

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP
Interim Director

DATE: September 30, 2025

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, October 7, 2025, at 6:00 p.m.** The meeting will be held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio. Please be aware that members must be physically present at the meeting to vote. If you would rather attend remotely, please utilize the links below:

Join on your computer, mobile app or room device:

[Click here to join the meeting](#)

Meeting ID: 272 173 827 586

Passcode: aDxSfN

[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 – September 2, 2025
2. President's Report
3. Subdivision Activity
 - a) Violet Commerce Center – Preliminary Plan
Violet Township
 - b) Meadowmoore Reserve, Sec. 3 – Final Plat
Violet Township
4. Zoning Map Amendments
Bart Overly, Blostein/Overly Architects
R-1 (Rural Residential District) to R-3 (Urban Density District)
Greenfield Township

Holly R. Mattei, AICP
Interim Director

www.co.fairfield.oh.us/rpc

5. Zoning Text Amendment
Berne Township – Short-Term Rental/Transient Housing
6. Building Department Applications Under Review for Building Permits
7. Bills
8. Other Business
9. Adjourn

MINUTES

September 2, 2025

The minutes of the Regional Planning Commission meeting held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio, and via livestream and conference call.

Presiding: Jennifer Morgan, President

Present: Josh Anders, Joe Ebel, Amanda Everitt, Jennifer Henery, Michael Hiles, Charles Hockman, Kent Huston, Douglas Ingram, Shawn Lanning, Jarrod Mahaffey, Jason Miller, William Sanderson, Carly Sparrow, Ira Weiss, Rod Williams, Jeff Williamsen, Mike Wolfe and Commissioner Jeff Fix.

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

ITEM 1. MINUTES

The minutes of the August 5, 2025, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Commissioner Fix seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting. There will be an executive meeting after the regularly scheduled meeting.

ITEM 3. SUBDIVISION ACTIVITY

Josh Hillberry presented the following report:

ITEM 3a. SOUTH HAMPTON SEC. 1, PART 2 –FINAL PLAT

OWNER/DEVELOPER: SP Hill Road Development, Inc. / Palmieri Builders

ENGINEER/SURVEYOR: Shawn Lanning / Verdantas

LOCATION AND DESCRIPTION:

The proposed development is located along the east side of Hill Road in Violet Township. This site will contain 7.486 acres and is zoned PD – Planned Residential District within Violet Township zoning. Access is proposed from Hill Road. Water and sanitary sewers will be provided by Fairfield County Utilities.

SUBDIVISION REGULATIONS REVIEW COMMITTEE COMMENTS:

1. The Subdivision Regulations Review Committee recommends approval of the Final Plat for South Hampton, Section 1, Part 2 subject to the following conditions:
 - a. Language for all Easements including Fencing, needs to be updated to match that of the current Subdivision Regulations
 - b. Access to storm sewer for lots 26-31 needs to be shown on the plat
 - c. Other Agency Comments

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Commissioner Fix seconded the motion. The motion passed.

Nicholas Eastham presented the following reports:

ITEM 3b. MICHAEL HILES – VARIANCE REQUEST

OWNER/DEVELOPER: Michael Hiles

ENGINEER/SURVEYOR: The Kleingers Group

LOCATION AND DESCRIPTION: This property is located at 7246 Lake Road in Walnut Township, containing 8.00-acres and has 102.27' of frontage. The applicant is requesting a variance to Section 3.2 (Frontage Requirements) to split a buildable, 2.00-acre parcel with 42.27' of frontage. The applicant has already received an approved variance through Walnut Township for the reduced frontage for both the proposed split and the remainder parcel on 05/22/2025. The applicant also explains that the reason for the variance is due to the unique shape of the parcel.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS: The Subdivision Regulations Committee's previous concerns were addressed following the submission of an approved soil evaluation from the Fairfield County Health Department. Therefore, the Subdivision Regulations Committee recommends approval of the variance.

A motion was made by Commissioner Fix to approve the Subdivision Regulations Committee recommendation. Ira Weiss seconded the motion. The frontage requirements were discussed. After discussion, the motion passed.

ITEM 4. ZONING MAP AMENDMENT

APPLICANT: Havens Limited

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 463 Pleasantville Rd NW, Baltimore, OH 43105. The parcel number for this address is 0150119820, which according to the Fairfield County Auditor's website, is a 17.81-acre lot.

EXISTING ZONING: This parcel is currently zoned as R-1 Rural Residential.

EXISTING LAND USE: Residential/Agricultural use.

PROPOSED REZONING: PRB – Planned Rural Business District. According to the Greenfield Township Zoning Code, the purpose of the Planned Rural Business District is “to allow for the development of limited business activity that will be located where commercial activity as permitted in the (HB) Highway Business District would be inappropriate. Generally, the district will allow a higher level of activity than would typically be permitted as a home occupation... while providing a suitable level of protection for present and future owners of adjacent property.”

PROPOSED LAND USE: According to the included application materials, the proposed use is “to enable a multi-functional canine facility supporting training, sports, specialty breeding, and overall canine wellness.”

ADJACENT ZONING

NORTH	R-1 Rural Residential District
EAST	R-1 Rural Residential District
WEST	R-1 Rural Residential District
SOUTH	R-1 Rural Residential District

ADJACENT USES

Residential
Agricultural
Residential
Agricultural

STAFF RECOMMENDATION:

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

1. That the applicant provides sufficient setbacks and notes these setbacks on the development plan.
2. That the applicant provides landscaping/buffering, lighting, and noise provisions on the development plan that are satisfactory to the Township Zoning Commission.
3. To contact the Fairfield County Health Department and Ohio EPA for issues related to the site’s septic system, water quality, and water quantity requirements. Health Department approval will also be required for the campground component of the plans.
4. To contact the Fairfield County Building Department for any building permits related to the construction or modification of commercial buildings or buildings for commercial uses.
5. To contact the Fairfield County Regional Planning Commission for the application of a major subdivision if the site requires an extension or improvement of streets or utilities.

Greenfield Township currently utilizes the PRB district for this type of use, so the RPC therefore recommends approval of this rezoning based upon the set-up of the township’s current code. It should be noted that such uses that are appropriate for a zoning district but need additional oversight, are typically handled through a conditional use process for the applicable zoning district. The use of the PRB zoning district could be considered spot zoning as there is no comprehensive approach to rezoning to this district. The Township should consider moving the uses permitted under the PRB district so that they are considered as conditional uses in the

appropriate zoning district(s) to alleviate this concern.

A motion was made by Commissioner Fix to approve the RPC staff recommendation. Doug Ingram seconded the motion. The board members discussed the process moving forward with Greenfield Township and the Health Department. Jarrod Mahaffey asked about screening for the development and Holly Mattei stated that is part of the RPC recommendation. The developer will work with Greenfield Township to address these concerns. The motion passed with Ira Weiss and Jeff Williamsen abstaining.

ITEM 5. RESOLUTION 2025-2

Appropriations are needed for the reimbursement of the replat application fees for Valley View Farms.

A motion was made by Ira Weiss to adopt Resolution 2025-2. Jarrod Mahaffey seconded the motion. The motion passed.

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>\$11,650.00</u>
		TOTAL	\$11,650.00

A motion was made by Amanda Everitt to approve the bills for payment. Kent Houston seconded the motion. Motion passed.

ITEM 8. OTHER BUSINESS

None

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:

Jennifer Morgan, President

Kent Huston, Secretary

SUBDIVISION: Violet Commerce Center – Preliminary Plan

OWNER/DEVELOPER: Robert Leveck/CW Industrial LLC &
Gregory Groves/Ugly Mug Bar & Grill, LLC

ENGINEER/SURVEYOR: Randolph Fries / Brumbaugh Engineering & Surveying, LLC

DATE: Tuesday, October 7, 2025

LOCATION AND DESCRIPTION:

The proposed development is located along the south side of Basil-Western Road in Violet Township. This site will contain 16.072 acres and is zoned Agriculture/PBID – Planned Business and Industrial District within Violet Township zoning. Access is proposed from Basil-Western Road. Water and sanitary sewers will be provided by Fairfield County Utilities.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. The Subdivision Regulations Committee recommends approval of the Preliminary Plan for Violet Commerce Center subject to the following conditions:
 - a. The application will need to be revised to show the 'Name of Applicant' as both CW INDUSTRIAL LLC and THE UGLY MUG BAR & GRILL LLC and both entities will need to sign the application (*submitted during the Subdivision Regulations Meeting on September 29*).
 - b. The proposed 60' shared use easement does not make sense in terms of its alignment and the proposed paved access across the easement and its service to Lot #1 and Lot #2.
 - c. All main water and sewer lines need to be in an easement.
 - d. Please note, a long-term maintenance agreement with Violet Township for the post construction water quality BMP will need to be executed. Access will need to be provided to and around the basin.
 - e. Other Agency Comments

PLAN OF IMPROVEMENTS
for
VIOLET COMMERCE CENTER
BASIL WESTERN RD. VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
SEPTEMBER 4, 2025

NOTE:

PROPERTY HAS A 26" HIGH-PRESSURE GAS MAIN RUNNING ON NORTH WEST PORTION OF SITE. ANYTIME THERE IS GROUND PENETRATION WITHIN 20 FEET OF THE GAS MAIN, A REPRESENTATIVE FROM CENTERPOINT MUST BE PRESENT.

THE CENTERPOINT REPRESENTATIVE FOR THE GAS UTILITY AT THE SITE IS:

KEVIN CAMPBELL W/ GRIDHAWK
PHONE: (937)-903-0567

DATUM:

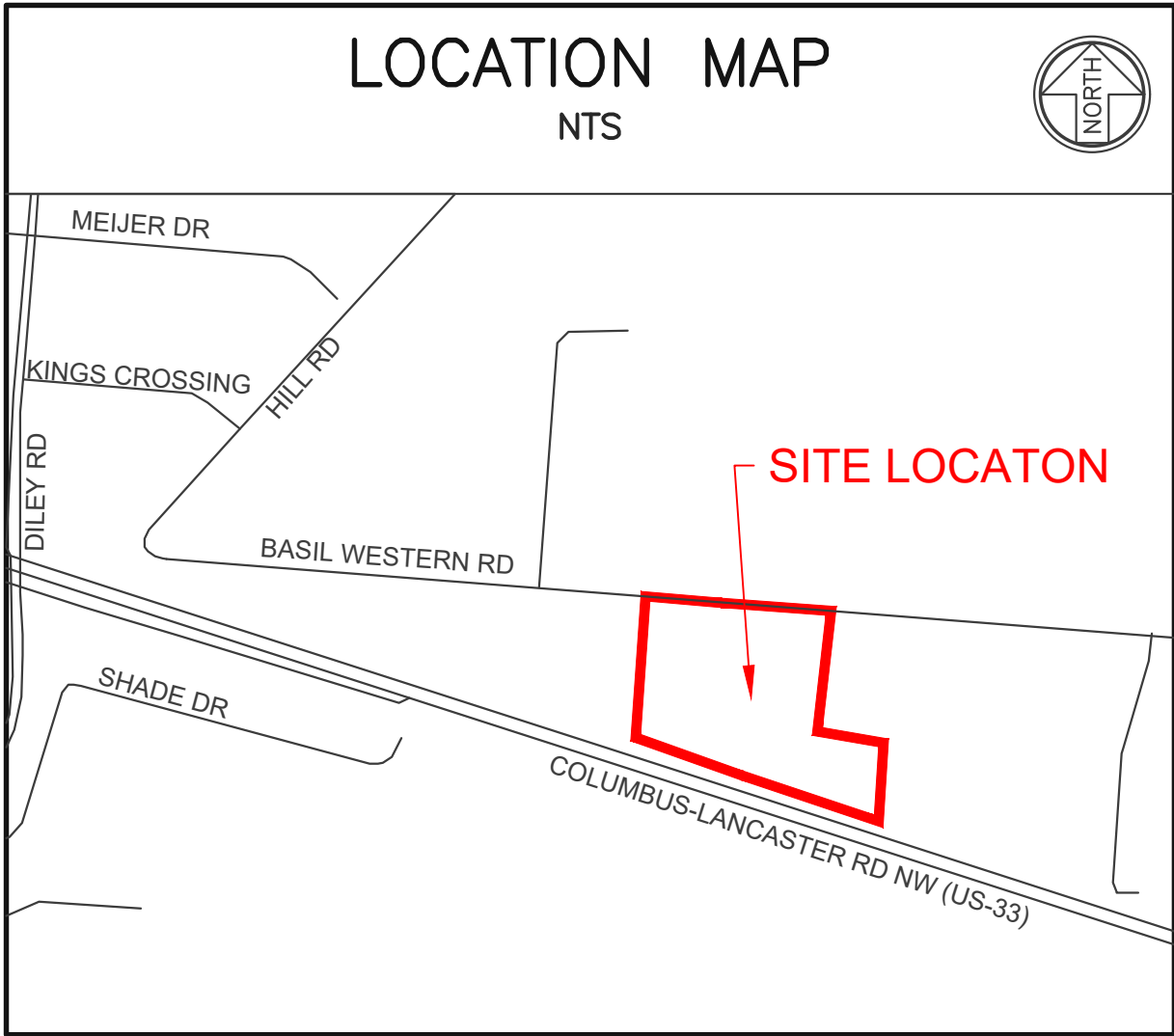
DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (RTK VRS NETWORK), SOUTH ZONE, NAD83 FOR HORIZONTAL LOCATION AND NAVD88 DATUM FOR VERTICAL ELEVATIONS.

SPECIFICATIONS:

SPECIFICATIONS FOR THIS PROJECT SHALL BE AS PER CITY OF KETTERING, AND THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS DATED JANUARY 1, 2023, UNLESS OTHERWISE MODIFIED HEREIN, MOST RESTRICTIVE SHALL APPLY AS DETERMINED BY THE ENGINEER.

GENERAL NOTES:

- WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT EXACT ELEVATIONS MAY BE DETERMINED AND THE NECESSARY ADJUSTMENT MADE.
- THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- EXISTING DRAIN TILE DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER AS DIRECTED BY THE ENGINEER. NO PAYMENT WILL BE MADE FOR TILE REPLACEMENT. THIS IS TO BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE DONE TO ADJACENT PROPERTIES OR ANY PROPERTY AFFECTED BY THE CONSTRUCTION WORK. THE CONTRACTOR SHALL TAKE SPECIAL EFFORT TO PROTECT EXISTING TREES AND/OR SHRUBS.
- NO DIMENSIONS SHALL BE SCALED, REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
- EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND ELEVATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY(S) AND PROTECTION OF SAID UTILITY DURING CONSTRUCTION.
- SEEDING MUST BE DONE SEVEN (7) DAYS AFTER EARTH DISTURBING ACTIVITIES.
- FIELD TILE - SHOULD FIELD TILE BE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE TILE. WITHIN THE DEDICATED RIGHT-OF-WAY, THE CONTRACTOR SHALL REPLACE THE TILE WITH STEEL REINFORCED CONCRETE PIPE (ASTM C-76, CL4) OR DUCTILE IRON PIPE (ANSI CLASS 52 OR PVC AS SPECIFIED) AT THE DIRECTION OF THE CITY ENGINEER'S INSPECTOR.
- ANY MUD TRACKED OR DISPOSITION OF BUILDING MATERIALS OR DEBRIS UPON PUBLIC RIGHT-OF-WAY SHALL BE CLEANED OFF IMMEDIATELY. EVERY PRECAUTION SHALL BE TAKEN TO MINIMIZE THIS RISK.
- ALL STORM DRAINS, UNDERDRAINS AND FIELD TILE BROKEN DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO ORIGINAL CONDITION.
- ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, COUNTY AND STATE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ODOT, MONTGOMERY COUNTY AND OEPA.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE EXISTING OWNED PROPERTY, RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS MATERIAL OFF-SITE AT THEIR SOLE EXPENSE.
- THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND MATERIALS RESULTING FROM HIS OPERATION AND RESTORE ALL SURFACES, STRUCTURES, DITCHES AND PROPERTY TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER.
- ALL STREETS SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES & OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND & IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
- ALL SITE CLEARING AND EXCAVATION SHALL BE IN ACCORDANCE WITH ODOT 201 - CLEARING AND GRUBBING AND ODOT 203 - ROADWAY EXCAVATION & EMBANKMENT.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR SAFETY ON THE JOB SITE, NOR SHALL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER NOR THE PRESENCE OF THE ENGINEER AT A CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES.



