

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP
Interim Director

DATE: June 30, 2026

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, July 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 – June 2, 2026
2. President’s Report
3. Zoning Map Amendment
Schilling Realty, LLC
R-2 (One- and Two-Family Residential District) to RMU (Recreational Mixed-Use District)
Walnut Township
4. Members of the Fairfield Growing Food Council List
5. Building Department Applications Under Review for Building Permits
6. Bills

Holly R. Mattei, AICP
Interim Director

www.co.fairfield.oh.us/rpc



138 West Chestnut St.
Lancaster, OH 43130
(740) 652-7110

7. Other Business

8. Adjourn

Holly R. Mattei, AICP
Interim Director

www.co.fairfield.oh.us/rpc

MINUTES

June 2, 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: Ira Weiss, President

Present: Josh Anders, Mike Berry, Megan Cyr, Joe Ebel, Gail Ellinger, Amanda Everitt, Charles Hockman, Kent Huston, Anthony Iachini, Jarrod Mahaffey, Mark Matthews, Darrin Monhollen, Matt Nihiser, Becky Shonebarger-Bell, Dan Singer, Carly Sparrow, Rob Weinheimer and Commissioner Levacy.

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

ITEM 1. MINUTES

The minutes of April 7, 2026, Fairfield County Regional Planning Commission meeting, were presented for approval. Kent Houston made a motion for approval of the minutes. Dan Singer seconded the motion. The motion passed.

ITEM 2. PRESIDENT'S REPORT

Ira Weiss welcomed everyone to the meeting and presented some information regarding data centers to the board members. Commissioner Levacy explained the water and power usage efficiency for the data center project.

ITEM 3. SUBDIVISION ACTIVITY

Josh Hillberry presented the following reports:

ITEM 3a. AMERICAN BARBELL – FINAL PLAT EXTENSION

OWNER/DEVELOPER: Nathan Williams (American Barbell)

ENGINEER/SURVEYOR: Criag Stevenson PS/PE (Harral & Stevenson)

LOCATION AND DESCRIPTION:

The American Barbell subdivision is located on the south side of Basil-Western Road (PID: # 0370211040) in Violet Township. The site contains 9.140 acres total. The purpose of the Final Plat was to plat and record existing easements.

The final plat was originally approved by the RPC on February 4, 2025; therefore it expired in August 2025. The developer is requesting three (3) 180-day final plat extensions, which would

extend approval of the Final Plat through July 2026. The developer has expressed their intent to record the plat in June, following RPC's approval.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

The Subdivision Regulations Committee recommends approval of the Final Plat Extension Request for American Barbell, subject to the following conditions:

1. The developer will need to submit a description of the parcel so the long-term drainage and erosion control maintenance agreement with Violet Township can be completed.
2. The long-term drainage and erosion control maintenance agreement needs recorded prior to recording of the plat.
3. The plat needs to have a note indicating that there is a long-term drainage and erosion control maintenance agreement and indicate the instrument number.
4. The Final Plat cannot be recorded until the items listed above have been completed.
5. Other Review Agency Comments

A motion was made by Amanda Everitt to approve the Subdivision Regulations Committee recommendation. Josh Anders seconded the motion. The motion passed with Mark Matthews and Darrin Monhollen (Violet Township) abstaining.

ITEM 3b. BASIL WESTERN LOGISTICS – FINAL PLAT EXTENSION

OWNER/DEVELOPER: Roebing Development Company

ENGINEER/SURVEYOR: Civil & Environmental Consultants, Inc.

LOCATION AND DESCRIPTION:

The Basil Western Logistics subdivision 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 final plat was previously extended through March 2026. The developer is requesting a 180-day final plat extension, which would extend approval of the Final Plat through August 2026. The developer has expressed their intent to record the plat in June following RPC's approval.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

The Subdivision Regulations Committee recommends approval of the Final Plat Extension Request for Basil Western Logistics Center, subject to the following conditions:

1. The developer will need to submit a description of the parcel so the long-term drainage and erosion control maintenance agreement with Violet Township can be completed.
2. The long-term drainage and erosion control maintenance agreement needs recorded prior to recording of the plat.
3. The plat needs to have a note indicating that there is a long-term drainage and erosion control maintenance agreement and indicate the instrument number.

4. The Final Plat cannot be recorded until the items listed above have been completed.
5. Please note, if the property were to be split in the future to accommodate phasing of the site construction, the split would be processed as a Replat of the subdivision.
6. Other Review Agency Comments

A motion was made by Jarrod Mahaffey to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. The motion passed with Mark Matthews and Darrin Monhollen (Violet Township) abstaining.

ITEM 3c. PICKERINGTON HIGH SCHOOL REPLAT – FINAL PLAT EXTENSION

OWNER/DEVELOPER: The Board of Education of the Pickerington Local School District.

ENGINEER/SURVEYOR: Megan Cyr (The Kleingers Group) / Randy Wolfe (The Kleingers Group)

LOCATION AND DESCRIPTION:

The proposed development is located along the north side of Refugee Road in Violet Township. The site contains 156.482 acres and is zoned R-1 & R-2 – Single Family Residential within Violet Township zoning. The site is accessed from Refugee and Ault Road. The purpose of this replat was to realign a 20-foot Waterline Easement.

