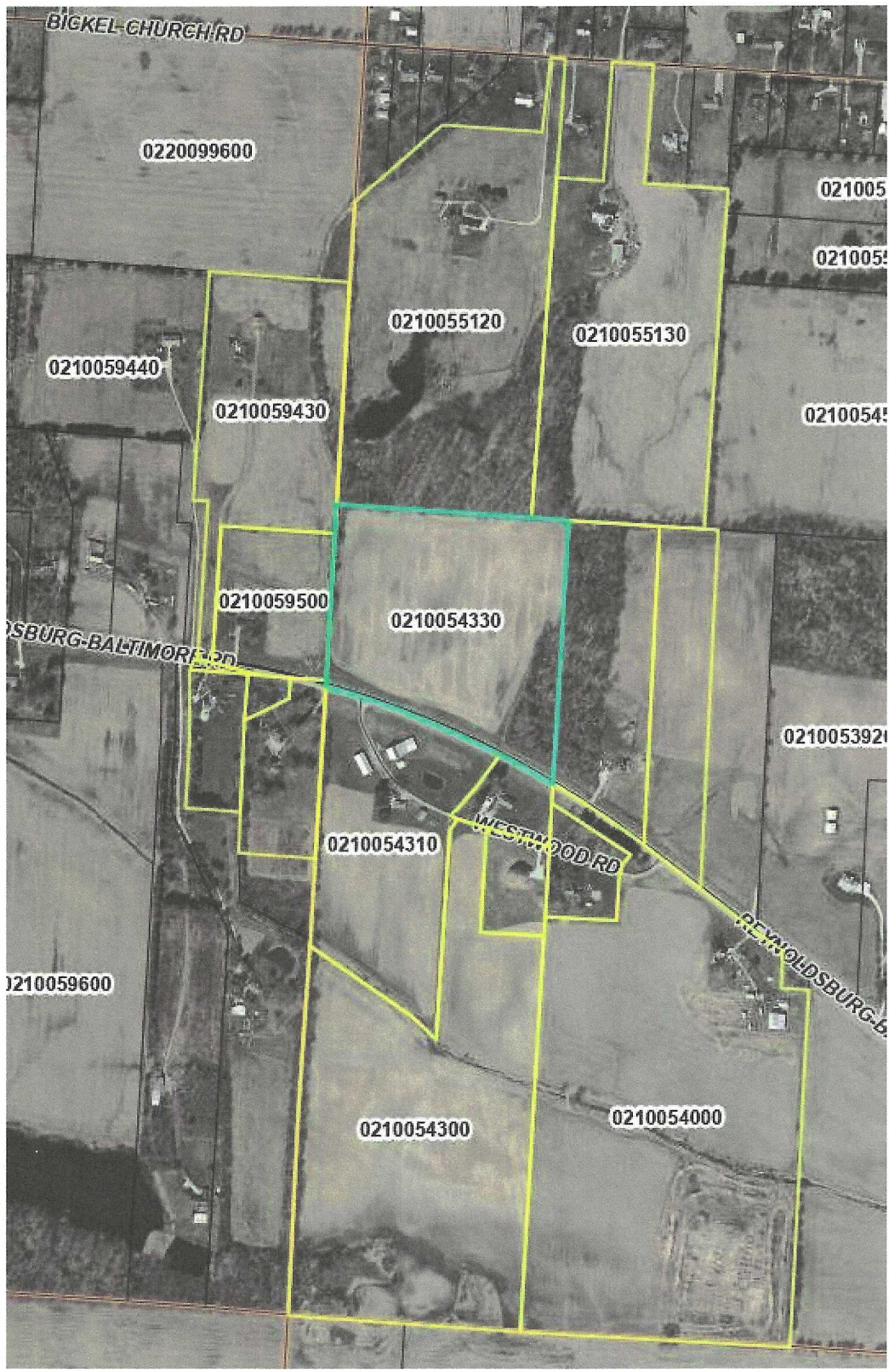
Dated \_\_\_\_\_

Job No. 4596-25FA-South Part

\_\_\_\_\_  
Scott A. England P.S.