SHEET INDEX

- C1. COVER SHEET
- C2. EXISTING CONDITIONS AND BOUNDARY RETRACEMENT SURVEY
- C3. PRELIMINARY SITE PLAN
- C4. PRELIMINARY PLAT

EXISTING UTILITIES

EXISTING UNDERGROUND UTILITIES & SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE & CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- A. CONTACTING ALL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION & ADVISING THEM OF THE WORK TO TAKE PLACE.
- B. SOLICITING THEIR AID IN LOCATING & PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
- C. EXCAVATING & VERIFYING THE HORIZONTAL & VERTICAL LOCATION OF EACH UTILITY.
- D. ALL DAMAGE TO ANY EXISTING UTILITY.

THE FOLLOWING ARE KNOWN OWNERS OF UNDERGROUND UTILITIES WHO SHALL BE NOTIFIED TEN DAYS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY THE BELOW UTILITY OWNERS, OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS. IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR.

UTILITY OWNERSHIP

ELECTRIC
FAIRFIELD COUNTY ENGINEERS
(740)-652-2300

TELECOMMUNICATIONS
CHARTER COMMUNICATIONS(SPECTRUM)
(855)-860-9068

SOUTH CENTRAL POWER
(800)-282-5064

FIBER OPTIC
AT&T OHIO
(800)-288-2020

GAS
COLUMBIA GAS OF OHIO
(800)-344-4077

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(800)-835-7191

EASTERN GAS TRANSMISSION AND STORAGE
(681)-842-3370

NORTHEAST OHIO NATURAL GAS
(800)-451-9465

NOTE - WITH REGARD TO EXISTING UTILITIES SHOWN, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHEN ACCURATE, ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

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BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

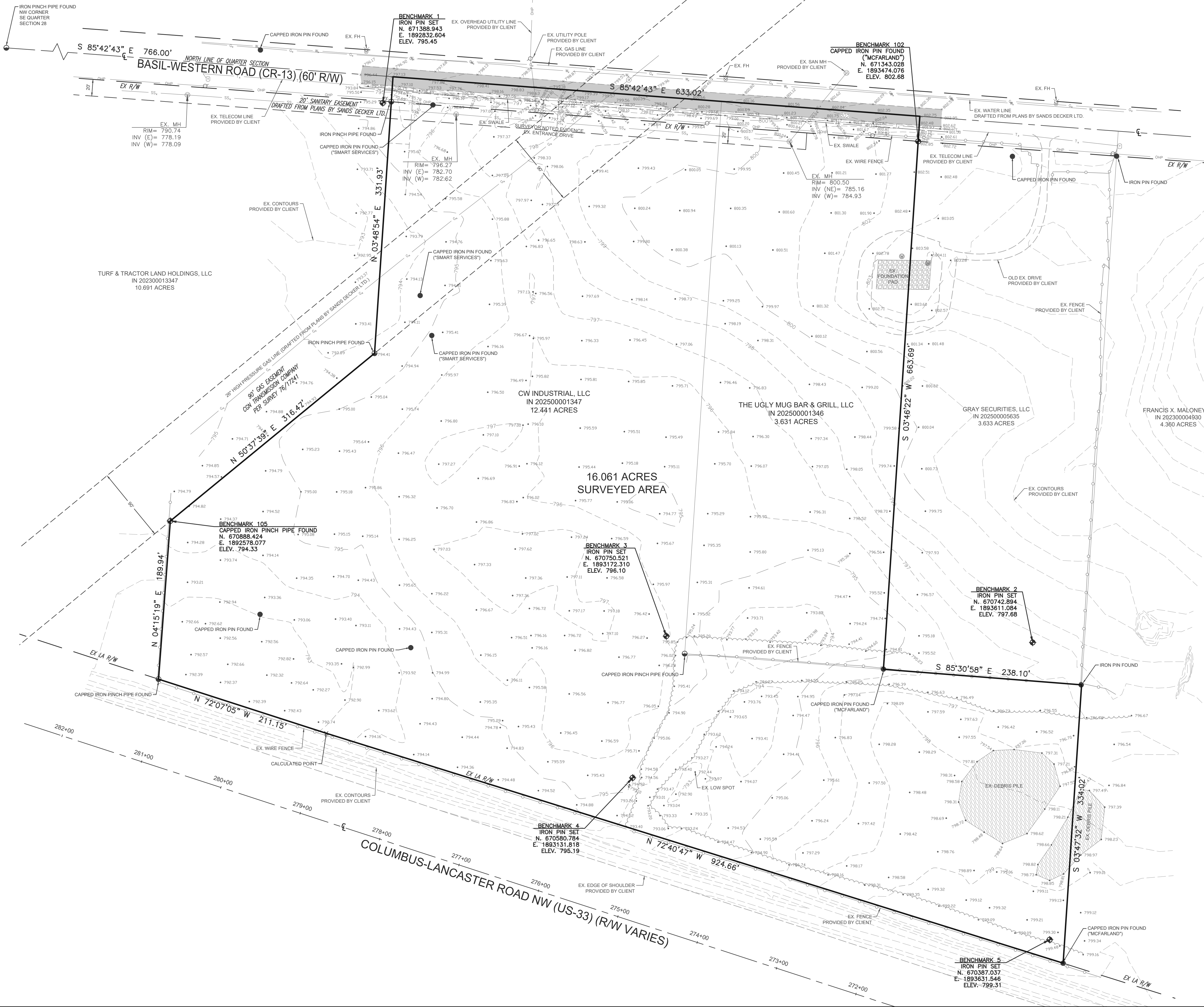
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
EMAIL: John@bes-engineer.com

Revisions

NO.	DATE	DESCRIPTION	BY

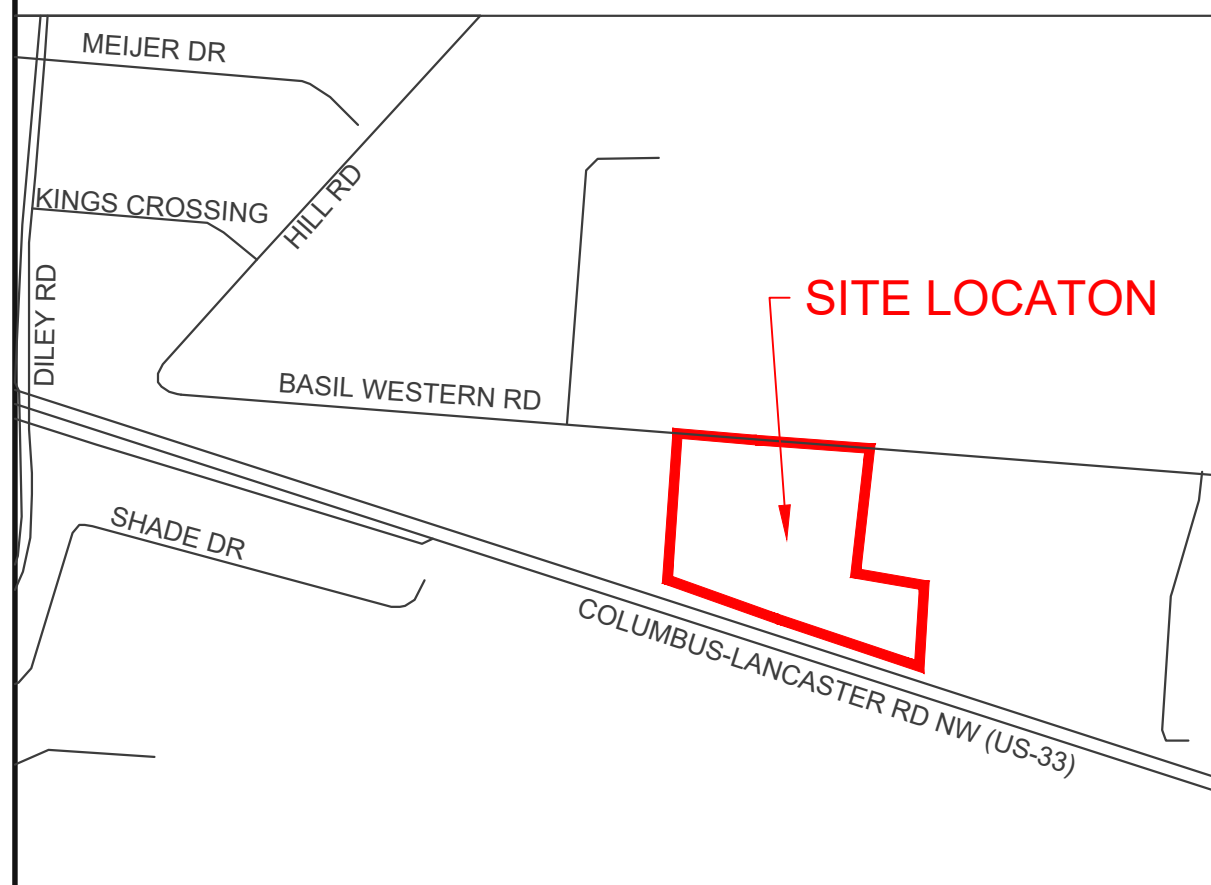
LEGEND

	EXISTING WELL		EXISTING CONTOUR (INDEX)
	EXISTING FIRE HYDRANT		EXISTING CONTOUR (INTERMEDIATE)
	EXISTING WATER VALVE		EXISTING OVERHEAD UTILITY LINE
	EXISTING SANITARY MANHOLE		EXISTING SANITARY SEWER LINE
	EXISTING GAS MARKER		EXISTING GAS LINE
	EXISTING UTILITY POLE		EXISTING FENCE
	EXISTING ELECTRIC CABINET		EXISTING EDGE OF PAVEMENT
	EXISTING GROUND SPOT ELEVATION		EXISTING TREELINE
	EXISTING TOP/EDGE PAVEMENT		EXISTING PAVEMENT
	EXISTING SWALE		EXISTING GRAVEL



LOCATION MAP

NTS



SITE LOCATON

SURVEY NOTES:

1. PROPERTY LINE LOCATIONS, BEARINGS AND DISTANCES SHOWN ARE FROM A BOUNDARY RETRACEMENT SURVEY BY BERNARD D. KIENOW, JR., P.S. NO. 7456 W/ FIELDWORK COMPLETED ON 6/20/2025.
2. ALL TOPOGRAPHICAL FEATURES SHOWN ARE EITHER FROM ABOVE GROUND FEATURES READILY OBSERVABLE, OR FROM EXISTING RECORDS WHOSE ACCURACY CAN NOT BE CERTIFIED BY US.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
4. THE PROJECT AREA IS LIES IN FLOOD ZONE X OF FIRM 39045C0110G, EFFECTIVE DATE 01-06-2012, BEING OUTSIDE 500 YEAR FLOOD PLAIN.

DATUM:

DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (RTK VRS NETWORK), SOUTH ZONE, NAD83 (2011) FOR HORIZONTAL LOCATION AND NAVD88 DATUM FOR VERTICAL ELEVATIONS.

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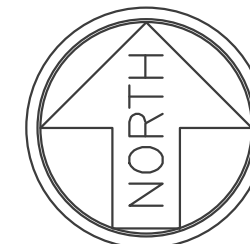
NORTHEAST OHIO NATURAL GAS
(800)-451-9465

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PLAN NORTH



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BEFORE YOU DIG
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OHIO UTILITIES PROTECTION SERVICE

HORIZONTAL SCALE 1"=60'
180'
120'
60'
0'

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928
EMAIL: John@bes-engineer.com

BOUNDARY SURVEY CERTIFICATION:



REGISTERED SURVEYOR OF OHIO
NO. 7456
BERNARD D. KIENOW, JR.

PROJECT NO.: 345.25

DATE: 6/27/2025

DRAWN BY: BJB/GWG

DESIGNED BY: BJB

CHECKED BY: JJB

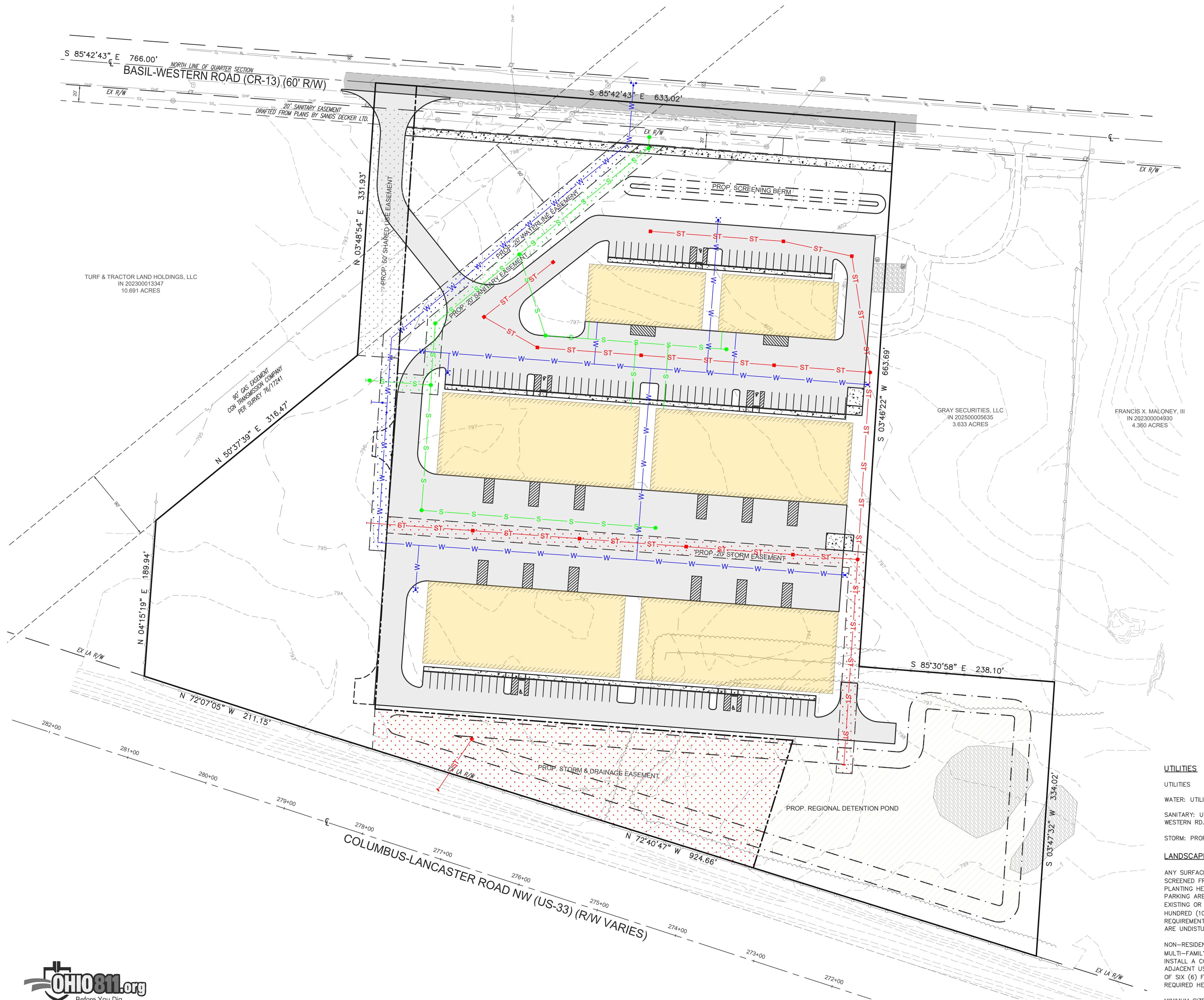
REVISED

1.
2.
3.
4.
5.
6.
7.