The final plat was originally approved by the RPC on October 1, 2024; therefore it expired in March 2025. The developer is requesting four (4) 180-day extensions, which would extend approval of the Final Plat through October 2026. The developer has expressed their intent to record the plat following RPC's approval.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. The Subdivision Regulations Committee recommends approval of the 180-day extensions, taking replat approval through October 2026.

A motion was made by Charles Hockman to approve the Subdivision Regulations Committee recommendation. Jarrod Mahaffey seconded the motion. The motion passed with Mark Matthews and Darrin Monhollen (Violet Township) abstaining.

ITEM 3d. RESERVE AT FARMS CREEK – PRELIMINARY PLAN

OWNER/DEVELOPER: Edward and Michelle Sommer / Stone Haven (Alan Bruny)

ENGINEER/SURVEYOR: Sands Decker

LOCATION AND DESCRIPTION:

The proposed development is located along the south side of Carroll-Southern Road in Greenfield Township. This site will create 27 new residential lots on 75 acres, and is zoned R-1 Rural Residential within Greenfield Township zoning. Access is proposed from Carroll-Southern Road. Water and sanitary sewers will be provided by on-lot systems.

A preliminary plan for the Reserve at Farms Creek was previously approved by the RPC on August 6, 2024. Since that time, preliminary plan approval has expired, and there have been some revisions to the layout of the site. RPC staff recommended the submission of a revised Preliminary Plan to be reviewed by the subcommittees and the RPC. This also renews the approval period of the plan for an additional two years from the date of RPC conditional approval.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

The Subdivision Regulations Committee recommends approval of the revised Preliminary Plan for the Reserve at Farms Creek subdivision, subject to the following conditions:

1. The Active Transportation Committee recommends including a graded shoulder along Carroll-Southern Road.
2. Soil testing will need to be completed for Lots 14 and 15.
3. Please note: A Floodplain Building Permit will be needed for the proposed basin and outlet located in the Floodplain and Floodway. Because the proposed outlet is within the delineated Floodway, our office will require a H&H Analysis, conducted by a registered professional engineer, demonstrating that the proposed development would not result in any increase in the base flood elevation, to be submitted with the application.
4. Other Review Agency Comments

A motion was made by Darrin Monhollen to approve the Subdivision Regulations Committee recommendation. Amanda Everitt seconded the motion. The motion passed.

Nicholas Eastham presented the following report:

ITEM 4. ZONING TEXT AMENDMENT

APPLICANT: Berne Township

Berne Township has submitted several proposed changes that affect Article XIII of its Zoning Code for the RR – Rural Residential District. A summary of these changes is summarized below.

SUMMARY OF CHANGES

The bullet points below summarize the proposed additions to the Berne Township Zoning Resolution.

- a) Section 13.6.1
 - 1) Minimum lot size increased from 2.00-acres to 3.00-acres
- b) Section 13.6.2
 - 1) Minimum frontage requirements increased from 150.00 feet to 175.00 feet
 - 2) Changed frontage requirements for lots 5.01-acres or greater
 - i) Removed the reduced frontage requirement (60.00 feet)
 - ii) Removed the frontage depth requirement

ANALYSIS

The majority of Berne Township is zoned RR. The Fairfield County Regional Planning Commission requested that the Fairfield County GIS Department map the number of lots that are currently under 3.0 acres. This analysis identified 1,831 parcels (54% of all parcels) within Berne Township that are under 3.00-acres.

The Fairfield County Health Department and Engineer’s Office recommended approval of this amendment.

The Fairfield Soil and Water Conservation District found a discrepancy between the minimum frontage requirement and the 4:1 maximum depth-to-width ratio requirement. They found at the minimum 175.00-feet of frontage, there would be a maximum depth of 700.00-feet, which then results to a maximum area (and lot size) of approximately 2.81-acres. This would be less than the minimum 3.00-acre lot size requirement required in this amendment.

RPC Staff had concerns that by increasing minimum lot size and frontage requirements for the RR - Rural Residential District, it could potentially lead to the creation of almost 2,000 noncompliant parcels. Based on interpretation of Berne Township’s Zoning Code, changes to these parcels may require them to be brought to compliance with these new standards.

The 2024 Fairfield County Comprehensive Plan calls for Rural Residential lots with a minimum of 2 acres next to the City of Lancaster. This amendment would increase the lot size in these areas to 3 acres in size, which is inconsistent with County Comprehensive Plan.

STAFF RECOMMENDATION

RPC Staff recommend **disapproval** of the proposed amendment based on the inconsistencies that result from the minimum requirements, as well as the number of parcels that would be made noncompliant from the proposed changes in lot size and/or frontage requirements.

A motion was made by Charles Hockman to approve the RPC Staff recommendation. Josh Anders seconded the motion. The board members discussed the recommendation and the number of parcels that could be affected by this change. After discussion, the motion passed with Becky Shonebarger-Bell, Berne Township, 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

RPC MINUTES

JUNE 2, 2026

PAGE 6

A motion was made by Gail Ellinger to approve the bills for payment. Carly Sparrow seconded the motion. The motion passed.

ITEM 8. OTHER BUSINESS

None

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

Minutes Approved By:

Ira Weiss, President

Jarrod Mahaffey, Secretary

Walnut Township Map Amendment

APPLICANT: Schilling Realty, LLC

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 3600 Sellers Drive, Millersport, OH 43046. The parcel number for this address is 0460117800 , which according to the Fairfield County Auditor’s website, is one lot that contains 0.427-acres. The application includes a survey plat and accompanying legal description.