Ohio Registered Surveyor #7452





BICKEL-CHURCH RD

0220099600

021005

021005

0210055120

0210055130

0210059440

0210059430

0210054

0210059500

0210054330

REYNOLDSBURG-BALTIMORE RD

021005392

0210054310

WESTWOOD RD

REYNOLDSBURG-B

0210059600

0210054300

0210054000

## **Property Owners Within Notice Area**

**1. Parcel ID:** 0210060200

**Owner:** Miller Ralph E, Trustee of the Ralph E Miller Revocable Trust Agreement dated 7-10-08

**Mailing Address:** 8750 Stoudertown Rd NW, Baltimore, OH 43105

**2. Parcel ID:** 0210061000

**Owner:** Miller Ralph E, Trustee of the Ralph E Miller Revocable Trust Agreement dated 7-10-08

**Mailing Address:** 8750 Stoudertown Rd NW, Baltimore, OH 43105

**3. Parcel ID:** 0210060800

**Owner:** Miller Ralph E, Trustee of the Ralph E Miller Revocable Trust Agreement dated 7-10-08

**Mailing Address:** 8750 Stoudertown Rd NW, Baltimore, OH 43105

**4. Parcel ID:** 0210054000

**Owner:** Piccirillo, David Jr.

**Mailing Address:** 4655 Reynoldsburg-Baltimore Rd NW, Baltimore, OH 43105

**5. Parcel ID:** 0210054320

**Owner:** Hill, Jeremy L. & Jill M.

**Mailing Address:** 4935 Westwood Rd NW, Baltimore, OH 43105

**6. Parcel ID:** 0210054400

**Owner:** Wolf, Amber

**Mailing Address:** 4854 Westwood Rd NW, Baltimore, OH 43105

**7. Parcel ID:** 0210054310

**Owner:** Smith, Richard L. & Debra S., Trustees of the Richard L. & Debra S. Smith Trust dated 8-13-24

**Mailing Address:** 4935 Westwood Rd NW, Baltimore, OH 43105

**8. Parcel ID:** 0210057450

**Owner:** Deogburn, Todd A. & Cathy F.

**Mailing Address:** 5117 Reynoldsburg-Baltimore Rd NW, Baltimore, OH 43105

**9. Parcel ID:** 0210057410

**Owner:** Randall, Barbara J.

**Mailing Address:** 5019 Reynoldsburg-Baltimore Rd NW, Baltimore, OH 43105

**10. Parcel ID:** 0210054030

**Owner:** Huntwork, Matthew E. & Stacey L.

**Mailing Address:** 4410 Reynoldsburg-Baltimore Rd NW, Baltimore, OH 43105

**11. Parcel ID:** 0210055130

**Owner:** Smiley, Heather, Trustee of the Wolfe Keystone Preservation Trust dated 9-19-17

**Mailing Address:** 4821 Bickel Church Rd NW, Baltimore, OH 43105

**12. Parcel ID:** 0210055120

**Owner:** Miller, Nicholas & Jordan

**Mailing Address:** 4859 Bickel Church Rd NW, Baltimore, OH 43105

**13. Parcel ID:** 0210059430

**Owner:** Endicott, Darrin & Kelly

**Mailing Address:** 5084 Reynoldsburg-Baltimore Rd NW, Baltimore, OH 43105

**14. Parcel ID:** 0210059500

**Owner:** Deeter, Elizabeth E.

**Mailing Address:** 5080 Reynoldsburg-Baltimore Rd NW, Baltimore, OH 43105

**Statement Regarding Consistency with the Fairfield County Comprehensive Plan and Surrounding Neighborhood Properties**

The proposed rezoning of the subject property from B-1 (Small-Scale Commercial) to RR (Rural Residential) is consistent with the goals and land use policies of the 2024 Fairfield County Comprehensive Plan. The Comprehensive Plan encourages preservation of agricultural land, protection of rural character, and continuation of low-density residential development patterns in rural areas of Liberty Township. The subject property has historically been used for agricultural purposes and is located within an area characterized by farmland and rural residential uses. Rezoning the property to Rural Residential aligns the zoning classification with the Comprehensive Plan's policies supporting preservation of agricultural land and compatibility with existing rural development patterns.

The proposed rezoning is also consistent with the character of surrounding neighborhood properties. Adjacent and nearby parcels consist primarily of agricultural uses and low-density rural residential properties. The requested zoning change reduces the potential for higher-intensity commercial development and supports land uses that are compatible with surrounding properties. The rezoning therefore promotes orderly development, maintains neighborhood character, and reflects the established land use pattern of the area.

**From:** [Chad Lucht](#)  
**To:** [Eastham, Nicholas P](#)  
**Subject:** [E] Liberty Twp rezoning  
**Date:** Friday, March 20, 2026 1:18:56 PM

---

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.

Nicholas

Our office recommends approval of the rezoning from B-1 - Small Scale Commercial District to RR - Rural Residential District.