EXISTING CONDITIONS PLAN
& BOUNDARY RETRACEMENT SURVEY
OF 12.441 ACRE TRACT IN 202500001347
& 3.631 ACRE TRACT IN 202500001346
FOR
VIOLET COMMERCE CENTER
LOCATED AT BASIL WESTERN RD, SECTION 28, TOWNSHIP 15, RANGE 20,
VIOLET TOWNSHIP, FAIRFIELD COUNTY, STATE OF OHIO

SHEET
OF C2
4

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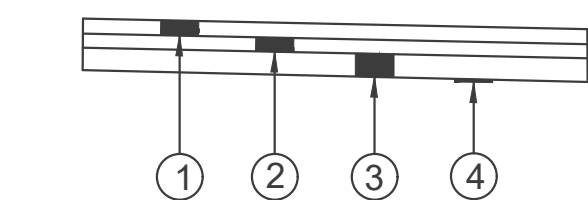


LEGEND

- W — PROP. 6" WATER MAIN
- ST — PROP. STORM MAIN
- S — PROP. 8" SANITARY MAIN
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- PROP. CATCH BASIN (YARD INLET)
- PROP. STORM MANHOLE
- PROP. SANITARY MANHOLE
- ▬ PROP. ASPHALT
- ▬ PROP. CONCRETE

NOTE:

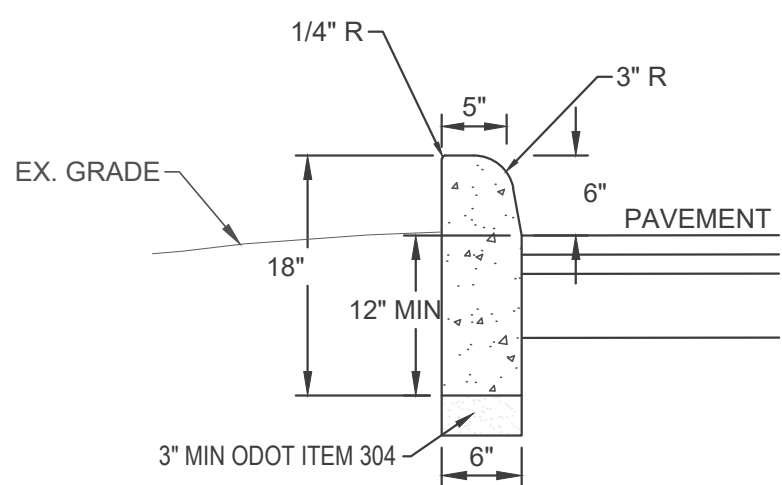
OWNER TO COORDINATE WITH VIOLET TOWNSHIP FOR THE CLOSING OF ACCESS ONTO BASIL WESTERN ROAD AND LANE CLOSURES.



- 1 ODOT ITEM 448 - ASPHALT CONCRETE, TYPE 1 (1-1/2" SURFACE COURSE)
- 2 ODOT ITEM 448 - ASPHALT CONCRETE, TYPE 1 (1-1/2" INTERMEDIATE COURSE)
- 3 ODOT ITEM 304 - AGGREGATE BASE (6" COURSE)
- 4 ODOT ITEM 204 - SUBGRADE (COMPACTED) PER GEOTECH SPECS.

TYPICAL SECTION ASPHALT PAVEMENT

NOT TO SCALE



CONCRETE BARRIER CURB DETAIL

NOT TO SCALE

SITE DATA:

EXISTING USE: AGRICULTURE/RESIDENTIAL

EXISTING ZONING: M-2, C-2, R-2

EXISTING PARCELS:

PID: 0370211720	12.441 AC.
PID: 0370211730	3.631 AC.
TOTAL	16.072 AC.

PROPOSED PARCELS:

- | | |
|-------------------|-------------------------|
| 1) LOT SIZE: | 3.7974 AC. |
| BUILDING SIZE: | TBD |
| USE: | RESTAURANT/BAR |
| PARKING REQUIRED: | TBD |
| PARKING PROVIDED: | TBD |
| LOT COVERAGE: | TBD |
| 2) LOT SIZE: | 11.55 AC. |
| BUILDING SIZE: | 115,880 S.F. |
| USE: | FLEX WAREHOUSE/STORAGE |
| PARKING REQUIRED: | 1/10,000 SF = 12 SPACES |
| PARKING PROVIDED: | 120 CAR SPACES |
| LOT COVERAGE: | 6.91 AC. (59.8%) |

PROPOSED ZONING:	PBID
TOTAL SITE ACREAGE:	19.705 AC.
LOT 1 IMPERVIOUS AREA:	TBD
LOT 1 PERVIOUS AREA:	TBD
LOT 2 IMPERVIOUS AREA:	6.91 AC.
LOT 2 PERVIOUS AREA:	4.64 AC.

SETBACKS:	
FRONT:	150'
USE:	25' (50' ADJACENT TO RESIDENTIAL)
REAR:	50'

UTILITIES

UTILITIES

WATER: UTILIZE AN EXISTING WATER MAIN LOCATED ALONG THE NORTH SIDE OF BASIL WESTERN RD.

SANITARY: UTILIZE AN EXISTING SANITARY MAIN LOCATED ALONG THE SOUTH SIDE OF BASIL WESTERN RD.

STORM: PROPOSED REGIONAL RETENTION POND ON LOTS #1/2

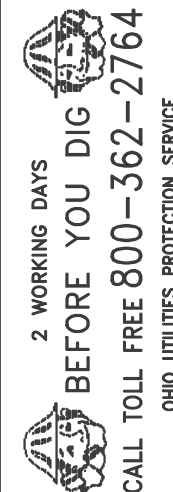
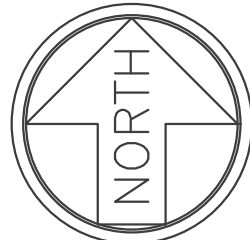
LANDSCAPE REQUIREMENTS

ANY SURFACE PARKING AREAS ADJACENT TO AN EXISTING OR PLANNED PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM THE RESPECTIVE RIGHT-OF-WAY WITH A MINIMUM OF A THIRTY (30) INCH CONTINUOUS PLANTING HEDGE AND TREE COMBINATION. THE HEIGHT SHALL BE MEASURED FROM THE ADJACENT PARKING AREA. THROUGHOUT THE THE SETBACK ARE BETWEEN A SURFACE PARKING AREA AND AN EXISTING OR PLANNED PUBLIC RIGHT-OF-WAY, THERE SHALL BE A MINIMUM OF FOUR (4) TREES PER ONE HUNDRED (100) LINEAL FEET. TREES MAY BE DECIDUOUS, CONIFEROUS OR A COMBINATION THEREOF. REQUIREMENT SHALL NOT APPLY IN THE AREAS OF INGRESS AND EGRESS, OR TO EXISTING TREES WHICH ARE UNDISTURBED BY THE PROJECT.

NON-RESIDENTIAL USES ADJACENT TO THE RESIDENTIAL USES (CURRENT AND FUTURE) AND MULTI-FAMILY USES ADJACENT TO SINGLE-FAMILY RESIDENTIAL USES (CURRENT AND FUTURE) SHALL INSTALL A CONTINUOUS PLANTING HEDGE AND TREE COMBINATION TO PROVIDE SCREENING FROM SUCH ADJACENT USE. THE REQUIRED PLANTING HEDGE AND TREE COMBINATION SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT AT THE TIME OF INSTALLATION. MOUNDING MAY BE USED TO ACHIEVE THE REQUIRED HEIGHT AND FENCING MAY BE INCORPORATED TO PROVIDE ADDITIONAL SCREENING.

MINIMUM SIZE OF LANDSCAPE ISLANDS IS 162 SQUARE FEET WITH MINIMUM WIDTH OF 9' IN ACCORDANCE WITH CEDA DEVELOPMENT STANDARDS

PLAN NORTH



**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928
EMAIL: John@bes-engineer.com

PRELIMINARY SITE PLAN

FOR

VIOLET COMMERCE CENTER.

LOCATED AT BASIL WESTERN RD,
SECTION 28, TOWNSHIP 15, RANGE 20,
VIOLET TOWNSHIP, FAIRFIELD COUNTY, STATE OF OHIO

SHEET
OF

C3
4

REVISED

SHEET OF 



SUBDIVISION: Meadowmoore Reserve, Section 3 – Final Plat

OWNER/DEVELOPER: John Donely

ENGINEER/SURVEYOR: Jonathon Phelps, P.S. / Advanced Civil Design

DATE: Tuesday, October 7, 2025

LOCATION AND DESCRIPTION:

The proposed development is located along the west side of Ault Road in Violet Township. This site will contain 28.782 acres, will create 55 new residential lots, and is zoned PD – Planned Residential District within Violet Township zoning. Access is proposed from Ault Road. Water and sanitary sewers will be provided by Fairfield County Utilities.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. The Subdivision Regulations Committee recommends approval of the Final Plat for Meadowmoore Reserve, Section 3 subject to the following conditions:
 - a. Lots 155-157 the Sanitary easement is exclusive and the 15" sidewalk easement cannot be inside the sanitary easement.
 - b. The Sanitary easement needs to be extended across lot 30 and 31.
 - c. Technical comments from the Fairfield County Engineer's Office
 - d. Other Agency Comments

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, VIOLET TOWNSHIP, BEING IN SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, AND BEING 28.782 ACRES OF THE REMAINDER OF A 43.315 ACRE TRACT AS CONVEYED TO JOHN E. DONLEY IN OFFICIAL RECORD 1256, PAGE 1187, THE REMAINDER OF A 52.189 ACRE TRACT (TRACT 1) AS CONVEYED TO JOHN E. DONLEY IN OFFICIAL RECORD 1169, PAGE 2197, THE REMAINDER OF A 23.912 ACRE TRACT (TRACT 2) AS CONVEYED TO JOHN E. DONLEY IN OFFICIAL RECORD 1169, PAGE 2197, A 4 ACRE TRACT AS CONVEYED TO JOHN E. DONLEY IN OFFICIAL RECORD 1400, PAGE 1726, AND A 1.25 ACRE TRACT AS CONVEYED TO JOHN E. DONLEY IN OFFICIAL RECORD 1400, PAGE 1726. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE FAIRFIELD COUNTY, OHIO.

WE THE UNDERSIGNED, JOHN E. DONLEY, BEING THE SOLE OWNER AND LIEN HOLDER OF THE LAND PLATTED HEREIN, DOES VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE DRIVE, AVENUE AND STREET SHOWN HEREON, COMPRISING A TOTAL OF 4.265 ACRES TO THE PUBLIC USE FOREVER, AND DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS MEADOWMOORE RESERVE SECTION 3, A SUBDIVISION CONTAINING LOTS NUMBERED 8-53, 151-158, 194, INCLUSIVE, RESERVE "C" AND EASEMENTS HEREON DOES HEREBY ACCEPT THIS PLAT AND DOES VOLUNTARILY DEDICATE TO PUBLIC USE.

UTILITY EASEMENTS

UTILITY EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY LINES AND SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SANITARY SEWER EASEMENTS

EASEMENTS DESIGNATED AS SANITARY SEWER EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID SEWERS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED SANITARY SEWER EASEMENTS.

DRAINAGE EASEMENTS

AN EASEMENT IS HEREBY GRANTED FOR THE PURPOSE OF CONSTRUCTION, OPERATION, RECONSTRUCTION, USAGE, AND MAINTENANCE OF STORM DRAINAGE SWALES, DITCHES AND UNDERGROUND PIPING AND APPURTENANT WORKS ON ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE EASEMENT" HEREON INCLUDING THE RIGHT TO CONSTRUCT, CLEAN, REPAIR, KEEP UNOBSTRUCTED, AND CARE FOR SAID SEWERS, SWALES, DITCHES, PIPING AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAID AREAS FOR SAID PURPOSE. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT EXCEPT THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

SIGNED AND ACKNOWLEDGED IN
THE PRESENCE OF:

WITNESS BY: JOHN E. DONLEY
OWNER

WITNESS

STATE OF OHIO
FAIRFIELD COUNTY

BE IT REMEMBERED THAT ON THIS DAY OF , 20, PERSONALLY CAME THE SAID , TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES NOTARY PUBLIC IN AND FOR
FAIRFIELD COUNTY, OHIO

MEADOWMOORE RESERVE SECTION 3
SECTION 23, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO

APPROVED AND ACCEPTED THIS DAY OF , 20, THE DRIVE, AVENUE AND STREET, HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, STATE OF OHIO.

BANKER DRIVE 0.704 ACRES
HAYDEN AVENUE 3.383 ACRES
HASTINGS STREET 0.178 ACRES
TOTAL ACREAGE: 4.265 ACRES

THIS PLAT IS HEREBY APPROVED AS OF , 20. HOWEVER, STREETS ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

THIS PLAT IS HEREBY APPROVED AS OF , 20. HOWEVER, SANITARY SEWERS AND WATERLINES ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION ON , 20, THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN ONE HUNDRED EIGHTY (180) DAYS OF THE ABOVE APPROVAL.

THIS PLAT IS CONSISTENT WITH THE CURRENT VIOLET TOWNSHIP ZONING RESOLUTION.

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON , 20.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON , 20, at AM-PM, AND THAT IT WAS RECORDED ON , 20, IN PLAT CABINET , SLOT .
PLAT RECORDS OF FAIRFIELD COUNTY, OHIO.

FEE \$

DRAINAGE MAINTENANCE DISTRICT

A MAINTENANCE AGREEMENT FOR THE DRAINAGE FACILITIES IS A PART OF THE IMPROVEMENT PLANS OF THE ABOVE REAL ESTATE (MEADOWMOORE RESERVE SECTION 3) AND THE OBLIGATION TO PAY THE MAINTENANCE FEES SHALL PASS WITH THE TITLE TO THE PROPERTY. THERE SHALL BE INSERTED IN EACH DEED PASSING TITLE TO ANY OF THE LAND HEREIN BY THE OWNER OR DEVELOPER THE WORDS:

"TITLE TO THE FEE INCLUDES THE OBLIGATION TO PAY THE DRAINAGE MAINTENANCE FEE ASSESSED, OR TO BE ASSESSED, BY THE COUNTY, PURSUANT TO THE OHIO REVISED CODE 6137 AND FOLLOWING SECTIONS. THIS INCLUDES THE OBLIGATION TO PAY SUCH PORTION OF THE DRAINAGE MAINTENANCE FEE ASSESSMENT, OR TO BE ASSESSED, TO THE PUBLIC CORPORATION(S) AS ESTABLISHED IN THE ORIGINAL SCHEDULE, AS AMENDED FROM TIME TO TIME."