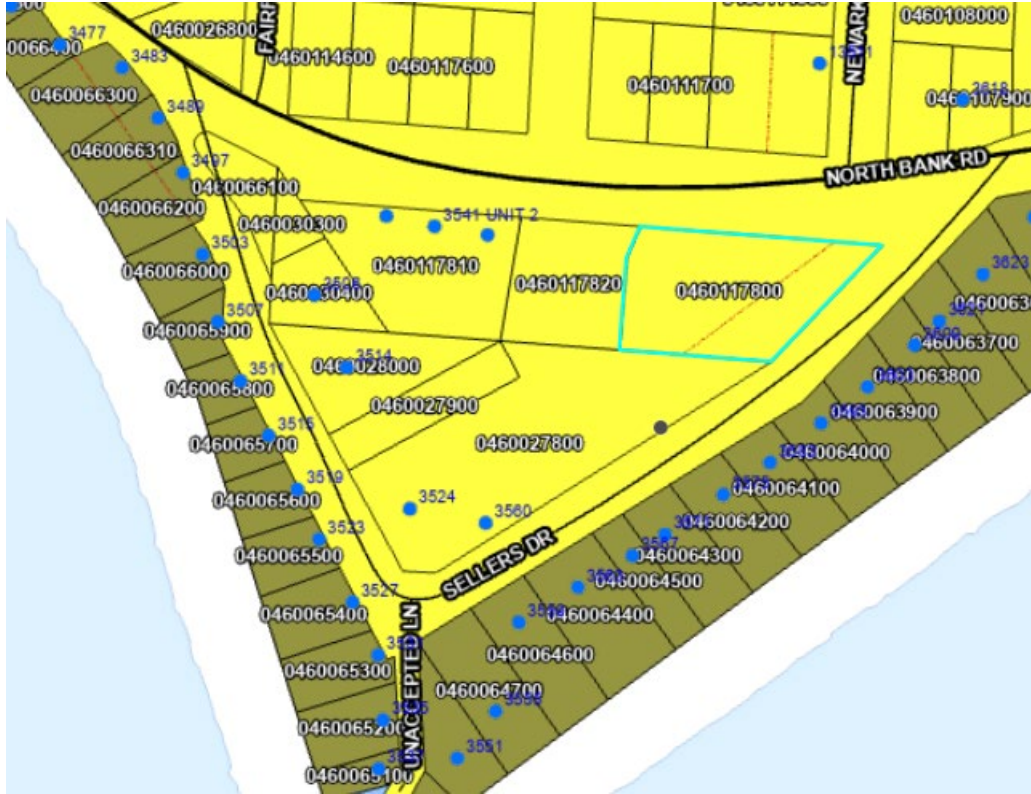
EXISTING ZONING: The property is currently zoned R-2 One- and Two-Family Residential District. According to the Walnut Township Zoning Code, “the intent of this district to provide for an area for one and two family dwelling units on smaller lots adjacent to urban areas where central water and sewer are provided.”

EXISTING LAND USE: Storage Building

PROPOSED REZONING: RMU – Recreational Mixed-Use District. According to the Walnut Township Zoning Code, “the intent of this district to provide for a mixture of residential uses with commercial service and recreational uses associated with resort development. It is further the intent of this district to provide limited business uses that are scaled to blend with the surrounding area. The Recreational Mixed-Use District may be applied to land that does not directly abut Buckeye Lake but is within the general vicinity of this recreational area.”

PROPOSED LAND USE: Storage Building for Commercial Storage (Services)

ADJACENT ZONING		ADJACENT USES
NORTH	R-2 One- and Two-Family Residential District	Residential
EAST	R-2 One- and Two-Family Residential District/R1-LF	Residential
WEST	R-2 One- and Two-Family Residential District/R1-LF	Residential
SOUTH	R-2 One- and Two-Family Residential District/R1-LF	Residential



(Fairfield County Auditor Data Portal, 2026)

Land Use, Environmental, and Regulatory Issues:

1. According to the application, the property is proposing to use the existing storage facility on site for commercial purposes.
2. According to the location requirements of the RMU District, this parcel is not directly abutting Buckeye Lake, but is also not in close proximity to the other parcels with RMU District zoning, which are mostly congregated in the Fairfield Beach area along Fairfield Beach Road.
3. Storage units are not listed as a permitted use within the RMU District.
4. The Fairfield County Comprehensive Plan (2024) shows that this parcel is within an Suburban Residential, Flood Hazard Area, and Flood Hazard Buffer Area of the Future Land Use Map.
5. According to panel number 39045C0070G of the 01/06/2012 FIRM, this parcel is located within a FEMA-recognized 100-year floodplain.



(FEMA, 2026)

Soil and Water Issues:

1. Soil and Water identified that the parcel is located in a FEMA-recognized floodplain, but provided no additional concern.