Chad

Sent from my iPhone

**From:** [Dittoe, Austin](#)  
**To:** [Eastham, Nicholas P](#)  
**Subject:** [E] Re: Proposed Map Amendment for Liberty Township  
**Date:** Monday, March 23, 2026 7:49:22 AM  
**Attachments:** [Outlook-A picture .png](#)

---

**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.

Thanks for the heads up. No comments for this one.

Thank you,

**Austin Dittoe, P.E.**  
**Transportation Engineer**  
**ODOT District 5**  
9600 Jacksontown Road  
Jacksontown, Ohio 43030  
C: 740.618.0557 O:740.323.4400  
[austin.dittoe@dot.ohio.gov](mailto:austin.dittoe@dot.ohio.gov)



**Department of  
Transportation**

---

**From:** Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>  
**Sent:** Thursday, March 19, 2026 11:19 AM  
**To:** Dittoe, Austin <Austin.Dittoe@dot.ohio.gov>  
**Subject:** FW: Proposed Map Amendment for Liberty Township

Hi Austin,

I realized one of these rezoning has frontage on a State Route, so I thought I would reach out to you and see if ODOT had any comments regarding this rezoning.

Please let me know if you have any questions.

Thank you.

**Nicholas Eastham, AICP Candidate**  
Regional Planner | Regional Planning Commission

🏠 138 W Chestnut St. 📞 740-652-7111 (t)  
Lancaster, OH 43130



🌐 <https://co.fairfield.oh.us/rpc/>

---

**From:** Eastham, Nicholas P

**Sent:** Tuesday, March 3, 2026 1:00 PM

**To:** Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>

**Cc:** hollym <hollym@crossroadscommunityplanning.com>

**Subject:** Proposed Map Amendment for Liberty Township

Hello,

Attached is an application for proposed map amendment in Liberty Township. The proposed amendment would rezone two parcels currently zoned B-1 – Small Scale Commercial District to RR – Rural Residential District “to be use in a manner consistent with its historical agricultural use and surrounding rural residential development pattern.”

Please provide comments no later than **03/13**

Please also let me know if you have any questions.

Thank you.

**Nicholas Eastham, AICP Candidate**  
Regional Planner | Regional Planning Commission

🏠 138 W Chestnut St. 📞 740-652-7111 (t)  
Lancaster, OH 43130



🌐 <https://co.fairfield.oh.us/rpc/>

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the Phish Alert Button if available.

**From:** [Valentine, Jennifer M](#)  
**To:** [Eastham, Nicholas P](#)  
**Subject:** RE: Proposed Map Amendment for Liberty Township  
**Date:** Thursday, March 19, 2026 11:56:06 AM

---

We have no issue with this zoning change.

**Jennifer Valentine, REHS**  
Environmental Program Supervisor  
Fairfield County Health Department  
740-652-2822

---

**From:** Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>  
**Sent:** Tuesday, March 3, 2026 1:00 PM  
**To:** Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>  
**Cc:** hollym <hollym@crossroadscommunityplanning.com>  
**Subject:** Proposed Map Amendment for Liberty Township

Hello,

Attached is an application for proposed map amendment in Liberty Township. The proposed amendment would rezone two parcels currently zoned B-1 – Small Scale Commercial District to RR – Rural Residential District “to be use in a manner consistent with its historical agricultural use and surrounding rural residential development pattern.”


Please provide comments no later than **03/13**

Please also let me know if you have any questions.

Thank you.

**Nicholas Eastham, AICP Candidate**  
Regional Planner | Regional Planning Commission

 138 W Chestnut St.  
Lancaster, OH 43130

 740-652-7111 (t)



 <https://co.fairfield.oh.us/rpc/>

## **HOCKING TOWNSHIP ZONING RESOLUTION AMENDMENT**

Hocking Township has submitted several proposed changes that affect its Zoning Code. A summary of these changes is summarized below.

### **SUMMARY OF CHANGES**

- a) Definitions
  - 1) Adds definitions related to short-term rentals
    - i) “Short Term Rental”
    - ii) “Short Term Rental Unhosted”
    - iii) “Short Term Rental Hosted”
    - iv) “Bed and Breakfast”
  
- b) Regulations
  - 1) Introduces application requirements
    - i) Application fee
    - ii) Proof of ownership
    - iii) Location of property and surrounding properties
    - iv) Proof of well and septic permits
    - v) Proof of liability insurance
  - 2) Introduces requirements for conditional use
    - i) Conditionally permitted in RR – Rural Residential District
    - ii) General standards for structures
    - iii) Duration of rentals (24-hour minimum)
    - iv) Parking requirements
    - v) Sign regulation
    - vi) The ability for the Hocking Township Zoning Inspector to perform property inspections
    - vii) The ability for the conditional use permit to be revoked

### **ANALYSIS**

The Fairfield County Health Department, Fairfield County Engineer’s Office, and Fairfield County Utilities shared not having any comments for this amendment.

