

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP
Interim Director

DATE: September 30, 2026

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, October 6, 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 – September 1, 2026
2. President's Report
3. Subdivision Activity
 - a) Violet Grove – Preliminary Plan
Violet Township
 - b) South Hampton Sec. 3 – Final Plat
Violet Township
 - c) Robert Irwin – Variance Request
Walnut Township
4. Zoning Text Amendment
Pleasant Township – Proposed Changes to Section 7 and Section 9

Holly R. Mattei, AICP
Interim Director

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

MINUTES

September 1, 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, Tim Cordle, Gail Ellinger, Greg Hintz, Charles Hockman, Alayna Hoop, Kent Huston, Robert Irwin, Tim Irwin, Jarrod Mahaffey, Mark Matthews, Mitch Noland, Ian Schorr, Becky Shonebarger-Bell, Dan Singer, Jeff Williamsen and Ryan Young.

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

ITEM 1. MINUTES

The minutes of August 4, 2026, Fairfield County Regional Planning Commission meeting, were presented for approval. Dan Singer made a motion for approval of the minutes. Kent Huston seconded the motion. The motion passed.

ITEM 2. PRESIDENT'S REPORT

Ira Weiss welcomed everyone to the meeting.

ITEM 3. SUBDIVISION ACTIVITY

Nicholas Eastham presented the following report:

ITEM 3a. ROBERT IRWIN – VARINACE REQUEST

OWNER/DEVELOPER: Robert Irwin

ENGINEER/SURVEYOR: S.A. England Surveying

LOCATION AND DESCRIPTION: This property is located off of a private drive accessing the privately owned portion of Jaeger Drive in Walnut Township. According to the Auditor's Office's website, this parcel contains 6.910-acres and has no public road frontage. The applicant is requesting a variance to Section 2.3 (Frontage Requirements) to split a buildable, 2.28-acre parcel with no public road frontage. The applicant has already received an approved variance through Walnut Township. In this attached variance, the applicant also explains that the reason for the variance is due to the unique location of the parcel, and its current status of not having public road frontage.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS: The Fairfield County Engineer's Office and the Fairfield Soil and Water Conservation District had concerns on the parent parcel's existing lack of any public road frontage, as well as the creation of another parcel without public road frontage. The Engineer's Office also mentioned that they did not find that the applicant met the hardship requirement to seek relief from a variance. Other agency comments were attached for review.

In reviewing the three criteria to approve a variance, RPC Staff had the opinion that the application did not meet Criteria 1, Criteria 2, or Criteria 3 of the application. RPC Staff agreed with the Engineer's Office's assessment that a hardship was not identified for Criteria 1. For Criteria 2, RPC Staff believed that the existing property had reasonable permitted uses already, and that the variance was being requested to enable an additional development opportunity. Lastly, RPC Staff had the opinion that the relief from any public frontage requirement would be an impairment to the intent of the Fairfield County Subdivision Regulations, as frontage is regulated for reasons of public health, safety, and welfare. This impairment would then not meet the requirements for Criteria 3.

Therefore, the Subdivision Regulations Committee recommends disapproval of the variance.

A motion was made by Kent Huston to approve the Subdivision Regulations Committee recommendation. Jarrod Mahaffey seconded the motion.

The property is being accessed through a private drive. Gail Ellinger and Charles Hockman had concerns regarding the recommendation for disapproval of the variance request. Walnut Township has granted a variance for zoning.

Tim Irwin gave a statement to the board. Robert Irwin explained the intention of the request for the variance.

After discussion, Charles Hockman made a motion to table the item. Gail Ellinger seconded the motion. The motion passed.

ITEM 4. PUBLIC HEARING – FAIRFIELD COUNTY SUBDIVISION REGULATIONS AMENDMENTS

The RPC and the Commissioners' public hearings regarding the proposed Subdivision Regulations revisions (Section 1.4.1, Sections 2.7.1(B) and (C), and Section 12 regarding the definition of frontage) have been rescheduled.

The board members discussed some concerns regarding the proposed changes and they felt this change would limit their input on township roads.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS

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

ITEM 6. BILLS

Holly Mattei presented the following bills for payment:

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

A motion was made by Dan Singer to approve the bills for payment. Mark Matthews seconded the motion. The motion passed.

ITEM 7. OTHER BUSINESS

None

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

Minutes Approved By:

Ira Weiss, President

Jarrod Mahaffey, Secretary

SUBDIVISION: Violet Grove – Preliminary Plan

OWNER/DEVELOPER: Arbor Homes

ENGINEER/SURVEYOR: Johnaton Buchanan, CESO Inc. / Joshua Cottingim, CESO Inc.