Environmental Health Issues:

1. The Health Department shared that they did not have any comments.

Water and Sewer Services:

1. Fairfield County Utilities shared that they did not have any comments.

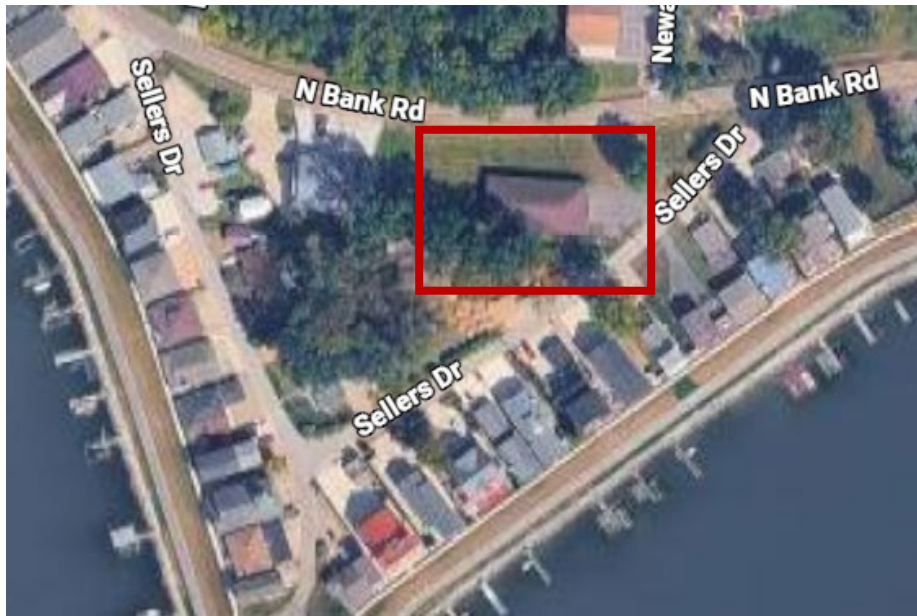
Transportation and Access Issues:

1. The Engineer's Office shared that they did not have any comments.

STAFF RECOMMENDATION:

RPC Staff recommends **disapproval** of the proposed rezoning for the following reasons:

1. The proposed use for storage does not appear to be permitted within the RMU District.
2. The 2024 Comprehensive Plan designates this area as a combination of residential uses and natural preservation (due to the floodplain in the area), and this proposed rezoning would not be conducive to those uses.



(Google Maps, 2026)



(Google Maps, 2021)

5. All manufactured home parks shall have a twenty (20) foot landscape buffer along all public rights-of-way and adjacent parcels and shall comply with all the requirements of the Ohio Administrative Code Chapter 3701 promulgated by the Ohio Public Health Council in accordance with Chapter 3733 of the Ohio Revised Code.

9.9 Recreational Mixed-Use District (RMU).

A. Intent

It is the intent of this district to provide for a mixture of residential uses with commercial service and recreational uses associated with resort development. It is further the intent of this district to provide limited business uses that are scaled to blend with the surrounding area. The Recreational Mixed-Use District may be applied to land that does not directly abut Buckeye Lake but is within the general vicinity of this recreational area.

B. Permitted Uses

The following uses shall be permitted within the RMU District:

1. One and Two Family Dwelling Units, subject to the restrictions in Section 10.1(A) (Building Size and Permanent Foundation).
2. Type B Family Day-Care Home.
3. Adult Family Homes.
4. Residential Facilities – Type A.
5. Restaurants, without drive-through facilities.
6. Barber and Beauty Shops.
7. Drug stores.
8. Convenient stores.
9. Food sales – Neighborhood Markets.
10. Bakery, delicatessen, meat market, ice cream parlor, pizza shop.
11. Bed and Breakfast.
12. Customary home occupations as permitted and regulated in Section 10.5 (Home Occupations).

13. Accessory structures, as defined in Article III, subject to the following standards:
 - a. Accessory structures shall be located on the same lot as the primary building to which it is subordinate. No lot shall contain an accessory structure without a principal building.
 - b. Accessory structures shall not contain or be used as a dwelling unit.
 - c. Accessory structures and uses shall be setback a minimum of ten (10) feet from the main building and five (5) feet from side or rear lot line. Accessory structures and uses must conform to the front yard setback (25 feet).
 - d. One detached accessory structure shall be permitted provided such structure does not exceed one thousand six hundred (1,600) square feet of floor space.
 - e. The height of any accessory structure shall not exceed twenty-two (22) feet.
 - f. In addition to the accessory structure permitted above, one storage building (shed) with floor space not to exceed 320 square feet shall be permitted or two sheds not to exceed 320 square feet total combined area providing the lot is conforming. Non-conforming lots shall only be permitted to have one shed not to exceed 160 square feet. All structure shall comply with the setback requirements in Section 9.9 (B) (13)(c), except for the minimum distance from the main building.
 - g. The outdoor storage of junk, unlicensed motor vehicles, semi-trailers, commercial tool sheds, used building materials, used tires, or any other material meeting the definition of junk shall be prohibited, unless otherwise specifically permitted by these regulations in conjunction with a permitted use.
14. Attached Telecommunication Towers, provided the attached structure does not extend more than twenty (20) feet above the highest point of the structure to which it is attached and complies with all applicable Federal regulations.
15. Private or community/club swimming pools, to be used primarily for the enjoyment of the occupants of the principal use of the property on which it is located and subject to the following provisions:
 - a. No private or community/club swimming pool shall be allowed except as an accessory use and shall comply with the following requirements.
 - b. The pool must be used or intended to be used solely for the enjoyment of the occupants of the property on which it is located and their guests.
 - c. No swimming pools will be allowed within a front yard setback. A swimming pool shall be setback a minimum of twelve feet from any lot line or easement.
 - d. The swimming pool, or the entire property upon which it is located, shall be walled or fenced in such a manner as to prevent uncontrolled access by children

from the street and from adjacent properties. No such fence shall be less than four (4) feet in height, have a gate and lock, and be maintained in good condition.