The Fairfield Soil and Water Conservation District requested clarification related to permit renewal, such as if there is an expiration date, and how long the permits are effective for.

The Fairfield County Prosecutor’s Office has previously reviewed submitted text amendments for short-term rentals for other townships. The Prosecutor’s Office has previously expressed concern over the ability to revoke a conditional use permit, which is mentioned in point # 13 in the amendment submitted by Hocking Township. As mentioned by Fairfield Soil and Water, renewal requirements would need to be clarified. The Fairfield

County Prosecutor's office has also previously expressed concern with a renewal fee being included as a requirement.

**STAFF RECOMMENDATION**

RPC Staff recommend modification of the proposed amendment to address concerns previously expressed by the Fairfield County Prosecutor's Office. Staff also recommend that Hocking Township reach out to the Prosecutor's Office for guidance on revisions to this proposed amendment.

Joint meeting of Zoning Boards and Township Trustees – Final Review prior to sending to Regional Planning. 2/24/2026

Proposed Short Term Rental Zoning Addition to the Hocking Township Zoning Resolution

Please review and give feedback if there are any changes that you think are needed.

SHORT TERM RENTALS WITHIN HOCKING TOWNSHIP

Purpose: the purpose of this section is to adapt to the new rental market trends that include, online, while also protecting residential neighborhoods from disruption that could result from Short Term Rentals and to create a convenient, safe and harmonious environment in which short term rentals can be permitted and consistent with Hocking Township's Quality Rural Environment.

DEFINITIONS

- 1) Short Term Rental: A short- term rental whether hosted or un-hosted.
- 2) Short Term Rental Hosted: Any dwelling, room space, building, or lodge that is reserved/rented wholly or partially for a compensatory fee for less than 30 consecutive days by one or more guests where the property owner is in the home during the rental period.
- 3) Short Term Rental Unhosted: Any dwelling, room, space, building or lodge that is reserved/rented wholly or partially for a compensatory fee for less than 30 consecutive days by one or more guests where the property owner is not in the home during the rental period.
- 4) Bed and Breakfast: A residential use consisting of one dwelling unit with no more than 8 rooms or suites that are rented to the public for overnight or weekly accommodation for a fee. Only the breakfast meal may be prepared for the guests by the proprietor and no other meals are provided by the proprietor. The rented rooms do not contain cooking facilities and do not constitute separate dwelling units.
- 5) Short Term Rental: Renting a home, or a space in a home, with five guestrooms or less that is reserved or rented wholly or partly for compensatory fee for less than 30 Consecutive Days.
  - A. Short-Term Rentals are considered a Conditional Use in any Rural Residential zoned area within Hocking Township.
  - B. Short term rentals will not be permitted in Hocking Township areas Zoned Neighborhood Business.
  - C. Application for a Conditional Use Permit for a Short-Term Rental and or renewal shall be made to the Township Zoning Inspector. An application fee of \$600 for 1-4 bedrooms and \$1,000 for 5 bedrooms will be collected upon receiving the application.