"ALL LOTS IN THE SUBDIVISION SHALL BE PART OF A DRAINAGE DISTRICT FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE/STORM SEWER SYSTEM SERVING THE SUBDIVISION. EACH LOT SHALL BE ASSESSED IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING SUCH DISTRICT FOR THE INSPECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH DRAINAGE/STORM SEWER SYSTEM."

THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO EACH OF THE LOTS AND LANDS SHOWN HEREON THAT HAS WITHIN IT A PORTION OF THE AREA DESIGNATED HEREON AS "DRAINAGE EASEMENT" OR "DRAINAGE AND SANITARY SEWER EASEMENT" SHALL CARE FOR, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALE WITHIN SAID PORTION OF THE "DRAINAGE EASEMENT" OR "DRAINAGE AND SANITARY SEWER EASEMENT AREA".

THE EASEMENT FOR STORM SEWER, STORM DRAINAGE SWALES, AND WHERE APPLICABLE SANITARY SEWERS, AND APPURTENANT WORKS IS HEREBY GRANTED TO THE BOARD OF THE FAIRFIELD COUNTY COMMISSIONERS AND ITS ASSIGNS, FOR USE AT SUCH TIME AS IT IS DETERMINED THAT FOR REASONS OF PUBLIC HEALTH, SAFETY, AND WELFARE IT IS NECESSARY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALES WITHIN SAID "DRAINAGE EASEMENT AREA" OR "DRAINAGE AND SANITARY SEWER EASEMENT AREA", AND THAT THE COSTS THEREOF, BOTH DIRECT AND INCIDENTAL THERETO, SHALL BE PAID FOR BY THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO THE LOTS AND LAND UPON WHICH SUCH MAINTENANCE IS PERFORMED, UNLESS PAID BY A DRAINAGE MAINTENANCE DISTRICT ESTABLISHED FOR THE SUBDIVISION.

MONUMENTS SHOWN ON THE PLAT AS NOT IN PLACE AT THE TIME OF RECORDING SHALL BE PLACED PRIOR TO ACCEPTANCE OF THE STREETS.

FAIRFIELD COUNTY COMMISSIONER
STEVE DAVIS

FAIRFIELD COUNTY COMMISSIONER
DAVID L. LEVACY

FAIRFIELD COUNTY COMMISSIONER
JEFF FIX

FAIRFIELD COUNTY ENGINEER
JEREMIAH D. UPP

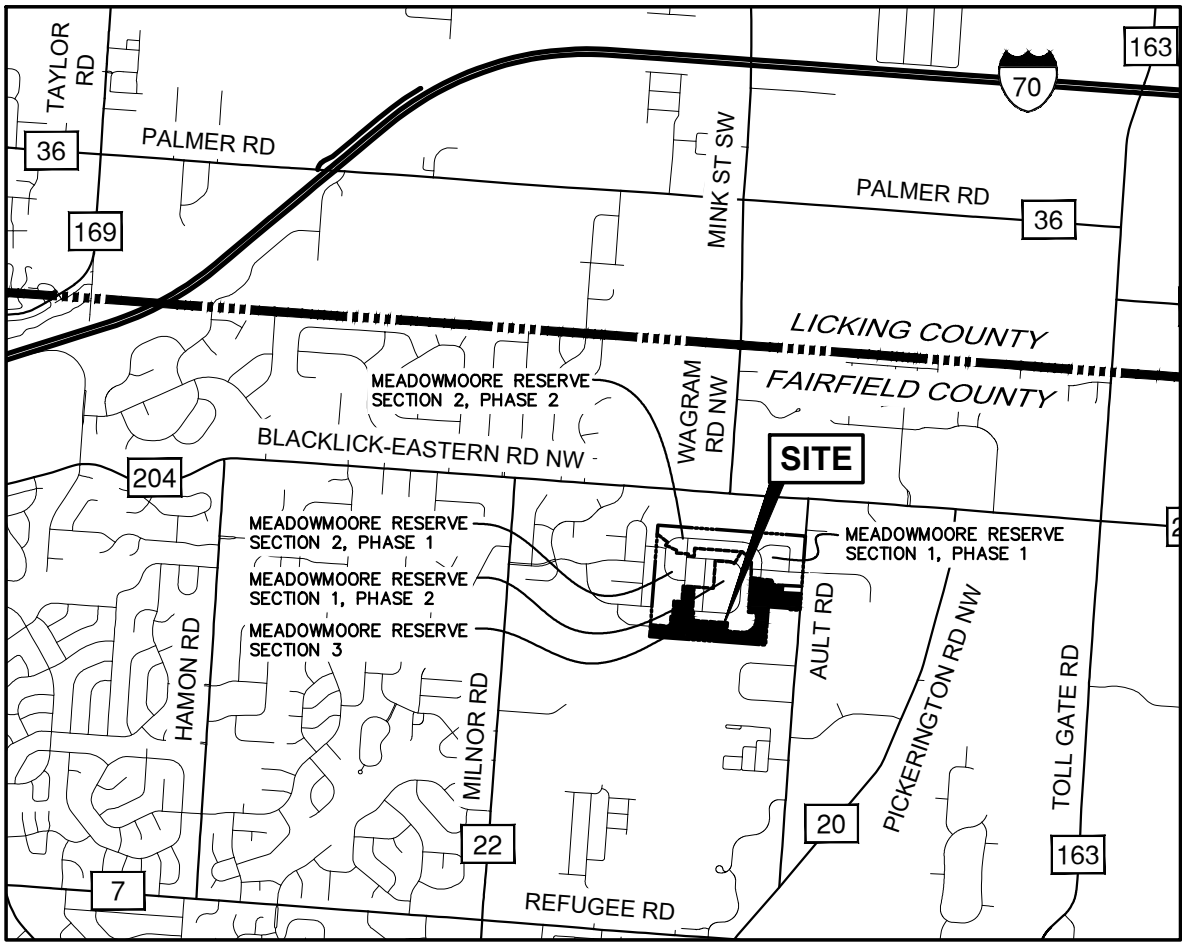
FAIRFIELD COUNTY SANITARY ENGINEER
TONY J. VOGEL

INTERIM DIRECTOR,
FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION
HOLLY MATTEI

VIOLET TOWNSHIP ZONING
INSPECTOR
KELLY SARKO

FAIRFIELD COUNTY AUDITOR
CARRI L. BROWN

FAIRFIELD COUNTY RECORDER
LISA MCKENZIE



VICINITY MAP
NTS

SUBDIVIDER

JOHN E. DONLEY
7600 FARMSBURY DRIVE
REYNOLDSBURG, OHIO 43068

SURVEY DATA

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 04°13'25" WEST FOR THE CENTERLINE OF AULT ROAD, AS DETERMINED BY GPS OBSERVATIONS AND POST PROCESSED UTILIZING NGS OPUS SOLUTIONS, BASED ON NAD 83 (2011), OHIO STATE PLANE, SOUTH ZONE.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FAIRFIELD COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7661".

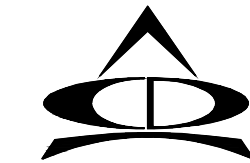
PERMANENT MARKERS, WHERE INDICATED, ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.

I HEREBY CERTIFY THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL MARKERS AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISIONS OF OHIO REVISED CODE CHAPTER 4733-37 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

JONATHAN E. PHELPS, P.S. DATE
REGISTRATION NUMBER 8241

LEGEND

○ = IRON PIN SET
© = PERMANENT MARKER
⌘ = PK NAIL SET
● = IRON PIN FOUND
○ = IRON PIPE FOUND
⌘ = PK NAIL FOUND



ADVANCED
CIVIL DESIGN

ENGINEERS SURVEYORS

DATE: September 2, 2025

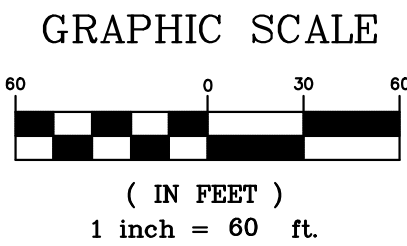
JOB NO.: 23-0003-1174
SHEET 1 / 5

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP
781 Science Blvd., Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

MEADOWMOORE RESERVE SECTION 3
SECTION 23, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO

LINE TABLE		
LINE	DISTANCE	BEARING
L1	12.70'	S85°51'41"E



- LEGEND**
- = IRON PIN SET
 - ⊙ = PERMANENT MARKER
 - ⊗ = PK NAIL SET
 - = IRON PIN FOUND
 - ⦿ = IRON PIPE FOUND
 - ⊗ = PK NAIL FOUND

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ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

SCALE: 1" = 60'
DATE: September 2, 2025

JOB NO.: 23-0003-1174
SHEET 3 / 5

"SAN.ESMT." = SANITARY SEWER EASEMENT
"DR.ESMT." = DRAINAGE EASEMENT
"UTIL.ESMT." = UTILITY EASEMENT
"TEMP.ESMT." = TEMPORARY EASEMENT

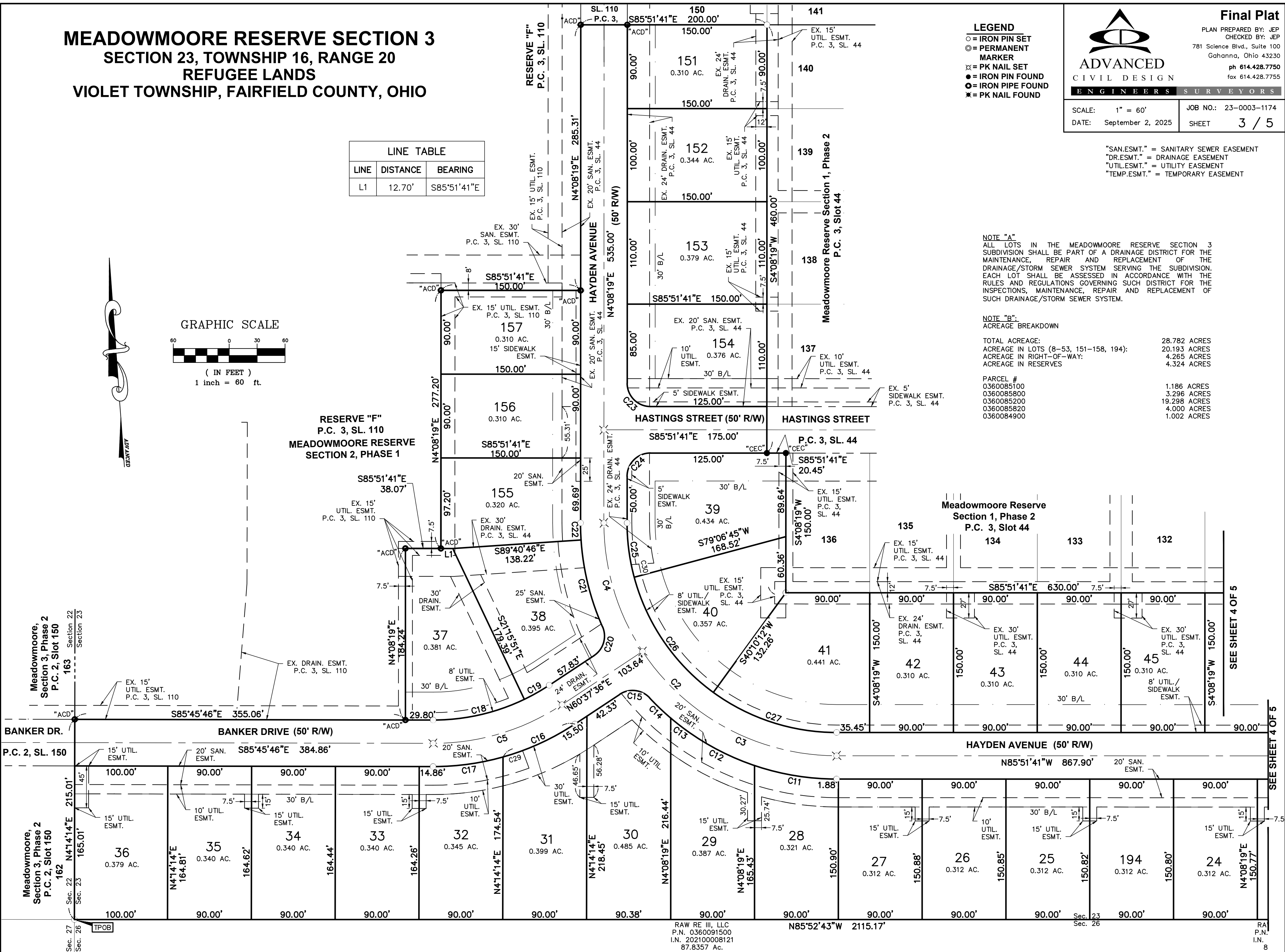
NOTE "A"
ALL LOTS IN THE MEADOWMOORE RESERVE SECTION 3 SUBDIVISION SHALL BE PART OF A DRAINAGE DISTRICT FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE/STORM SEWER SYSTEM SERVING THE SUBDIVISION. EACH LOT SHALL BE ASSESSED IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING SUCH DISTRICT FOR THE INSPECTIONS, MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH DRAINAGE/STORM SEWER SYSTEM.

NOTE "B"
ACREAGE BREAKDOWN

TOTAL ACREAGE:	28.782 ACRES
ACREAGE IN LOTS (8-53, 151-158, 194):	20.193 ACRES
ACREAGE IN RIGHT-OF-WAY:	4.265 ACRES
ACREAGE IN RESERVES	4.324 ACRES

PARCEL #

0360085100	1.186 ACRES
0360085800	3.296 ACRES
0360085200	19.298 ACRES
0360085820	4.000 ACRES
0360084900	1.002 ACRES

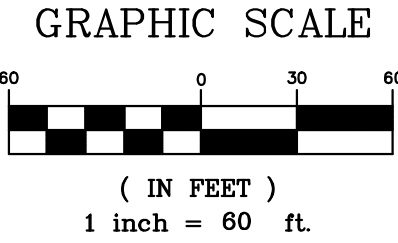


RAW RE III, LLC
P.N. 0360091500
I.N. 202100008121
87.8357 Ac.