16. Recreational vehicles, subject to the standards in Section 10.7(Parking and Storage of Vehicles and Recreational Vehicles).
17. Temporary buildings for uses incidental to construction work, subject to the standards in Section 10.6 (Temporary Buildings).
18. Fences, subject to the standards in Section 10.3 (Fence Requirements).

C. Conditional Uses

The following uses may be permitted as conditional uses and are subject to approval by the Walnut Township Board of Zoning Appeals as provided in Section 7.3 (Procedures and Requirements for Approval of Conditional Uses) and Article XI Conditional Use Regulations).

1. Type A Family Day-Care Home, subject to the conditions in Section 11.1 (Type A Family Day Care Home).
2. Marinas, subject to the conditions in Section 11.7 (Marinas).
3. Outdoor service facilities, subject to the conditions in Section 11.8 (Outdoor Service Facilities).
4. Free Standing Telecommunication Towers, subject to the conditions in Section 11.3 (Free-Standing Telecommunication Towers).
5. Stand- alone parking lots, subject to the conditions in Section 11.15 (Stand Alone Parking Lots).
6. Large Satellite Dish Antenna, subject to the conditions in Section 11.18 (Large Satellite Dish Antennas).
7. Commercial recreational uses including commercial swimming pools, subject to the conditions in Section 11.19 (Churches, Schools, Parks, Commercial Recreational Uses including Commercial Swimming Pools, Libraries, Museums, and Art Galleries).

D. Signs

Signs shall be permitted as regulated in Section 10.9 (Sign Regulations).

E. Off-street Parking and Loading

Off-street parking and loading spaces shall be provided in accordance with the requirements set forth in Section 10.10 (Parking Regulations).

F. Lot Area, Yard Requirements, and Height Limits.

1. Minimum lot area required shall be ten thousand (10,000) square feet.

2. Minimum frontage shall be one hundred (100) continuous feet from the road frontage.
3. Minimum front depth shall be twenty-five (25) feet, measured in accordance with Section 10.2(A) (Front Yard Setback) of this Resolution.
4. Minimum rear yard shall be twenty-five (25) feet.
5. Maximum height shall be thirty-five (35) feet.
6. The minimum side yard setback shall be 15 feet for each side. There are a number of existing non-conforming lots within this zoning district. The side yard setback for these existing non-conforming lots shall follow Section 5.4 (A) (Non-Conforming Lots) for calculation.
7. Buildings for principally permitted uses within the RMU District shall not exceed 5,000 square feet.

9.10 Neighborhood Commercial District (B-1)

A. Intent.

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

B. Permitted Uses

The following uses shall be permitted in the B-1 District, provided all business is conducted within a completely enclosed building. Any use that is conducted in an area not fully enclosed by solid walls and a roof is considered to be an Outdoor Service Facility (see definition in Article III) and may only be permitted as a conditional use in the B-1 district (see 9.10(C)(2) below).

1. Neighborhood Retail Businesses:
 - a. florists and gift shops.
 - b. food sales.
 - c. convenient stores.
 - d. drug stores.
 - e. hardware stores.
 - f. jewelry stores.
 - g. clothing stores.

APPLICATION FOR ZONING PERMIT: **Zoning District Change**

The undersigned applies for a Zoning District change. The requested Zoning District change is issued on the basis of the information contained within this application. The Applicant hereby certifies that all information and attachments to this application are true and correct. Further, the Applicant understands this Zoning District change if approved, allows the applicant to later apply for a Zoning permit for the work the Zoning District change is addressing.

See Zoning Resolution/Code, Article VII "Administrative Procedures", 7.1 Procedures for Amendment or District Changes" for complete information on Zoning district changes.


1. Name of Property Owner/Applicant: Schilling Realty, LLC
Mailing address: P.O. Box 1592 Buckeye Lake, Ohio 43008
Phone number: Home: 614-257-9056 Mobile: 614-496,4387 Business:
Email Address: MHSchilling53@gmail.com STschilling2@gmail.com
2. Physical address of property for this rezone application: 3600 Sellers Drive, 43046
Subdivision Name: Hollywood by the Lake Parcel No. 046-01178.00
Section: 27, Range: 17N, Lot No.: , Zoning District: R-2
(If parcel is not located in a platted subdivision, a legal description must be attached)
3. Has a Zoning District change been applied for this property before?
Unknown | No | Yes if yes, Permit #
4. Current use of property: Storage Building
5. Proposed use of property: Commercial Services
6. Current Zoning district: R-2
7. Proposed Zoning district: RECREATIONAL MIXED USE (RMU)
8. Each application is to contain the following attachments and clearly indicate project address on each page:
 - Scaled Site Plan: Show property lines, bearings and distances of lot/parcel.
 - List of contiguous and across the street neighboring property owners and addresses as appearing on the County Auditor's tax list.
9. Attach a statement of how the proposed rezoning relates to the Fairfield County Comprehensive Plan.
http://www.co.fairfield.oh.us/rpc/county_development_strategy_land_use_plan.htm

Important Information:

- Township Zoning District Map - http://www.co.fairfield.oh.us/rpc/pdf/wa_Zoning_sep_13.pdf
- Walnut Township Zoning Resolution/Code - www.Walnuttownship.com.
- Fairfield County Auditor - <http://realestate.co.fairfield.oh.us/>

APPLICATION FOR ZONING PERMIT - Zoning District Change

By signing, the Applicant understands that he/she must comply with all applicable Walnut Township Zoning Resolutions. The Applicant hereby certifies that all information and attachments to this application are true and correct and will comply with all aspects of this Zoning District change and the Zoning Resolution:

Property Owner (only): Michael H. Adillivoy Signature:  Date: 5-15-26

Applicant, provide three (2) signed copies | Z.I., one (1) copy goes to Applicant, two (1) for zoning file

For Zoning Office Use Below This Line

Date Application received 16 MAY 26 \$ 1000.00 fee received, check # 575.08

Date and time of Hearing: TBD Z.I. 

Zoning Inspector's Checklist:

Scaled Site Plan: | Contiguous Property Owners list: | Statement of how the proposed rezoning relates to the Fairfield County Comprehensive Plan:

Zoning Commission Decision to recommend: approval [] OR disapproval [] Date: _____

Z.I. _____

May 15, 2026

Please accept this as our statement on how this rezoning relates to the Fairfield County Comprehensive Plan.

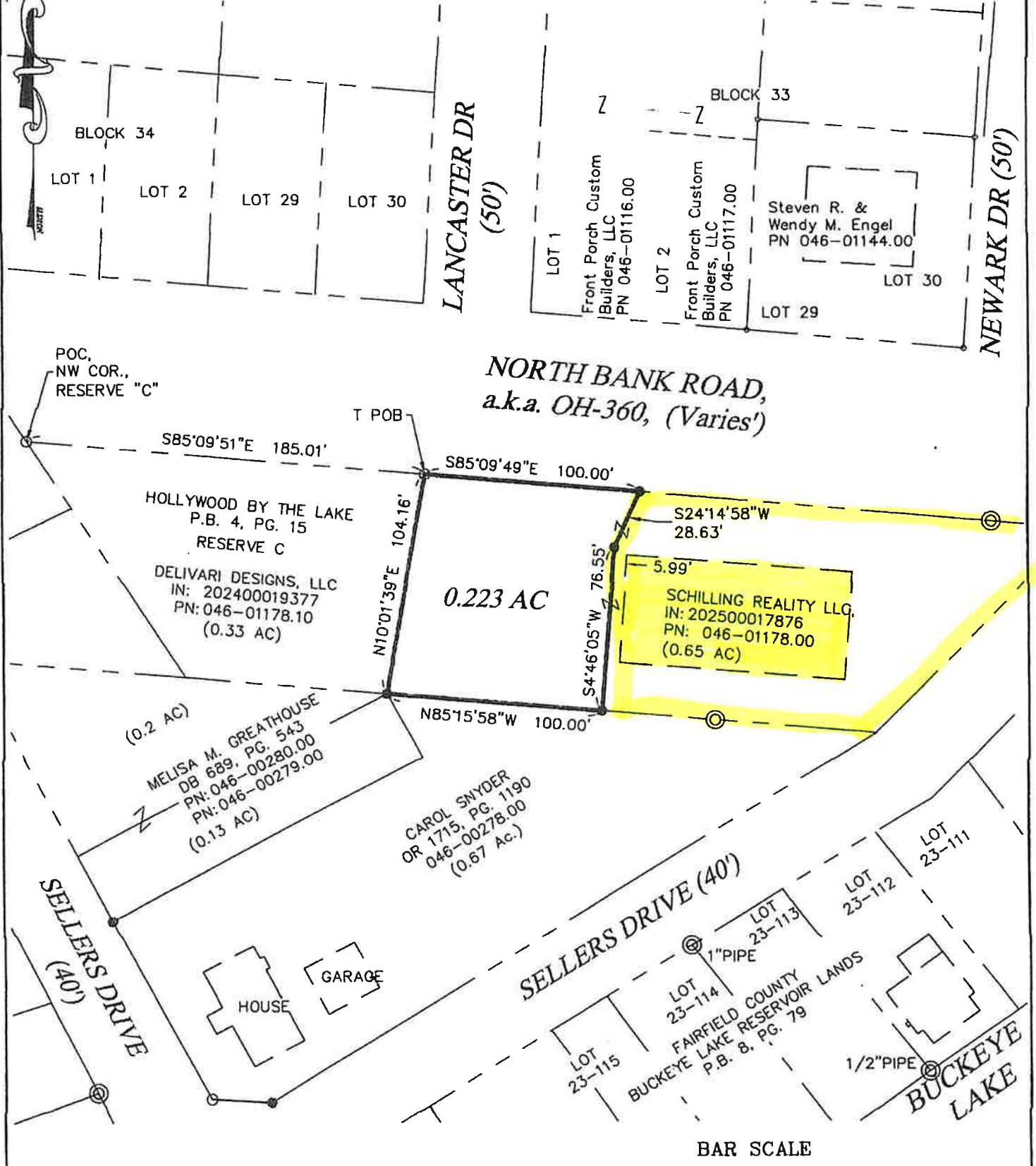
It is our intent to offer this existing facility to local recreational related businesses to provide service and storage and other recreational related services for the Buckeye Lake and surrounding areas.