- D. When applying for a Short Term Rental the applicant must furnish:
- 1) A parcel number and parcel map identifying the location of the property.
  - 2) The current deed indicating the property's current owner and deed restrictions for the property.
  - 3) Documentation confirming registration with Fairfield County tax authorities to pay Short-Term Rental bed taxes and verification of current status upon reassessment.
  - 4) A list of all contiguous properties of the proposed short term rental location.
  - 5) The permits for well and septic must be in hand and given to the Zoning Inspector prior to and approval being issued.
  - 6) *Proof of Paid Liability Insurance with a minimum of \$500,000.00*
- E. Requirements: Prior to issuing a Conditional Use Permit, the Hocking Township Board of Zoning Appeals must determine that the specific criteria for Conditional Uses are met in addition to the following regulations:
- 1) A Short-Term Rental shall be wholly within the principal structure.
  - 2) A Short-Term Rental must meet all applicable requirements of the state and local building and fire safety codes. *Proof of compliance must be sent to the Hocking Township Fire Chief.*
  - 3) The principal or accessory residential structure, in which the Short-Term Rental is conducted, shall maintain the appearance of a dwelling unit and be compatible with surrounding residences, in any area of the township.
  - 4) The rental period must be at least 24 hours.
  - 5) There shall be no more than 5 bedrooms within a short- term rental A bedroom intended for one person must have a minimum of 70 sq feet. Bedrooms meant for multiple occupancy must have at least 50 square feet for each additional person after the first 70 square foot requirement is met.
  - 6) Adequate off- street Parking shall be provided as determined by the Board of Zoning Appeals. Each Short-Term rental will require a minimum of one, off street parking spot per bedroom. Off Street Parking shall not be allowed in the front yard. No parking is allowed inside any Township or County right of way.
  - 7) The Short-Term Rental establishment shall be operated by the occupant or owner of the premises, and may be a Hosted or Un-hosted Short-Term Rental.
  - 8) Exterior Signs shall be limited to a single nameplate not more than 12 square feet in size. No Signs shall be internally illuminated.
  - 9) The applicant must comply with all applicable building, health, zoning and fire codes
  - 10) Each Short-Term Rental property must have a 24 hour emergency contact that is posted in clear sight for guests to call if needed.

- 11) The neighboring residents should have a contact number in case they need to contact the owner for emergency situations and other necessary items.
- 12) If anymore structures are added to the property, the property owner will contact the Hocking Township Zoning Inspector prior to building.
- 13) If the township is made aware of any credible complaint that the Short Term Rental is not operating in compliance with Ohio law or Hocking Township Regulations, the Township shall respond by investigation from the Zoning Inspector and will make a decision as to what penalties will be issued. The Conditional Use can be pulled from the property if it is not in compliance.
- 14) Any other conditions that the Hocking Township Board of Zoning Appeals determines are necessary to create a convenient, safe and harmonious environment will be listed as stipulations that must be meant by the proprietor/owner of the short-term rental. These other stipulations will be handled on a case-by-case basis with the Conditional Use Application.

- F. *The Hocking Township Board of Zoning Appeals will consider all testimony given at the Hearing for the Conditional Use Short Term Rental which will include:*
- 1) *Surrounding neighbors/property owners input as to whether they object or approve.*
  - 2) *That the STR is pleasing aesthetically to the surrounding properties ie compatible with the existing uses.*

- G. Severability - If the Ohio Revised Code is amended to contradict with any portion of the standards in this section that are consistent with state law shall remain in full force and effect.

Foot note: Definitions will be added to that section of our zoning resolution.

Should we put in the text that the STR owner must register with the County so that we can collect tax on it?

We are currently looking into a resolution so we can collect the tax. At our next OTA Meeting, we are having the Prosecutor's Office and a gentleman from Hocking County Speak about what townships have to do to collect this.

Thank you, Gail

**From:** [Chad Lucht](#)  
**To:** [Eastham, Nicholas P](#)  
**Subject:** [E] HockingTownship text amendment  
**Date:** Friday, March 20, 2026 1:46:11 PM

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Nicholas

Below is my comment:

Definition 5.C, the definition mentions “and/or renewa”l of a conditional use permit for short term rentals. Once a conditional permit is issued, does it ever expire? Why is there language for renewal if it doesn’t expire. May need to include language about the permit expiring for conditional use short term rentals. I did not see anything about an expiration in what was submitted for review.

Chad

Sent from my iPhone

**From:** [Valentine, Jennifer M](#)  
**To:** [Eastham, Nicholas P](#)  
**Subject:** RE: Hocking Township Text Amendment  
**Date:** Thursday, March 19, 2026 12:00:41 PM

---

We have no issue with this text amendment and no comments at this time.

**Jennifer Valentine, REHS**  
Environmental Program Supervisor  
Fairfield County Health Department  
740-652-2822

---

**From:** Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>  
**Sent:** Monday, March 16, 2026 12:35 PM  
**To:** Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>  
**Cc:** hollym <hollym@crossroadscommunityplanning.com>  
**Subject:** Hocking Township Text Amendment

Hello,

We have received a proposed text amendment for Hocking Township. This proposed amendment would add definitions related to short-term rentals, add short term rentals as conditional uses within Rural Residential Districts, require a permit application process, and specific requirements for approval. The proposed amendment is included for your review.


Please provide comment no later than **03/25**

Please also let me know if you have any questions.

Thank you.