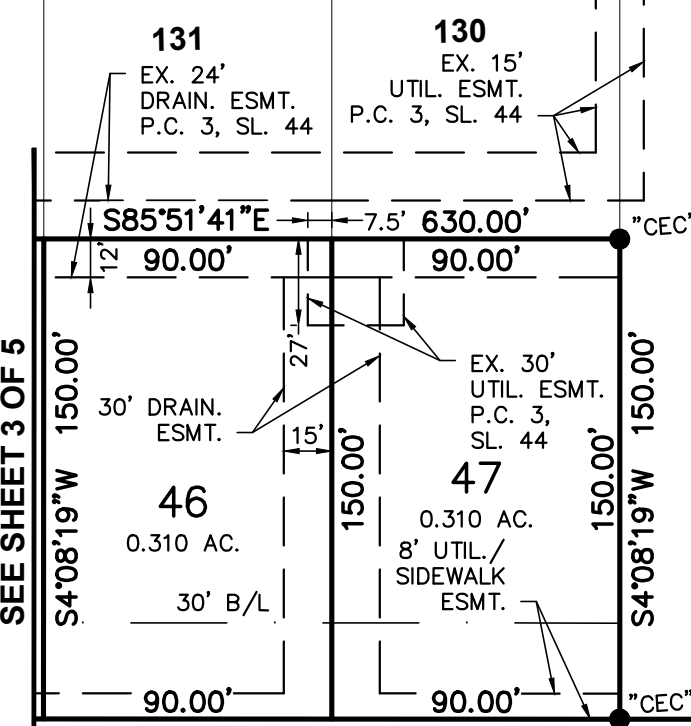
SEE SHEET 4 OF 5

RA
P.N.
I.N.
8

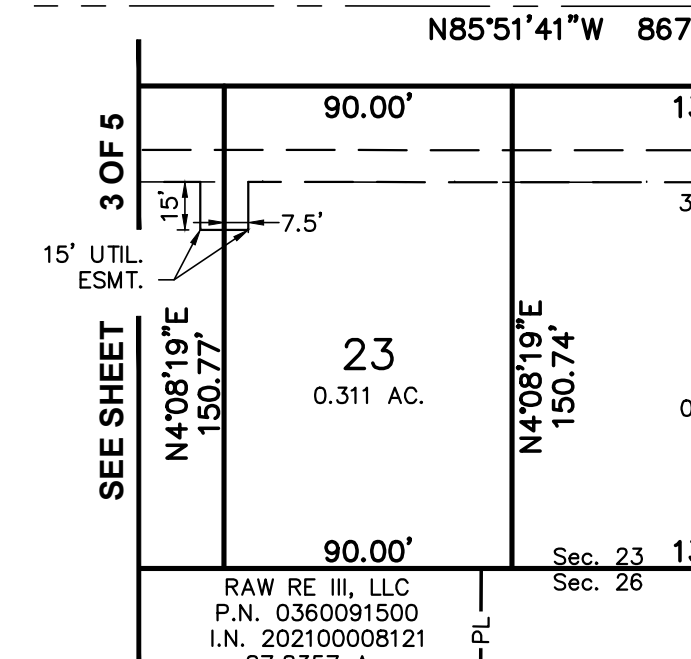
MEADOWMOORE RESERVE SECTION 3
SECTION 23, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO



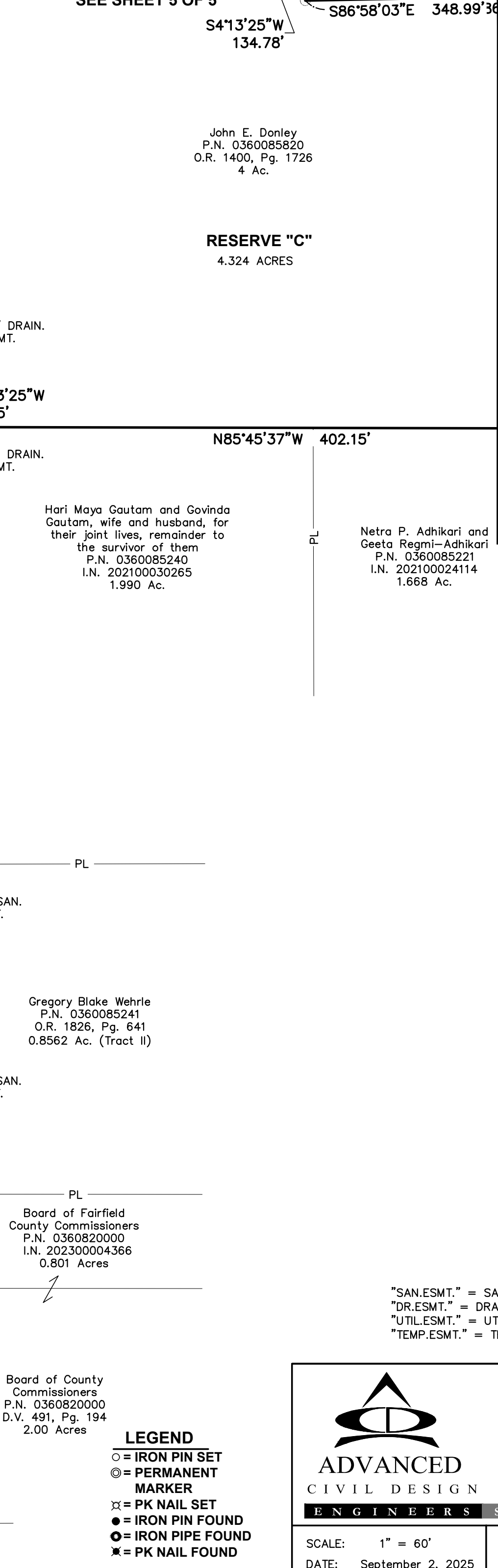
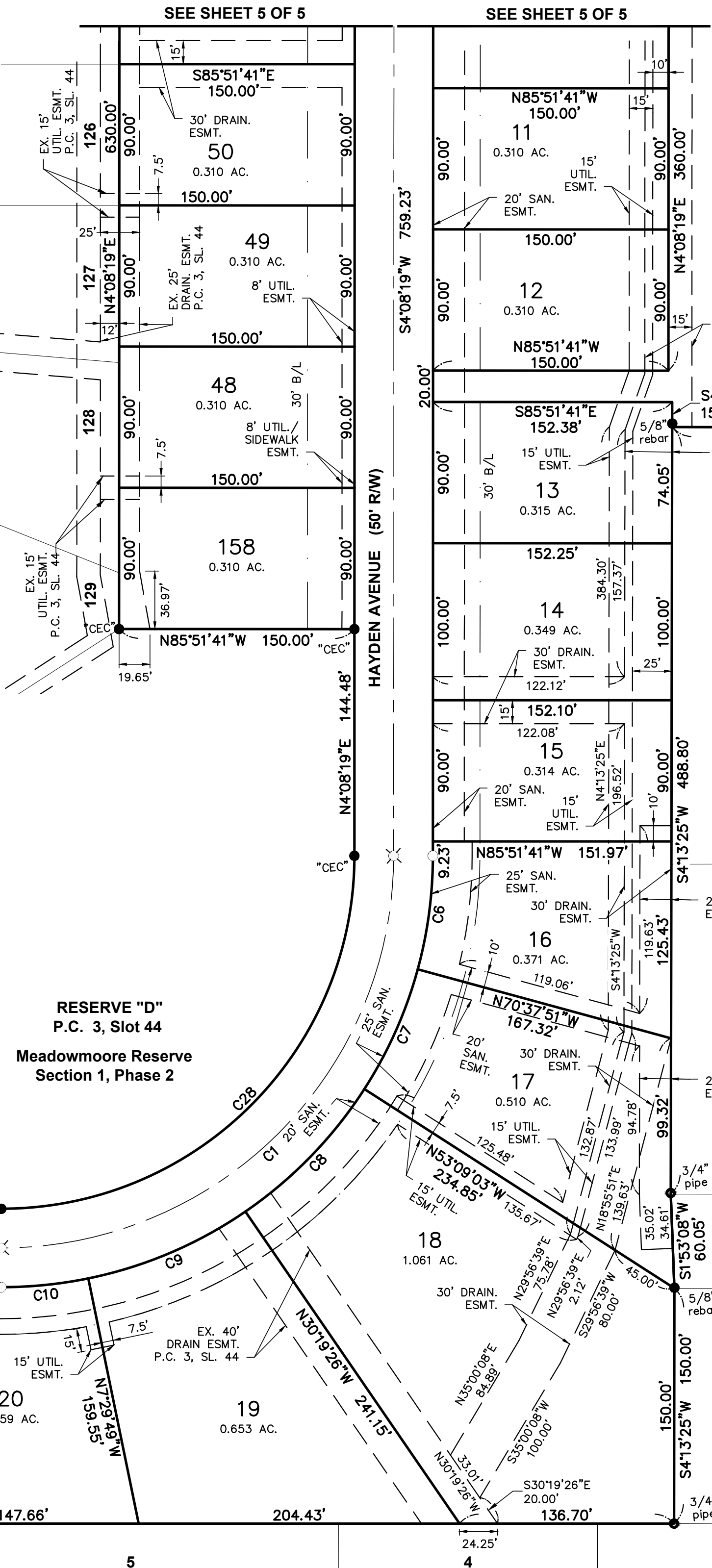
Meadowmoore Reserve
Section 1, Phase 2
P.C. 3, Slot 44



HAYDEN AVENUE (50' R/W)



RAW RE III, LLC
P.N. 0360091500
I.N. 202100008121
87.8357 Ac.



SEE SHEET 5 OF 5

S4°13'25"W
134.78'

S86°58'03"E 348.99'36"

John E. Donley
P.N. 0360085820
O.R. 1400, Pg. 1726
4 Ac.

RESERVE "C"
4.324 ACRES

Hari Maya Gautam and Govinda
Gautam, wife and husband, for
their joint lives, remainder to
the survivor of them
P.N. 0360085240
I.N. 202100030265
1.990 Ac.

Netra P. Adhikari and
Geeta Regmi-Adhikari
P.N. 0360085221
I.N. 202100024114
1.668 Ac.

Gregory Blake Wehrle
P.N. 0360085241
O.R. 1826, Pg. 641
0.8562 Ac. (Tract II)

Board of Fairfield
County Commissioners
P.N. 0360820000
I.N. 202300004366
0.801 Acres

Board of County
Commissioners
P.N. 0360820000
D.V. 491, Pg. 194
2.00 Acres

"SAN.ESMT." = SANITARY SEWER EASEMENT
"DR.ESMT." = DRAINAGE EASEMENT
"UTIL.ESMT." = UTILITY EASEMENT
"TEMP.ESMT." = TEMPORARY EASEMENT

LEGEND

- = IRON PIN SET
- ⊙ = PERMANENT MARKER
- ⊗ = PK NAIL SET
- = IRON PIN FOUND
- ⊗ = IRON PIPE FOUND
- ⊗ = PK NAIL FOUND



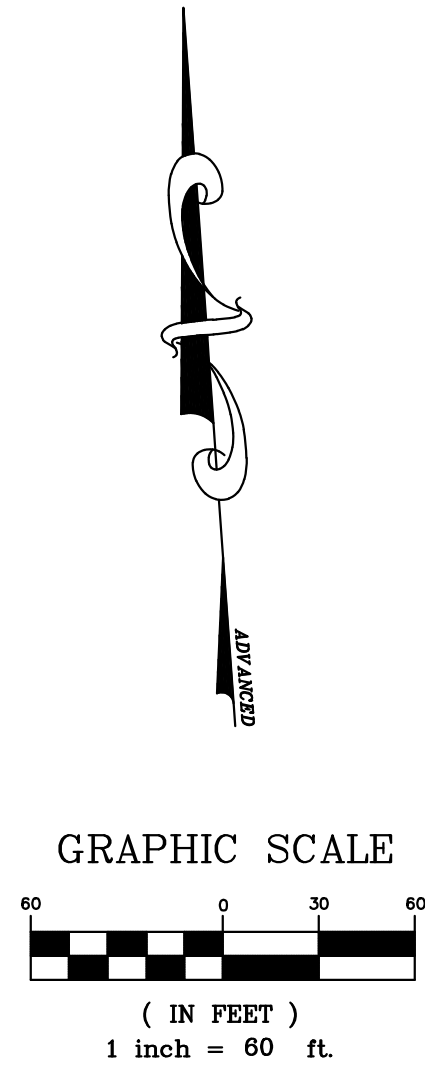
Final Plat

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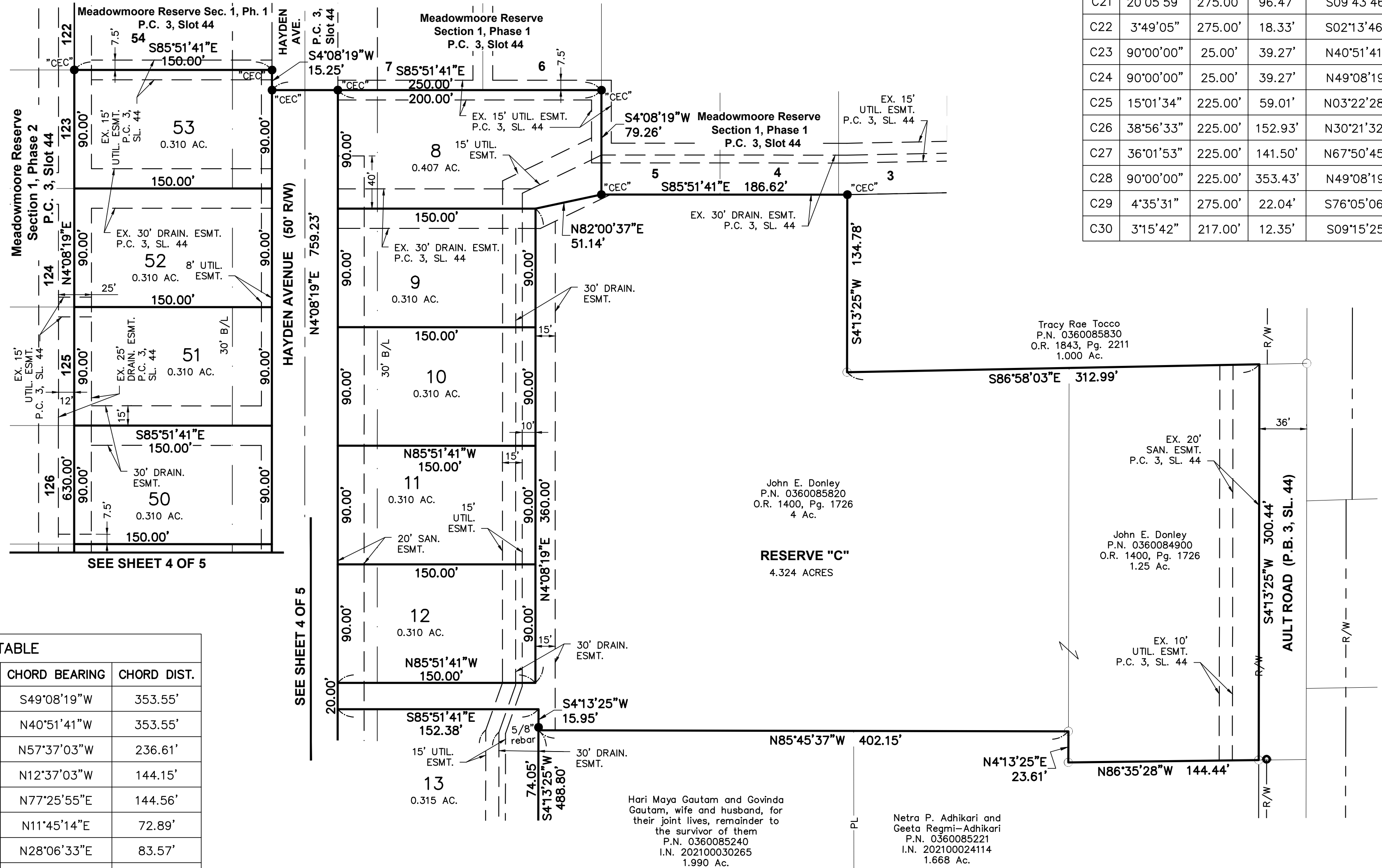
SCALE: 1" = 60'
DATE: September 2, 2025
JOB NO.: 23-0003-1174
SHEET 4 / 5