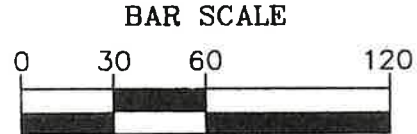
**PLAT OF SURVEY
SCHILLING REALITY LLC, SPLIT**

102 | 21250

SITUATED IN THE NE QTR., SECTION 22, TWP 17N, RNG 18W, REFUGEE LANDS,
WALNUT TOWNSHIP, FAIRFIELD COUNTY, OHIO



FLOOD ZONE NOTE:
Parcel is in Flood Zone 'AE', FEMA PN 39045C0070G
Eff: 1-06-2012



(IN FEET)
1 inch = 60 ft.

I hereby certify that this plat represents a true and

DATE OF

EXHIBIT 'A'

DESCRIPTION
SCHILLING REALITY LLC - SPLIT

Situated in the Northeast Quarter of Section 22, Township 17 North, Range 18 West, Refugee lands, Walnut Township, County of Fairfield, State of Ohio, and being part of the Schilling Reality LLC, 0.65 acre parcel, as recorded in Instrument Number 202500017876, all references are the Records of the Fairfield County Recorder, said parcel being further described as follows:

Commencing at a 5/8" dia. iron pin found at the northwest corner of Reserve "C" of Hollywood By The Lake, as recorded in Plat Book 4 at Page 15 of the Plat Records, said 5/8" dia. iron pin found also being the northwest corner of the Delivari Designs, LLC, 0.33 acre parcel, as recorded in Instrument Number 202400019377;

Thence, South 85° 09' 51" East, 185.01 feet, along the south line of North Bank Road, a.k.a. OH-360, (Varies in Width), to a 5/8" dia. iron pin found at the northeast corner of said Delivari Designs, LLC, 0.33 acre parcel, said point also being the **True Point of Beginning** for the parcel herein described;

Thence, South 85° 09' 49" East, 100.00 feet, continuing along the south line of said North Bank Road, to an iron pin set;

Thence, South 24° 14' 58" West, 28.63 feet, across said Schilling Reality LLC, 0.65 acre parcel, to an iron pin set;

Thence, South 04° 46' 05" West, 76.55 feet, continuing across said Schilling Reality LLC, 0.65 acre parcel, to an iron pin set on the north line of the Carol Snyder, 0.67 acre parcel, as recorded in Volume 1715, Page 1190 of the Official Records;

Thence, North 85° 15' 58" West, 100.00 feet, along the north line of said Snyder parcel, to an iron pin set at the southeast corner of said Delivari Designs, LLC, 0.33 acre parcel;

Thence, North 10° 01' 39" East, 104.16 feet, along the east line of said Delivari Designs, LLC, 0.33 acre parcel, to the **True Point of Beginning**.

Containing 0.223 acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

Part of PN 046-01178.00

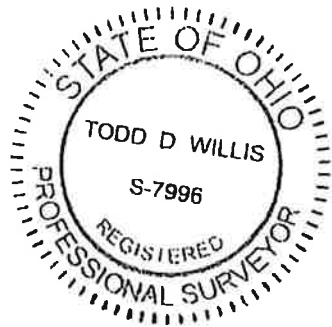
Bearings are based on the south line of said North Bank Road, being South 85° 09' 51" East, State Plane Grid, South Zone NAD83(2011).

All Iron Pins Set are 5/8" Dia x 30" L. rebar w Org ID Cap Stamped Willis S-7996.

This Description is based on a survey made under the direct supervision of Todd D. Willis in February 2026, Reg. Surveyor No. 7996.

Phone No. 740-739-4030, Willis Engineering & Surveying.

Todd D. Willis
02-24-2026



THIS PARCEL IS LOCATED IN AN IDENTIFIED FEMA FLOOD HAZARD AREA. COMPLIANCE WITH THE FAIRFIELD COUNTY FLOOD DAMAGE PREVENTION REGULATIONS IS REQUIRED.

LEGAL DESCRIPTION AND PLAT MEETS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
FAIRFIELD COUNTY ENGINEER
BY *SAK* DATE *4/10/26*

Approved by the Fairfield County Regional Planning Commission; no plat required. This approval does not infer that the parcel in question is consistent with zoning and/or health department regulations.

This approval void if not recorded by 04/27/2026

Signature *Nicholas ...* 658 26-44

Date 04/27/2026

DESCRIPTION REVIEWED AND APPROVED FOR TRANSFER ONLY FAIRFIELD COUNTY AUDITOR ENGINEER TAX MAPS
BY SAK DATE 04/10/26
102/21250

EXHIBIT 'A'

DESCRIPTION
SCHILLING REALITY LLC - SPLIT

Situated in the Northeast Quarter of Section 22, Township 17 North, Range 18 West, Refugee lands, Walnut Township, County of Fairfield, State of Ohio, and being part of the Schilling Reality LLC, 0.65 acre parcel, as recorded in Instrument Number 202500017876, all references are the Records of the Fairfield County Recorder, said parcel being further described as follows:

Commencing at a 5/8" dia. iron pin found at the northwest corner of Reserve "C" of Hollywood By The Lake, as recorded in Plat Book 4 at Page 15 of the Plat Records, said 5/8" dia. iron pin found also being the northwest corner of the Delivari Designs, LLC, 0.33 acre parcel, as recorded in Instrument Number 202400019377;