**Nicholas Eastham, AICP Candidate**  
Regional Planner | Regional Planning Commission

 138 W Chestnut St.  
Lancaster, OH 43130

 740-652-7111 (t)



 <https://co.fairfield.oh.us/rpc/>

## **GREENFIELD TOWNSHIP ZONING RESOLUTION AMENDMENT**

Greenfield Township has submitted several proposed changes that affect Section 105.02 and Section 355.04 of its Zoning Code. A summary of these changes is summarized below.

### **SUMMARY OF CHANGES**

- a) Section 105.02
  - 1) Adds definition for “Data Center”
    - i) “Real and personal property consisting of buildings or structures specifically designed or modified to house networked computers and data and transaction processing equipment and related infrastructure support equipment...”
  
- b) Section 355.04
  - 1) Introduces intention for regulating data center as a Conditional Use in the I - Industrial District.
  - 2) Provides required conditions for data centers to be compliant (in addition to requirements in Section 230)
    - i) Height and setback requirements
    - ii) Requirements for utility connection
    - iii) Noise limit requirements
    - iv) Landscaping requirements

### **ANALYSIS**

The Fairfield County Health Department, Fairfield County Engineer’s Office, and Fairfield County Utilities shared not having any comments for this amendment.

The Fairfield Soil and Water Conservation District recommended having design requirements to regulate the potential light pollution from facilities.

RPC staff recommended that Fairfield County Utilities be contacted to determine location and capacity of public utilities. In addition to the light pollutions considerations, staff also recommended having regulations in place to monitor air and/or water quality.

### **STAFF RECOMMENDATION**

Staff recommend approval of the proposed amendment with the following recommended modifications above.



**GREENFIELD TOWNSHIP ZONING OFFICE**  
4663 Carroll-Cemetery Rd. NW, Carroll, Ohio 43112

---

**AMENDMENT TO GREENFIELD TOWNSHIP ZONING RESOLUTION**  
**12/31/2025**

Section 105.02 Definitions: ADD

**Data Center** – Real and personal property consisting of buildings or structures specifically designed or modified to house networked computers and data and transaction processing equipment and related infrastructure support equipment, including, without limitation, power and cooling equipment, used primarily to provide, as a service to persons other than the company operating the data center, data and transaction processing services, outsource information technology services and computer equipment colocation services, or, used primarily to provide, to a single user, including the users affiliates, customers, lessees, vendors and other persons authorized by the user, data and transaction processing services.

Section 355.04 - Industrial - Conditional Use: ADD

8. Data Centers

A. Intent

1. The intent of this section is to regulate the placement and construction of Data Centers as a Conditional Use.

B. Conditions

Along with the requirements in Section 230, the Board of Zoning Appeals shall issue a Conditional Use permit when a proposed Data Center complies with all of the conditions listed below.

1. No building shall exceed sixty (60) feet in height.
2. All exhaust systems and mechanicals must be less than ninety (90) feet in height.
3. Sound emitted from a Data Center cannot exceed seventy (70) decibels at the property line.
4. All data centers must connect into central water and sewer services.
5. Data Centers shall be required to adhere to all requirements in Section 445, Landscaping, in addition to the requirements of this Section.
6. Data Centers shall maintain a minimum setback of two hundred (200) feet from any property line abutting a parcel zoned or used for residential purposes at the time of application. The Board of



## GREENFIELD TOWNSHIP ZONING OFFICE

4663 Carroll-Cemetery Rd. NW, Carroll, Ohio 43112

---

Zoning Appeals may require an increased setback upon a finding that site-specific conditions, including building height, equipment placement, topography, or lighting design, warrant additional separation to ensure compatibility with adjacent residential uses.

No principal building, generator, mechanical equipment yard, loading area, fuel storage, or parking area shall be located within the required setback.

The required setback area shall be maintained as a landscaped buffer and shall include, at a minimum, a combination of berming, evergreen plantings, and/or opaque fencing designed to mitigate noise, light spill, and visual impacts.

- a. A continuous 6-foot hedgerow planted atop an 8-foot-tall earth berm or mound shall be required at the time of planting.
- b. The hedgerow must have a minimum winter opacity of 50% and a minimum summer opacity of 70%.
- c. Berms or mounds shall be constructed with a 3:1 foot slope.
- d. Low-maintenance ground covers shall be utilized for earth berms and mounds.
- e. Dead trees, shrubs and other landscaping material shall be promptly removed and shall be replaced within six (6) months

**From:** [Chad Lucht](#)  
**To:** [Eastham, Nicholas P](#)  
**Subject:** [E] Greenfield zoning - solar  
**Date:** Friday, March 20, 2026 1:48:39 PM

---

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.