MEADOWMOORE RESERVE SECTION 3
SECTION 23, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C16	17°45'16"	275.00'	85.21'	N69°30'14"E	84.87'
C17	15°51'23"	275.00'	76.11'	N86°18'33"E	75.86'
C18	25°47'17"	225.00'	101.27'	S81°20'36"W	100.42'
C19	7°49'22"	225.00'	30.72'	S64°32'17"W	30.70'
C20	80°24'21"	25.00'	35.08'	S20°25'25"W	32.27'
C21	20°05'59"	275.00'	96.47'	S09°43'46"E	95.98'
C22	3°49'05"	275.00'	18.33'	S02°13'46"W	18.32'
C23	90°00'00"	25.00'	39.27'	N40°51'41"W	35.36'
C24	90°00'00"	25.00'	39.27'	N49°08'19"E	35.36'
C25	15°01'34"	225.00'	59.01'	N03°22'28"W	58.84'
C26	38°56'33"	225.00'	152.93'	N30°21'32"W	150.00'
C27	36°01'53"	225.00'	141.50'	N67°50'45"W	139.18'
C28	90°00'00"	225.00'	353.43'	N49°08'19"E	318.20'
C29	4°35'31"	275.00'	22.04'	S76°05'06"W	22.03'
C30	3°15'42"	217.00'	12.35'	S09°15'25"E	12.35'

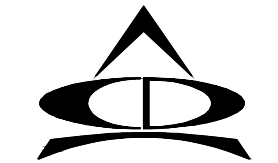


CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	90°00'00"	250.00'	392.70'	S49°08'19"W	353.55'
C2	90°00'00"	250.00'	392.70'	N40°51'41"W	353.55'
C3	56°29'17"	250.00'	246.48'	N57°37'03"W	236.61'
C4	33°30'43"	250.00'	146.22'	N12°37'03"W	144.15'
C5	33°36'39"	250.00'	146.65'	N77°25'55"E	144.56'
C6	15°13'51"	275.00'	73.10'	N11°45'14"E	72.89'
C7	17°28'47"	275.00'	83.90'	N28°06'33"E	83.57'
C8	22°49'37"	275.00'	109.56'	N48°15'45"E	108.84'
C9	22°49'37"	275.00'	109.56'	N71°05'23"E	108.84'
C10	11°38'07"	275.00'	55.85'	N88°19'15"E	55.75'
C11	18°41'24"	275.00'	89.71'	S76°31'00"E	89.31'
C12	17°20'29"	275.00'	83.23'	S58°30'03"E	82.92'
C13	4°20'18"	275.00'	20.82'	S47°39'39"E	20.82'
C14	6°31'27"	275.00'	31.31'	S42°13'46"E	31.30'
C15	80°24'21"	25.00'	35.08'	S79°10'14"E	32.27'



LEGEND
○ = IRON PIN SET
⊙ = PERMANENT MARKER
⌘ = PK NAIL SET
● = IRON PIN FOUND
⦿ = IRON PIPE FOUND
✕ = PK NAIL FOUND

"SAN.ESMT." = SANITARY SEWER EASEMENT
"DR.ESMT." = DRAINAGE EASEMENT
"UTIL.ESMT." = UTILITY EASEMENT
"TEMP.ESMT." = TEMPORARY EASEMENT



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

Final Plat
PLAN PREPARED BY: JEP
CHECKED BY: JEP
781 Science Blvd., Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 60'
DATE: September 2, 2025

JOB NO.: 23-0003-1174
SHEET 5 / 5

Greenfield Township Map Amendment

APPLICANT: Bart Overly, Blostein/Overly Architects

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at Old Columbus Rd NW, Carroll OH 43112. The parcel numbers for this address include 0130053700, 0130053760, 0130053781, 0130053782, and 0130053783, which according to the Fairfield County Auditor's website are 22.35-acre, 1.02-acre, 1.12-acre 1.32-acre, and 1.45-acre lots, for a total of 27.26-acres.

EXISTING ZONING: Five of the six affected parcels are currently zoned as R-1 Rural Residential District. One of the parcels is already zoned R-3 Urban Density District.

EXISTING LAND USE: Open Area

PROPOSED REZONING: R - 3 Urban Density District. According to the Greenfield Township Zoning Code, the purpose of the R-3 District is "established to accommodate a variety of housing types suited to the various lifestyles of individuals and families, including single and multiple-family residences. The objective is to provide for a diversity of housing opportunity and choice within Greenfield Township."

PROPOSED LAND USE: Residential – 32 townhomes and a 50-space parking lot (with 82 spaces overall)

ADJACENT ZONING

ADJACENT USES

NORTH	R-1 Rural Residential District/ B-1 Business District	Residential/Commercial
		Residential/Commercial
EAST	R-1 Rural Residential District/ B-1 Business District	
WEST	R-1 Rural Residential District	Agricultural
SOUTH	R-1 Rural Residential District	Agricultural

Land Use, Environmental, and Regulatory Issues:

1. According to the application, the property is proposed to construct townhomes, totaling 32 residential units. A 50-space parking lot is proposed north of the townhomes, with additional parking through attached garages and car ports. A similar application was submitted and heard at the December 2024 RPC meeting, where RPC recommended conditional approval. Differences in this application include a decrease in dwelling units (from 36 to 32) and an increase in parking units (from 72 to 82).
2. The previous application included an isolated wetlands report that was completed based on a September 13, 2024 field examination. Because threatened and endangered (T&E) species occupy this space (four different bat species), it recommended that, “Before tree clearing takes place, correspondence with ODNR and USFWS should occur to follow recommendations for avoiding take of T&E species or their habitat” (p. iii; see also p. 8). Migratory birds (such as Bald Eagles) that are possibly present on the area are included in Appendix D.
3. The Fairfield County Comprehensive Plan (2024) shows that these parcels are adjacent to an Employment Center area, Suburban Residential area, and Open Space area. They also exist within the Flood Hazard Area and Flood Hazard Buffer.
4. The 0130053700 parcel is partially located in a floodway designated by the Federal Emergency Management Agency (FEMA), which is the Ohio Canal (panel number 39045C0145G, effective 01/06/2012). The remaining four parcels are within the 100-year floodplain. Any new development will require a Flood Building permit in accordance with the Fairfield County Flood Damage Prevention regulations.

Environmental Health:

1. On the previous submission, the Fairfield County Health Department did not have concerns on the condition that the affected area has access to public water and sewer services.

Soil and Water Conservation District:

1. Noted that a wetland delineation report was submitted and indicated that there is a category 2 wetland located on the parcels.
2. Since this proposal disturbs more than one acre, it will need to obtain a construction general permit from Ohio EPA.
3. The site will need to address stormwater quantity and quality.

Water and Sewer Services:

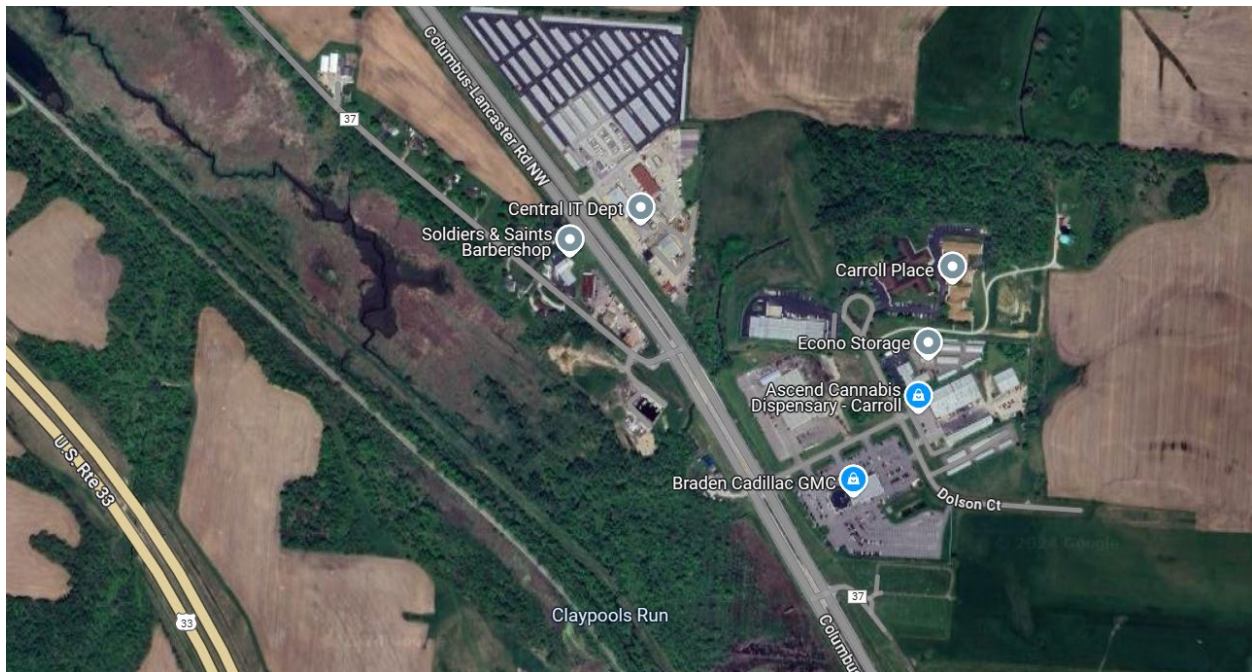
1. Fairfield County Utilities was able to confirm offering services for this area, but would need a site plan to verify adequate sewer depth.

Transportation and Access:

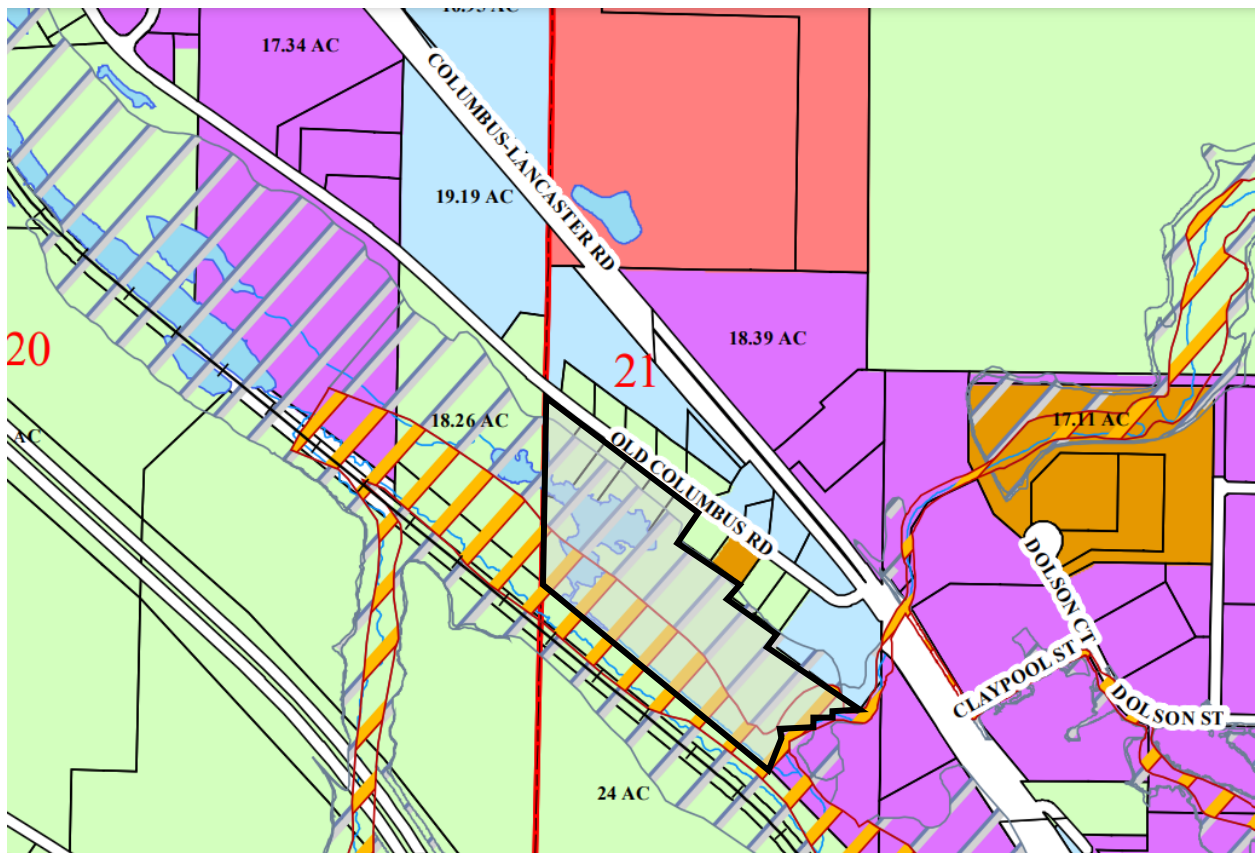
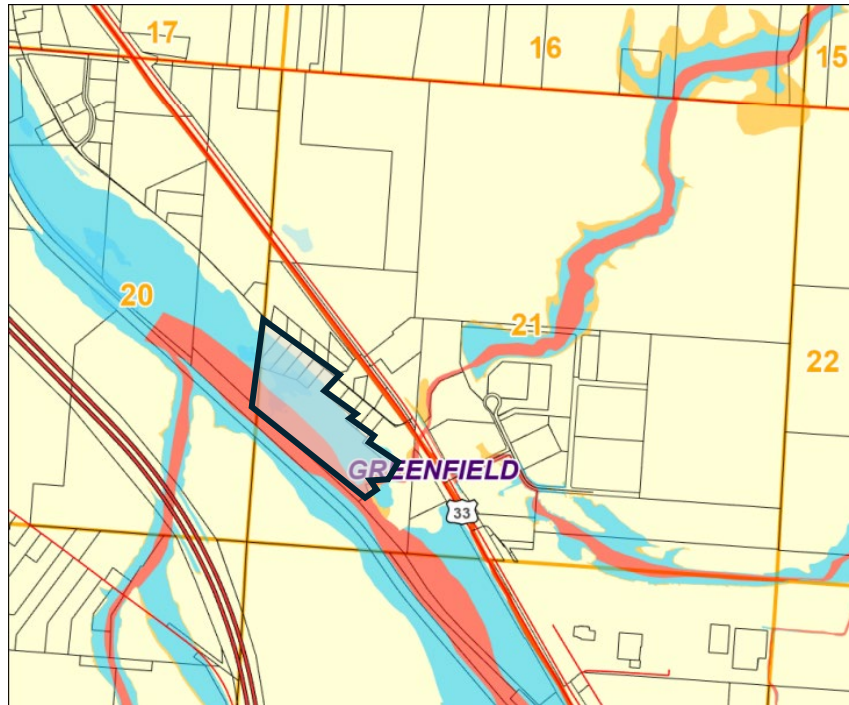
1. On the previous submission, The Fairfield County Engineer's Office confirmed that the proposed shared drives met the stopping sight distance requirements for new driveways, and do not object to the rezoning. They have not yet provided recommendations at the time of this report.