Thence, South 85° 09' 51" East, 185.01 feet, along the south line of North Bank Road, a.k.a. OH-360, (Varies in Width), to a 5/8" dia. iron pin found at the northeast corner of said Delivari Designs, LLC, 0.33 acre parcel, said point also being the **True Point of Beginning** for the parcel herein described;

Thence, South 85° 09' 49" East, 100.00 feet, continuing along the south line of said North Bank Road, to an iron pin set;

Thence, South 24° 14' 58" West, 28.63 feet, across said Schilling Reality LLC, 0.65 acre parcel, to an iron pin set;

Thence, South 04° 46' 05" West, 76.55 feet, continuing across said Schilling Reality LLC, 0.65 acre parcel, to an iron pin set on the north line of the Carol Snyder, 0.67 acre parcel, as recorded in Volume 1715, Page 1190 of the Official Records;

Thence, North 85° 15' 58" West, 100.00 feet, along the north line of said Snyder parcel, to an iron pin set at the southeast corner of said Delivari Designs, LLC, 0.33 acre parcel;

Thence, North 10° 01' 39" East, 104.16 feet, along the east line of said Delivari Designs, LLC, 0.33 acre parcel, to the **True Point of Beginning**.

Containing 0.223 acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

Part of PN 046-01178.00

MEMBERS OF THE FAIRFIELD GROWING FOOD COUNCIL
June 24, 2026

Brandon Thomas	FFA Advisor
Baylie Blevins	Fairfield County Health Department
Vincent Carpico	Fairfield County Economic Development
Chip Nelson	Ohio Farm Bureau
Karen Crutcher	For Profit Business
Jonathan Ferbrache	Fairfield Soil Water Conservation District
Jonett Haberfield	Visit Fairfield County
Nicholas Eastham	Fairfield County Regional Planning Commission
Stacy Hicks	Ohio State Extension
Joshua Hillberry	Fairfield County Regional Planning Commission
Holly Mattei	Fairfield County Regional Planning Commission
Jeannette Curtis	Fairfield County 211
Kim Barlag	Pickerington Chamber
Erin Harvey	Nonprofit Business
Lynne Schultz	Ohio Farm Bureau
Travis Markwood	Lancaster Chamber of Commerce

Fairfield County Building Department Monthly Report - June 2026

Final Approved	Address	City/Village	Township	Cost Estimate	Date Received
AT&T Equipment Upgrades	1800 Sugar Grove Rd SE	Lancaster	Berne	15,000.00	05/28/25
OhioGuidestone - COO	2680 Kull Rd	Lancaster	Greenfield	0.00	04/28/26
Meijer Submersible Pump Installation	3000 Columbus-Lancaster Rd NW	Lancaster	Greenfield	53,815.00	03/25/26
Service Job Trailers Electric	1340 Collins Rd NW	Lancaster	Greenfield	13,100.00	05/27/26
Millersport Data Center - Turner/Kokosing Trailers	1420 Lancaster-Newark Rd NE	Millersport	Walnut	100M+	03/10/26
Millersport Data Center - Vantage Office Trailer	2050 Refugee Street	Millersport	Walnut	100M+	05/08/26
Millersport Data Center - Site Orientation Trailer	2050 Refugee Street	Millersport	Walnut	100M+	05/20/26
The Little Pizza House - COO	13034 King Rd NE	Thornville	Walnut	0.00	07/24/25
New Applications	Address	City/Village	Township	Cost Estimate	Date Received
Mas Vida - COO	3430 N Bank Road NE	Millersport	Walnut	0.00	05/27/26
Real Christian Academy Preschool - COO	5780 Reynoldsburg Baltimore Rd	Pickerington	Liberty	0.00	05/27/26
Service Job Trailers Electric	1340 Collins Rd NW	Lancaster	Greenfield	13,100.00	05/27/26
Liberty Union HS Chiller Replacement	500 W Washington St.	Baltimore	Liberty	75000	05/29/26
Millersport Data Center - OH21 Building	1420 Lancaster-Newark Rd NE	Millersport	Walnut	1.5B	06/05/26
Liberty Union HS Roof	500 W Washington St	Baltimore	Liberty	1,300,000.00	06/16/26
Liberty Union Elementary School Roof	1000 S Main Street	Baltimore	Liberty	1,300,000.00	06/16/26
Millersport Data Center - Walbridge Trailers	1420 Lancaster-Newark Rd NE	Millersport	Walnut	100,000.00	06/23/26
Texas Roadhouse Signs	2890 Columbus Lancaster Rd NW	Lancaster	Greenfield	6,500.00	06/23/26
Verizon Equipment Upgrade	1402 Ety Rd NW	Lancaster	Greenfield	15,000.00	06/23/26
Fairfield County Workforce Center Fire Alarm	4465 Coonpath Rd NW	Carroll	Greenfield	2,400.00	06/23/26
Bob Boyd Car Wash Electric	1484 Election House Rd NW	Lancaster	Greenfield	20,000.00	06/24/26
Millersport Data Center - Walbridge 4-Plex Trailers	1420 Lancaster-Newark Rd NE	Millersport	Walnut	100,000.00	06/26/26
Choo Choo's Pizza - Hood Suppression	949 S Main Street	Baltimore	Liberty	20,000.00	06/26/26

BILLS
REGIONAL PLANNING COMMISSION
July 7, 2026

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