Nicholas

Below is my comment:

Should they include language about light pollution into adjacent properties or include dark sky lighting to avoid the dome of light over the facility?

Chad

Sent from my iPhone

**From:** [Valentine, Jennifer M](#)  
**To:** [Eastham, Nicholas P](#)  
**Subject:** RE: Greenfield Township Text Amendment  
**Date:** Thursday, March 19, 2026 11:51:33 AM

---

We have no comments regarding this amendment.

**Jennifer Valentine, REHS**  
Environmental Program Supervisor  
Fairfield County Health Department  
740-652-2822

---

**From:** Eastham, Nicholas P <[nicholas.eastham@fairfieldcountyohio.gov](mailto:nicholas.eastham@fairfieldcountyohio.gov)>  
**Sent:** Friday, March 13, 2026 12:05 PM  
**To:** Noland, Mitch A <[mitch.noland@fairfieldcountyohio.gov](mailto:mitch.noland@fairfieldcountyohio.gov)>; May, Kristopher Todd <[todd.may@fairfieldcountyohio.gov](mailto:todd.may@fairfieldcountyohio.gov)>; Valentine, Jennifer M <[jennifer.valentine@fairfieldcountyohio.gov](mailto:jennifer.valentine@fairfieldcountyohio.gov)>; Lucht, Chad M <[chad.lucht@fairfieldswcd.org](mailto:chad.lucht@fairfieldswcd.org)>; Vogel, Tony J <[tony.vogel@fairfieldcountyohio.gov](mailto:tony.vogel@fairfieldcountyohio.gov)>; Anders, Joshua T (Josh) <[josh.anders@fairfieldcountyohio.gov](mailto:josh.anders@fairfieldcountyohio.gov)>  
**Cc:** hollym <[hollym@crossroadscommunityplanning.com](mailto:hollym@crossroadscommunityplanning.com)>  
**Subject:** RE: Greenfield Township Text Amendment

Hello,


Greenfield Township has provided another, and what should be final, draft of their text amendment. It is attached to this email.

Please let me know if you have any questions.

Thank you.

**Nicholas Eastham, AICP Candidate**  
Regional Planner | Regional Planning Commission

 138 W Chestnut St.  
Lancaster, OH 43130

 740-652-7111 (t)



 <https://co.fairfield.oh.us/rpc/>

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**From:** Eastham, Nicholas P  
**Sent:** Wednesday, March 11, 2026 2:33 PM  
**To:** Noland, Mitch A <[mitch.noland@fairfieldcountyohio.gov](mailto:mitch.noland@fairfieldcountyohio.gov)>; May, Kristopher Todd <[todd.may@fairfieldcountyohio.gov](mailto:todd.may@fairfieldcountyohio.gov)>; Valentine, Jennifer M <[jennifer.valentine@fairfieldcountyohio.gov](mailto:jennifer.valentine@fairfieldcountyohio.gov)>; 'Lucht, Chad M' <[chad.lucht@fairfieldswcd.org](mailto:chad.lucht@fairfieldswcd.org)>;

Vogel, Tony J <[tony.vogel@fairfieldcountyohio.gov](mailto:tony.vogel@fairfieldcountyohio.gov)>; Anders, Joshua T (Josh) <[josh.anders@fairfieldcountyohio.gov](mailto:josh.anders@fairfieldcountyohio.gov)>

**Cc:** 'Holly Mattei' <[hollym@crossroadscommunityplanning.com](mailto:hollym@crossroadscommunityplanning.com)>

**Subject:** RE: Greenfield Township Text Amendment

Hello,

Please disregard the previous submission. Greenfield Township was able to provide an updated submission, which is included in this email. There are some differences related to where data centers can conditionally be approved, as well as the requirements for conditional approval.


Please let me know if you have any questions.

Thank you.