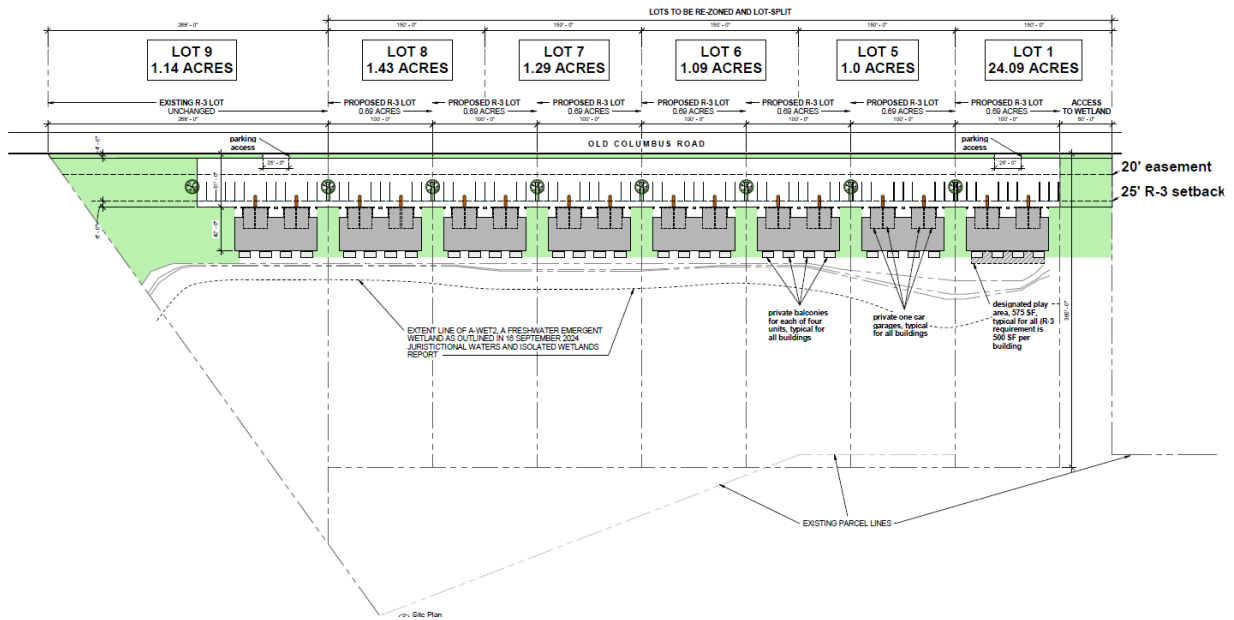
STAFF RECOMMENDATION:

As mentioned in the previous December 2024 RPC report, the location of the proposed Township homes is an appropriate area adjacent to Employment Center on the future land use map. RPC staff's main concern is the potential impact to the existing natural and environmentally sensitive areas including the existing wetlands and floodplain. The previous rezoning application to rezone to PUD – Planned Unit Development District would have allowed Greenfield Township additional involvement to plan for those environmental issues compared to the proposed R-3 rezoning. A straight zoning designation does not provide the township with the ability to impose conditions of approval to address these environmental concerns. Overall, RPC staff continue to find the proposed use appropriate for the area; however, staff recommends revising the application to the originally proposed PUD designation, which would allow the approval to be subject to additional environmental controls.



(Image by Google Maps, 2024)





(Image by Blostein/Overly Architects, 2025)



APPLICATION FOR ZONING AMENDMENT
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO

DATE 26 August 2025

The undersigned, owner(s) of the following legally described property hereby request the consideration of change in zoning district classification as specified below: (PLEASE PRINT)

1. Name of Applicant Bart Overly, Blostein/Overly Architects
2. Mailing Address 922 West Broad Street, Columbus OH 43222
Phone Number: Home _____ Business 614-602-2568
3. Location Description: Subdivision Name (if applicable) Old Columbus Rd NW, Carroll OH 43112
Parcel Number(s) 0130053700, 0130053760, 0130053781, 0130053782, and 0130053783
Property Address (if applicable) Old Columbus Rd NW, Carroll OH 43112
4. Existing Use Vacant Land
5. Present Zoning District R-1 Residential (adjacent to one lot by same owner, R-3 Urban Density Residential)
6. Proposed Use Townhouse Housing
7. Proposed Zoning District R-3 Urban Density Residential
8. Supporting Information: Attach the following items to the application:
 - a. A vicinity map showing property lines, streets, and existing and proposed zoning.
 - b. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.
 - c. The proposed amendment to the zoning map or text in resolution form, approved as to form by the Greenfield Township, Fairfield County, Ohio Legal Advisor.
 - d. Fee as established according to Ohio Revised Code 519.12 A 1 by the Greenfield Township Trustees.

Date 26 August 2025

Applicant _____

Signature

Note: One copy of this form and supporting information must be filed with the Greenfield Township Zoning Board .

For Official Use Only

48-2025



APPLICATION FOR ZONING AMENDMENT
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO
Greenfield Township Zoning Board

Date Filed 9/9/25 To RPC

Date of Notice in Newspaper _____

Date of Notice to Adjacent Property Owners _____

Date of Public Hearing _____

Fee Paid \$ 1,200 8/27/25 #14984736

Recommendation of Zoning Commission: Approval _____ Denial _____

Reason for Recommendation/Denial _____

Date _____
Chairman Zoning Commission

For Official Use Only
Greenfield Township Trustees

Date of Recommendation Received _____

Date of Notice in Newspaper _____

Date of Public Hearing _____

Action by Greenfield Township Trustees Approval _____ Denial _____

If denied, reason for denial _____

Date _____ Fiscal Officer _____



GTWP

APPS

Jeff Williamsen <zoning@greenfieldtwp.org>

Architectural firm representing me

1 message

Nick B <babamov73@gmail.com>

Wed, Aug 27, 2025 at 10:51 AM

To: zoning@greenfieldtwp.org

Cc: Bart Overly <overly@blostein-overly.com>

Hey Jeff just wanted to let you know that BLOV architects will be representing me during this rezoning process.

If there's any questions please let me know.

Kind regards

Nick



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

RECEIPT

Date: 8/27/2025

Name: Nick Babamov

Item	Amount
48-2025 Redistrict R-1 to R-3 0 Old Columbus Rd, Carroll, OH 43112	\$1,200.00
Tax	0.00
Total Due	\$1,200.00

PAID

Date: 8/27/2025

Check No 14984736

SITE DATA

PARCELS TO BE LOT SPLIT WITH THE R-3 REQUEST.
0130053700, 0130053760, 0130053781, 0130053782, AND 0130053783
(0130053780, THE NE TRIANGULAR PARCEL, IS ALREADY R-3 AND WILL BE
DEVELOPED AS SHOWN, ILLUSTRATED FOR REFERENCE ONLY)

TOTAL ACREAGE:
28.9 ACRES

SEVEN NEW LOT-SPLIT R-3 LOTS
WILL BE 100'-0" IN STREET WIDTH BY 300'-0" DEEP 0.69 ACRES EACH
FOR A TOTAL ACREAGE OF 4.83 ACRES
EXCEEDS TOWNSHIP R-3 ZONING CODE OF 80'-0" MINIMUM LOT WIDTH AND
6000 SF PER LIVING UNIT OR 4.4 ACRES)

NOMINAL SITE ELEVATION AT STREET

DEVELOPMENT FIRST FLOOR ELEVATION

863.00 • 45

DEVELOPMENT PARKING ELEVATION
85.50' ±

DEVELOPMENT BASEMENT / BOTTOM OF FOOTER ELEVATION

FEMA BASE FLOOD PLAIN ELEVATION:
842.00' +/-

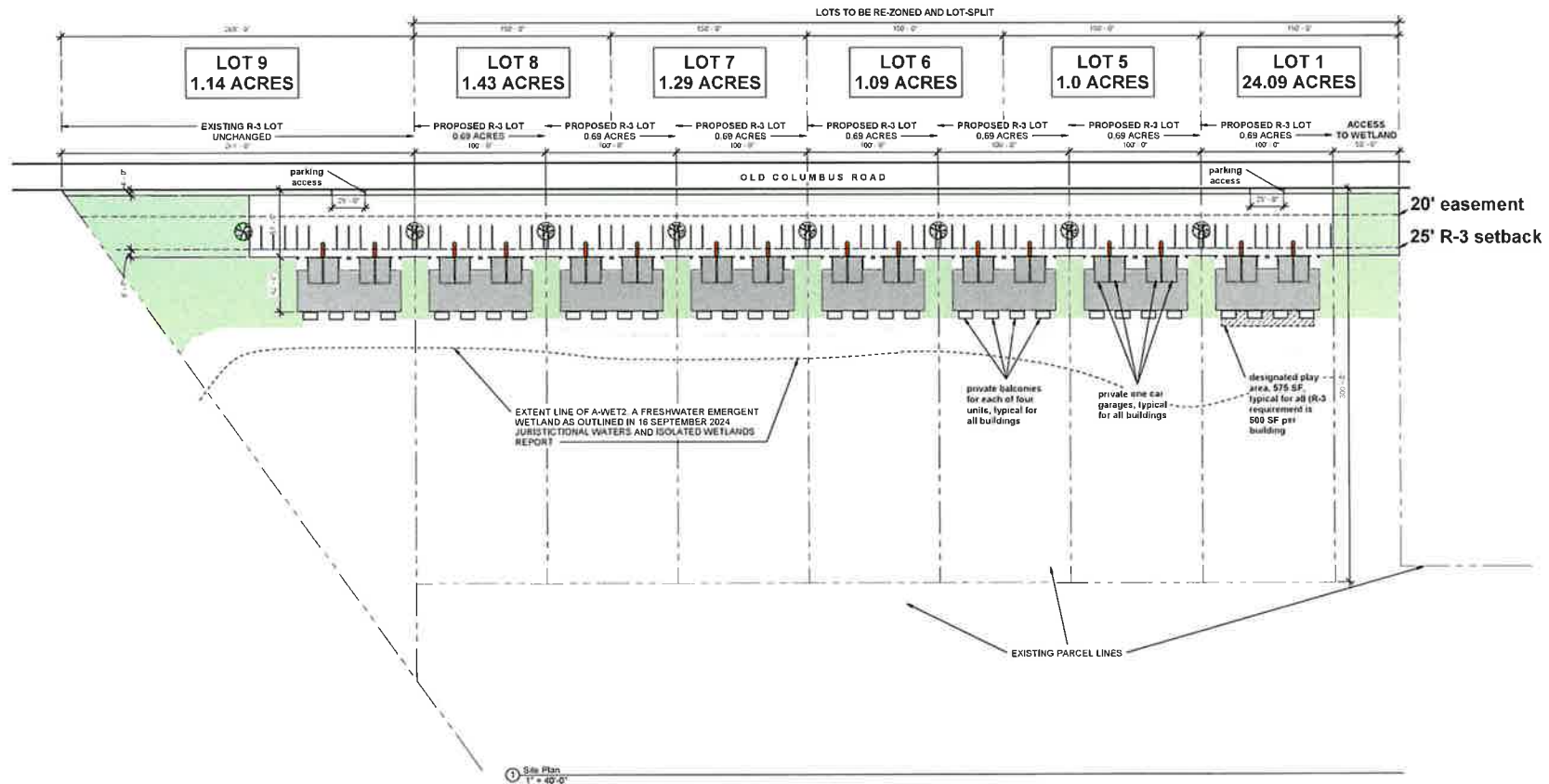


UNIT TOTALS:
(4) units per building,
(1) building per lot.

(32) TOWNHOUSES
32 TOTAL UNITS
on (8) separate R-3 lots

PARKING TOTALS:
(32) GARAGE SPACES
(50) SURFACE SPACES
82 TOTAL SPACES

(32) BONUS SPACES
in front of garage bays



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herein constitute the original and
exclusive work of Blotten/Overly
Architects. This material may not be
reproduced or transmitted in any form
or by any means, electronic or
mechanical, without the written
consent of Blotten/Overly Architects.

Analysis of variance errors and/or omissions in the model. Assuming that the weights estimate is a true maximum, the following should be the only basis of statistical tests. Analysis prior to the maximum would be a mistake. Proceeding with a simulation is a failure to recognize the fact that the maximum and any subsequent errors are not uncorrelated because the responsibility of the failing is a failure.

THE UPLANDS R-3 REZONING

GREENFIELD TWP. CARROLL

PROJECT ARCHITECT
A. E. S. S. A.

BLOV
Blestein / Overly Architects
922 West Broad Street Columbus, OH 43222
(614) 632-BLOV blestein-overly.com

DEVELOPER / CLIENT

STRUCTURAL ENGINEER

WIRE ENGINEER

[illegible]

Site Plan & Roof Plan

Project number	2025-BAB01
Date	9 SEPT 2025

A1.0

Scale 1" = 40'-0"



Fairfield Soil and Water Conservation District

831 College Avenue, Suite B
Lancaster, OH 43130-1081

Telephone: (740) 653-8154

Date: September 19, 2025

To: Nicholas Eastham
Regional Planning Commission

From: Chad Lucht, Urban Manager
Fairfield Soil and Water Conservation District

Subject: **Greenfield Rezoning**
Old Columbus Road – R-1 to R-3

Please note the following comments on the Greenfield Rezoning – Old Columbus Road

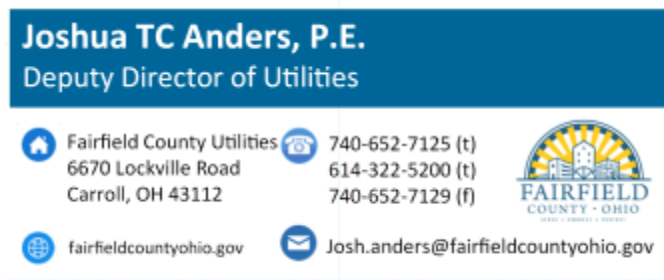
1. The project appears that it will disturb more than one acre. Therefore, it will need to obtain a construction general permit from Ohio EPA.
2. The site will need to address stormwater quantity and quality.

From: [Anders, Joshua T \(Josh\)](#)
To: [Eastham, Nicholas P](#)
Subject: RE: Greenfield Township Map Amendment Application
Date: Monday, September 15, 2025 6:45:50 AM
Attachments: [image002.png](#)

Nicholas,

The proposed sites have County water and sewer available but will need to see a site plan to verify adequate sewer depth.

Thanks,



From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>
Sent: Wednesday, September 10, 2025 3:44 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: Greenfield Township Map Amendment Application

Hello,

We received a map amendment application for Greenfield Township for a proposed rezoning of five parcels, from R-1 Rural Residential District to R3 – Urban Density Residential District. The proposed use is to build townhouses (a total of 32 proposed units) and accompanying garages/parking spots (a total of 82 spaces).

Please provide all comments by no later than **09/19**.

Please also let me know if you have any questions.

Thank you.

BERNE TOWNSHIP ZONING RESOLUTION AMENDMENT

Berne Township has submitted several proposed changes to its zoning code. The proposed changes add “Short-Term Rental/Transient Housing Compliance and Performance Standards” to its Zoning Code. 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 complete copy of the proposed additions is attached as Exhibit A.