**Nicholas Eastham, AICP Candidate**

Regional Planner | Regional Planning Commission

 138 W Chestnut St.  
Lancaster, OH 43130

 740-652-7111 (t)



 <https://co.fairfield.oh.us/rpc/>

---

**From:** Eastham, Nicholas P

**Sent:** Wednesday, March 11, 2026 12:29 PM

**To:** Noland, Mitch A <[mitch.noland@fairfieldcountyohio.gov](mailto:mitch.noland@fairfieldcountyohio.gov)>; May, Kristopher Todd <[todd.may@fairfieldcountyohio.gov](mailto:todd.may@fairfieldcountyohio.gov)>; Valentine, Jennifer M <[jennifer.valentine@fairfieldcountyohio.gov](mailto:jennifer.valentine@fairfieldcountyohio.gov)>; Lucht, Chad M <[chad.lucht@fairfieldswcd.org](mailto:chad.lucht@fairfieldswcd.org)>; Vogel, Tony J <[tony.vogel@fairfieldcountyohio.gov](mailto:tony.vogel@fairfieldcountyohio.gov)>; Anders, Joshua T (Josh) <[josh.anders@fairfieldcountyohio.gov](mailto:josh.anders@fairfieldcountyohio.gov)>

**Cc:** Holly Mattei <[hollym@crossroadscommunityplanning.com](mailto:hollym@crossroadscommunityplanning.com)>

**Subject:** Greenfield Township Text Amendment

Hello,

Attached is a proposed text amendment to Greenfield Township's Zoning Code. This proposed amendment would:


- Add a definition for data center
- Add data centers as a conditional use in the EC and TECO Overlay Districts
- Add requirements for conditional approval


Please provide comments no later than **03/20**

Please let me know if you have any questions.

Thank you.

**Nicholas Eastham, AICP Candidate**  
Regional Planner | Regional Planning Commission

 138 W Chestnut St.  
Lancaster, OH 43130

 740-652-7111 (t)



 <https://co.fairfield.oh.us/rpc/>

**RESOLUTION #2026-1**

**RESOLUTION AUTHORIZING AN ACCOUNT TO ACCOUNT TRANSFER**

**WHEREAS**, appropriations are needed for the purchase of a laptop computer for the Regional Planning office; and

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

---

**BE IT RESOLVED**, by the Fairfield County Regional Planning Commission, State of Ohio:

---

1. The Regional Planning Commission approves the transfer of appropriations in the amount of \$4,000 and is hereby authorized as follows:

FROM:           74703000 530005 Contract Services, Other - \$4,000

TO:               74703000 574000 Equipment, Software - \$4,000

---

Motion by \_\_\_\_\_ seconded by \_\_\_\_\_  
that the resolution be adopted was carried by the following vote:

YEAS: \_\_\_\_\_                      NAYS: \_\_\_\_\_

ABSTENTIONS: \_\_\_\_\_

Adopted: \_\_\_\_\_

\_\_\_\_\_  
Ira Weiss, President  
Fairfield County Regional Planning Commission

Fairfield County Building Department Monthly Report - March 2026

<b>Final Approved</b>	<b>Address</b>	<b>City/Village</b>	<b>Township</b>	<b>Cost Estimate</b>	<b>Date Received</b>
Fairfield County Workforce Center Fire Alarm	4465 Coonpath Rd NW	Carroll	Greenfield	45,839.04	09/05/25
T-Mobile Generator	1800 Sugar Grove Rd	Lancaster	Berne	20,000.00	08/15/25
Liberty Union Wrestling Bldg Fire Alarm	500 W Washington St.	Baltimore	Liberty	8,000.00	11/19/25
<b>New Applications</b>	<b>Address</b>	<b>City/Village</b>	<b>Township</b>	<b>Cost Estimate</b>	<b>Date Received</b>
Short Term Rental - COO	1995 Schwilk Rd SE	Lancaster	Berne	0.00	02/23/26
Pizza Shop - COO	949 S Main St	Baltimore	Liberty	0.00	02/25/26
Fairfield Career Center IT Room - Fire Suppression	3985 Coonpath Rd NW	Carroll	Greenfield	23,957.00	03/06/26
Millersport Data Center - Turner/Kokosing Trailers	1420 Lancaster-Newark Rd NE	Millersport	Walnut	100M+	03/10/26
Geneva Hills - Pool House Renovation	1380 Blue Valley Rd SE	Lancaster	Berne	40,000.00	03/11/26
Mast Mini Barns	499 N Broad St	Bremen	Rushcreek	275,000.00	03/16/26
Storage Building	1310 Collins Rd	Lancaster	Greenfield	175,000.00	03/17/26
Meijer Submersible Pump Installation	3000 Columbus-Lancaster Rd NW	Lancaster	Greenfield	53,815.00	03/25/26
Millersport Data Center - Fencing	1420 Lancaster-Newark Rd NE	Millersport	Walnut	100M+	03/27/26

BILLS  
REGIONAL PLANNING COMMISSION  
April 7, 2026

530000	CONTRACTUAL SERVICES	
	Crossroads Community	\$12,000.00
	TOTAL	\$12,000.00