- a) Purpose
 - 1) Introduces regulations for short-term rental housing
 - 2) Adds a permitting system for conditional uses
- b) Definitions
 - 1) Adds definition for hosted short-term rental/transient housing
 - 2) Adds definition for un-hosted short-term rental/transient housing
- c) Process for application and registration
 - 1) Lists required documents
 - 2) Adds a permitting system for conditional uses
- d) Requirements for registration
 - 1) Specifies general standards for structures
 - 2) Specifies parking requirements
 - 3) Adds procedure for Zoning Inspector review and enforcement

ANALYSIS

The Fairfield County Prosecutor’s Office has reviewed several drafts of the proposed Berne Township Short-Term Rental regulations and has continually expressed concerns regarding the enforceability of certain provisions. Specifically, the Prosecutor’s Office has indicated that it does not believe an annual renewal fee may be imposed, nor that a Conditional Use Permit (CUP) may be revoked. The Prosecutor’s Office has provided a proposed set of regulations that they are comfortable enforcing. This version is based on the Short-Term Rental regulations contained in the Fairfield County Model Zoning Code and includes additional provisions tailored to Berne Township. The Prosecutor’s Office recommends that Berne Township adopt a version of the Short-Term Rental General Standards derived from the Fairfield County Model Code, as reviewed and revised by their office, and presented as Exhibit B.

The Fairfield County Health Department did not express concerns over these regulations.

No other technical agency provided comment.

STAFF RECOMMENDATION

RPC Staff recommends disapproval of the proposed regulations outlined in Exhibit A due to the concerns raised by the Fairfield County Prosecutor's office. Staff also recommends Berne Township to follow the revisions listed by the Fairfield County Prosecutor's Office for short-term rental standards as shown in Exhibit B.

Short-Term Rental/Transient Housing Compliance and Performance Standards for Conditional Use Permit consideration in Berne Township Zoning Use Only

(STR-TH=Short-Term Rental/Transient Housing) – (CUP=Conditional Use Permit)

SECTION NUMBER (tbd) SHORT-TERM RENTALS-TRANSIENT HOUSING

a) Purpose. The purpose of this section is to adapt to rental market trends that include online platforms, while prioritizing the protection of residential neighborhoods from disruption that could interrupt the peaceful quality of life that residents have always been able to enjoy. This section will also help ensure that short-term rentals/transient housing comply with local zoning ordinances, minimizing disruptions to neighborhoods, protect property values, and preserve the serene residential character that defines our community, fostering sustainable development while safeguarding the tranquility valued by all township residents.

Definitions

1) Short-Term Rental/Transient Housing (Hosted): Any dwelling, room, space, building, or lodge that is reserved/rented wholly or partially for compensatory fee for less than thirty (30) consecutive days by one or more guest(s) where the property owner is in the home during the rental period.

2) Short-Term Rental/Transient Housing (Un-Hosted): Any dwelling, room, space, building, or lodge that is reserved/rented wholly or partially for compensatory fee for less than thirty (30) consecutive days by one or more guest(s) where the property owner is not in the home during the rental period.

b) Applicability. Short-Term Rentals/Transient Housing are considered Conditional Uses in any district located in Berne Township.

c) Registration. All Short-term Rental/Transient Housing conditional use permits must be renewed every 12 months from the time of issuance.

d) Required documents. When applying for a Short-Term Rental permit, the owner or owner's legal representative of the property shall include the following documentation with the Short-Term Rental/Transient Housing Compliance and Performance Standards for Conditional Use Permit consideration in Berne Township document and the corresponding application, although other documents may be requested by the Berne Township Zoning Inspector or other Berne Township Authorized Agent.

- 1) Owners or Owners Legal Representative must sign a statement verifying they have a liability insurance policy that covers the short term rental/transient housing home.
- 2) A parcel number and parcel map identifying the location of the property.

- 3) A copy of the current deed indicating the property's current owner and any deed restrictions on the property/parcel(s).
 - 4) Documentation confirming registration with Fairfield County tax authorities to pay Short-Term Rental/Transient Housing bed taxes and verification of current status upon reassessment.
 - 5) Document of good standing with the Fairfield County Auditor's Office.
 - 6) A list of all additional STR-TH locations owned or operated by the owner(s) applying for permit.
 - 7) A certificate of occupancy from the Fairfield County Building Department. (FFCBD). This certificate will need to indicate its change of use to transient housing; this change will include specific conditions that will be inspected during the STR-THs yearly CUP renewal period.
 - 8) Documentation from the Fairfield County Health Department showing the STR has an approved septic system for the size and proposed occupancy. This inspection can be scheduled with the Fairfield County Health Department. Any changes in occupancy or adding additional bedrooms after opening will require an updated septic inspection and approval.
 - 9) A floor plan layout of the property, including any part of the main structure, porches, decks, and hard surface patios. Each area must include dimensions of their current size.
 - 10) Documentation of a passed fire and safety inspection performed by the Berne Township Fire Department. This inspection will require a separate fee required by the fire department.
- e) Requirements. Prior to issuing a Conditional Use Permit, the Board of Zoning Appeals must determine that the specific criteria for Conditional Uses in Section (d) are met in addition to the following regulations:
- 1) A Short-Term Rental requires a minimum of a 2-acre lot.
 - 2) A Short-Term Rental must be located entirely within the principal structure. Accessory structures, such as campers, RVs, travel trailers, tiny homes, sheds, or detached garages, may not be used as short-term rentals or to expand the occupancy of the primary residence.
 - 3) A Short-Term Rental must meet all applicable requirements of the state and local building and fire safety codes.
 - 4) There shall be a limit of one (1) Short-Term Rental per Dwelling Unit on a parcel(s) of the same address,

- 5) Owner agrees to promptly allow access to the Berne Township Fire Inspector if a credible complaint is made in writing about the safety of the structure.
- 6) The principal residential structure, in which the Short-Term Rental is conducted, shall maintain the appearance of a Single-Family Dwelling Unit and be compatible with surrounding residences, in size and scale; In any area of the Township, no one may open a new Short-Term Rental within 1000 ft of another short-term rental unit.
- 7) The rental period must be at least twenty-four hours.
- 8) The principal renter of the unit shall be at least 21 years of age.
- 9) To be considered a bedroom in a STR each bedroom must be designed and constructed as permanent sleeping space. Living rooms, basement areas, porches, etc. containing couches, daybeds, recliners, futons, etc. will not be considered bedrooms and cannot be used to increase the STRs total occupancy. A bedroom area is required for anyone staying overnight at a STR.
- 10) Each bedroom must meet all requirements of section 404 of the Ohio Building Code:
 - A bedroom intended for single occupancy must have a minimum of 70 square feet for one occupant. Bedrooms meant for multiple occupancy must have at least 50 square feet per person if shared by multiple occupants.
 - Bedrooms must have a ceiling height of at least 7 feet.
 - Every bedroom must have at least one operable window or door leading directly to the outside for emergency egress as mandated by the Ohio Fire Code. Each means of egress must follow requirements listed as part of chapter 4101:1-11 in the Ohio Building Code.
- 11) 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. If the parking area is within 100 feet of another residential structure it is up to the discretion of the zoning inspector, if trees, shrubs, fencing, etc. could be required.
- 12) The zoning inspector reserves the right to inspect each driveway to ensure backing or pulling out does not impose danger to its occupants or its surrounding neighbors. Safety factors will be determined by the zoning inspector or Fairfield County Engineer's Office or Berne Township Trustees. Factors that will be considered are; if a safety concern is present due to the location of the driveway, road speed of travel, line of sight, etc.

13) A short-term rental/transient housing cannot be used for a family day home, group home, assisted living home, massage therapy business, taxi or carrier services.

14) Exterior Signs shall be limited to a single sign not more than sixteen (16) square feet in size. No sign shall be internally illuminated. No signs shall be permitted in the right-of-way without the consent and written approval of the township trustees / Fairfield County Engineers which ever applies. (recommend a reflective house # sign at the beginning of the driveway)

15) Each Short-Term Rental property must have a 24-hour emergency contact. This contact must be located within a 30-minute drive of the STR-TH. The emergency contacts information must be kept up to date and be provided to the Berne Township Zoning Inspector. Any change to the emergency contact must be submitted in writing to the township within 48 hours.

16) Any person's visiting or staying at a STR shall not cause, create, or contribute in any way to noise or actions that disrupt the peace and quiet of the residents of Berne Township. A "NO NOISE" restriction will be recognized during the following restricted hours at all STRs: Between the hours of 9pm and 8am Sunday through Thursday and 10:30pm and 8am Friday through Saturday.

17) At no time during the day or night, are fireworks, gun fire, excessively loud music, barking dogs, off road vehicles, or anything else that can be determined by the zoning inspector to have the potential to disrupt the peace and tranquility of the rental's neighborhood be permitted by anyone visiting or staying at the STR-TH.

18) If dogs are permitted at the STR-TH they are required to be on a leash at all times when outside the unit.

19) In regard to section 3767.32 of the ORC all trash must be placed in a designated receptacle in a way that prevents it from being carried away by the elements or animals at all times. These receptacles cannot be stored or placed in the township right of way more than one day before its designated pickup. Garbage receptacles must also be brought in from the right of way no later than the next day after it is picked up. Any mess caused by the receptacles placed in the right way must be addressed immediately by the property owner.

20) At all times the following information must be conspicuously posted inside the rental unit. The rental unit's address, 24-hour rental emergency contact, phone numbers for any utility provider's emergency contact if applicable, listing explaining trash details, information regarding the noise requirement for disturbance of the peace, location of fire extinguishers, emergency exit map.

21) If the Township is made aware by any credible complaint in writing that the Short-Term Rental/Transient Housing is not operating in compliance with Ohio law or the Berne Township Regulations, the Township reserves the right to revoke the STR-THs CUP permit. Egregious or repeated complaints shall be met with the enforcement of all civil and criminal penalties to the maximum extent of the law.

22) To maintain the balance of long-term and short-term housing in Berne Township. At no time shall the number of short-term rentals in Berne Twp. exceed 5% of the total houses of the township. Once this percentage is achieved no new CUP permits for STR-THs will be granted.

f) Severability. If the Ohio Revised Code is amended to contradict with any portion of the standards in this document – this document remains in full force and effect.

Or for f)

Severability – if any provision, section, or part of this document is found to be invalid or unlawful by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining provisions, which shall continue if full force and effect.

INFORMAITON

Applicant Name _____

Company (If Applicable) _____

Address _____

City _____ State _____ Zip _____

Phone # _____ Email _____

PROPERTY LOCATION DESCRIPTION

Current Property Type (Auditors Site) _____ Parcel # (s) _____ Total Acres _____

Owner(s) Name _____

I have attached all required information listed above. _____ Date _____

Signature of Owner or Owners Representative

Approved/Denied

Signature of Zoning Inspector for **Approval** _____ Date _____

Signature of Zoning Inspector for **Denial** _____ Date _____

Reason For Denial _____

(example missing copy of deed, missing current plot plan, etc.)

SECTION NUMBER SHORT-TERM RENTALS

- a) Purpose. The purpose of this section is to adapt to new rental market trends that include online platforms, 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 neighborhood tranquility.
- b) 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 compensatory fee for less than thirty (30) consecutive days by one or more guest(s) where the property owner is in the home during the rental period.
 - 3) Short-Term Rental (Un-Hosted): Any dwelling, room, space, building, or lodge that is reserved/rented wholly or partially for compensatory fee for less than thirty (30) consecutive days by one or more guest(s) 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 eight (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 thirty (30) consecutive days.
- c) Applicability. Short-Term Rentals are considered Conditional Uses in any Rural Residential District.
- d) Registration. An application for a Short-Term Rental permit, and/or renewal of a permit, shall be made to the Township. All STRs will be required to pay a application fee of \$600.00 for 1-4 bedrooms and \$1000.00 for 5 or more bedrooms.
- e) Required documents. When applying for a Short-Term Rental permit, the owner of the property shall include the following documentation with the registration and application, although other documents may be requested by the Board:
 - 1) Proof of paid liability insurance with a minimum coverage of \$500,000;
 - 2) A parcel number and parcel map identifying the location of the property;
 - 3) The current deed indicating the property's current owner and any deed restrictions for the property; and
 - 4) Documentation confirming registration with Fairfield County tax authorities to pay Short-Term Rental bed taxes and verification of current status upon reassessment.

- f) Requirements. Prior to issuing a Conditional Use Permit, the Board of Zoning Appeals must determine that the specific criteria for Conditional Uses in Section ##### 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;
 - 3) The principal or accessory residential structure, in which the Short-Term Rental is conducted, shall maintain the appearance of a Single-Family Dwelling Unit and be compatible with surrounding residences, in size and scale; In any area of the Township, no one may open a new Short-Term Rental within 1000 ft of another short-term rental unit; **[distance can be adjusted by community]**
 - 4) The rental period must be at least twenty-four hours;
 - 5) There shall be no more than five (5) bedrooms within a Short-Term Rental. A bedroom intended for one person must have a minimum of 70 square 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 twelve (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;
 - 11) There shall be a limit of one (1) Short-Term Rental per Dwelling Unit on a parcel;
 - 12) If the Township is made aware of any credible complaint that the Short-Term Rental is not operating in compliance with Ohio law or the Township Regulations, the Township shall respond with the enforcement of all civil and criminal penalties to the maximum extent of the law; and
 - 13) Any other conditions that the Board of Zoning Appeals determines are necessary to create a convenient, safe, and harmonious environment
- 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.

From: [Valentine, Jennifer M](#)
To: [Eastham, Nicholas P](#); [Noland, Mitch A](#); [May, Kristopher Todd](#); [Lucht, Chad M](#); [Anders, Joshua T \(Josh\)](#); [Vogel, Tony J](#)
Cc: [hollym](#)
Subject: RE: Berne Township Text Amendment
Date: Monday, September 22, 2025 1:39:40 PM

We have no issues with this proposed amendment.

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

From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>
Sent: Friday, September 19, 2025 2:13 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: Berne Township Text Amendment

Hello,

We received a proposed text amendment from Berne Township that will be heard at the 10/07 RPC Meeting. This amendment would introduce short-term rental standards to the Berne Township Zoning Code. This includes, but is not limited to:

- Definitions for short-term rentals and transient housing
- Regulations for short-term rentals and transient housing
- Conditions of application, review, and approval

These regulations are attached to this email for your review.

Please provide all comments by no later than **09/26**

Please also let me know if you have any questions.

Thank you.

Fairfield County Building Department Monthly Report - September 2025

Final Approved	Address	City/Village	Township	Cost Estimate	Date Received
Lancaster Sport Cycles Addition	4646 Old Columbus Rd NW	Carroll	Greenfield	120,000.00	04/09/25
JoJo's Pizza - COO	2330 E Main Street	Thurston	Walnut	0.00	08/12/25
T-Mobile Back-up Generator and Pad Install	1330 W Rushville Road	Lancaster	Rushcreek	20,000.00	08/27/24
Liberty Union-Thurston Wrestling Building	500 W Washington St.	Baltimore	Liberty	150,000.00	12/24/24
New Applications	Address	City/Village	Township	Cost Estimate	Date Received
Fairfield County Workforce Center Fire Alarm	4465 Coonpath Rd NW	Carroll	Greenfield	45,839.04	09/05/25
T-Mobile Cell Tower Upgrade	1496 North High St	Lancaster	Pleasant	5,000.00	09/10/25
Outerbelt Brewing - Time Limited Occupancy	3560 Dolson Court, Ste A	Carroll	Greenfield	0.00	09/23/25
Eastbound Fitness, LLC - COO	5692 Winchester Road	Carroll	Bloom	0.00	09/25/25

BILLS
REGIONAL PLANNING COMMISSION
October 7, 2025

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