DATE: Tuesday, October 6, 2026

LOCATION AND DESCRIPTION:

The proposed development is located along the north side of Stemen Road in Violet Township and will create 108 new residential lots on 53.6 acres. The site is zoned CGPOD – Community Gathering Place Overlay District within Violet Township zoning. Access is proposed from Stemen Road. Water and sanitary sewers will be provided by Fairfield County Utilities.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

The Subdivision Regulations Committee recommends **approval** of the Preliminary Plan for Violet Grove subject to the following conditions:

1. The agricultural ditch located on the east side of the property needs to be improved to provide an outlet for the Huntington Hills subdivision storm sewer between Lots 385 and 386.
2. Off-site infrastructure (within 200') needs to be shown on the plans.
3. Mailboxes cannot be located within the sanitary sewer easement.
4. A landscaping plan needs to be included in the construction drawings to verify no trees are proposed in easements/flood routing. Trees will not be permitted in any easements.
5. The pre and post tributary maps show the watersheds stopping at the subdivision boundary.
6. Appendix D, is it possible to increase the orifice size to get closer to a 24-hour drawdown time?
7. Other Agency Comments

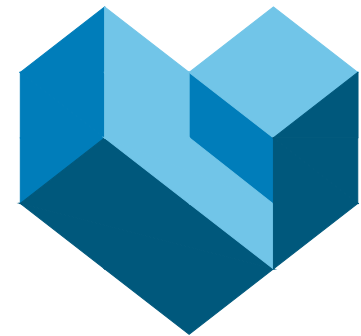
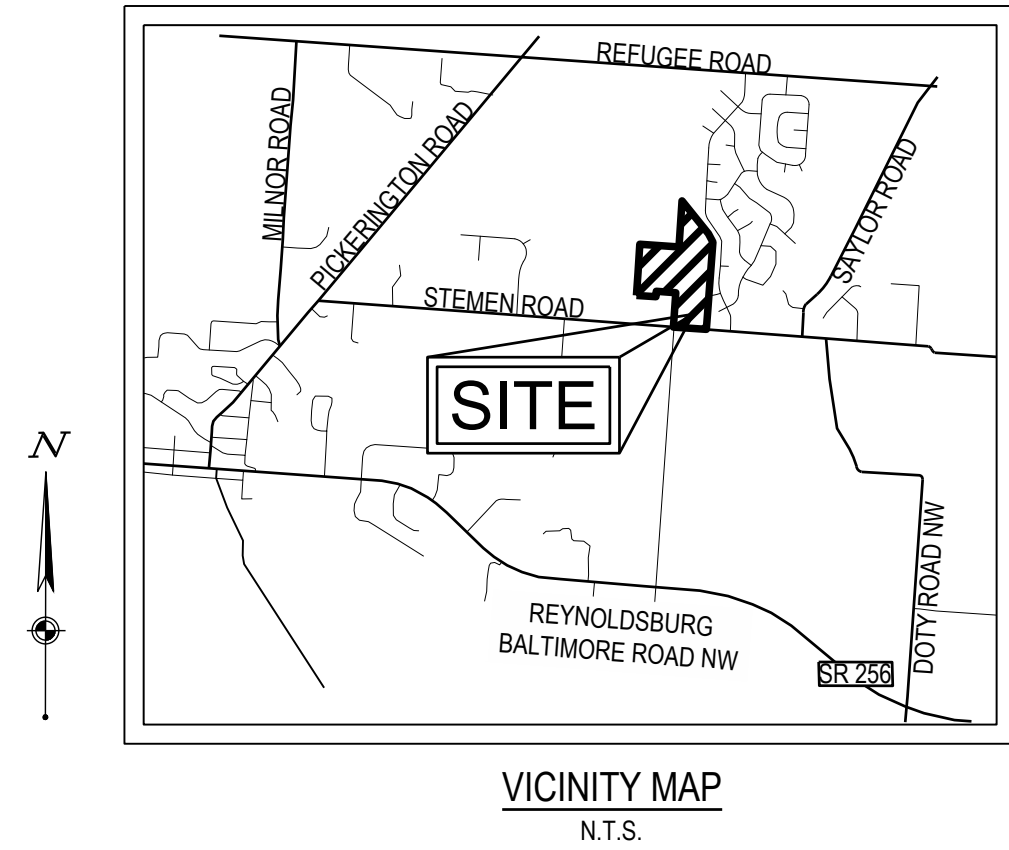
PRELIMINARY PLAN

VIOLET GROVE

SEPTEMBER, 2026

SECTION 1 & 2, TOWNSHIP 15, RANGE 20

VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

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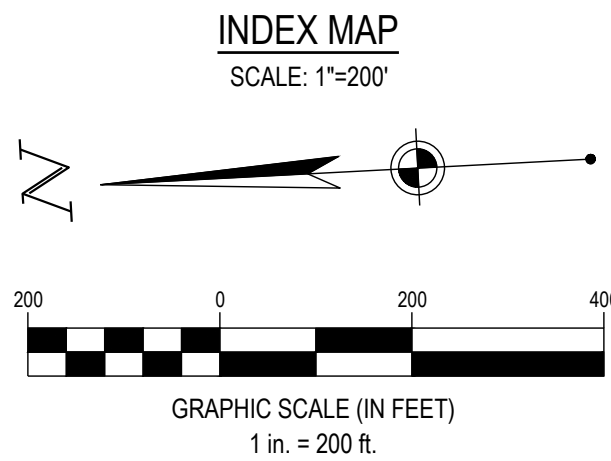
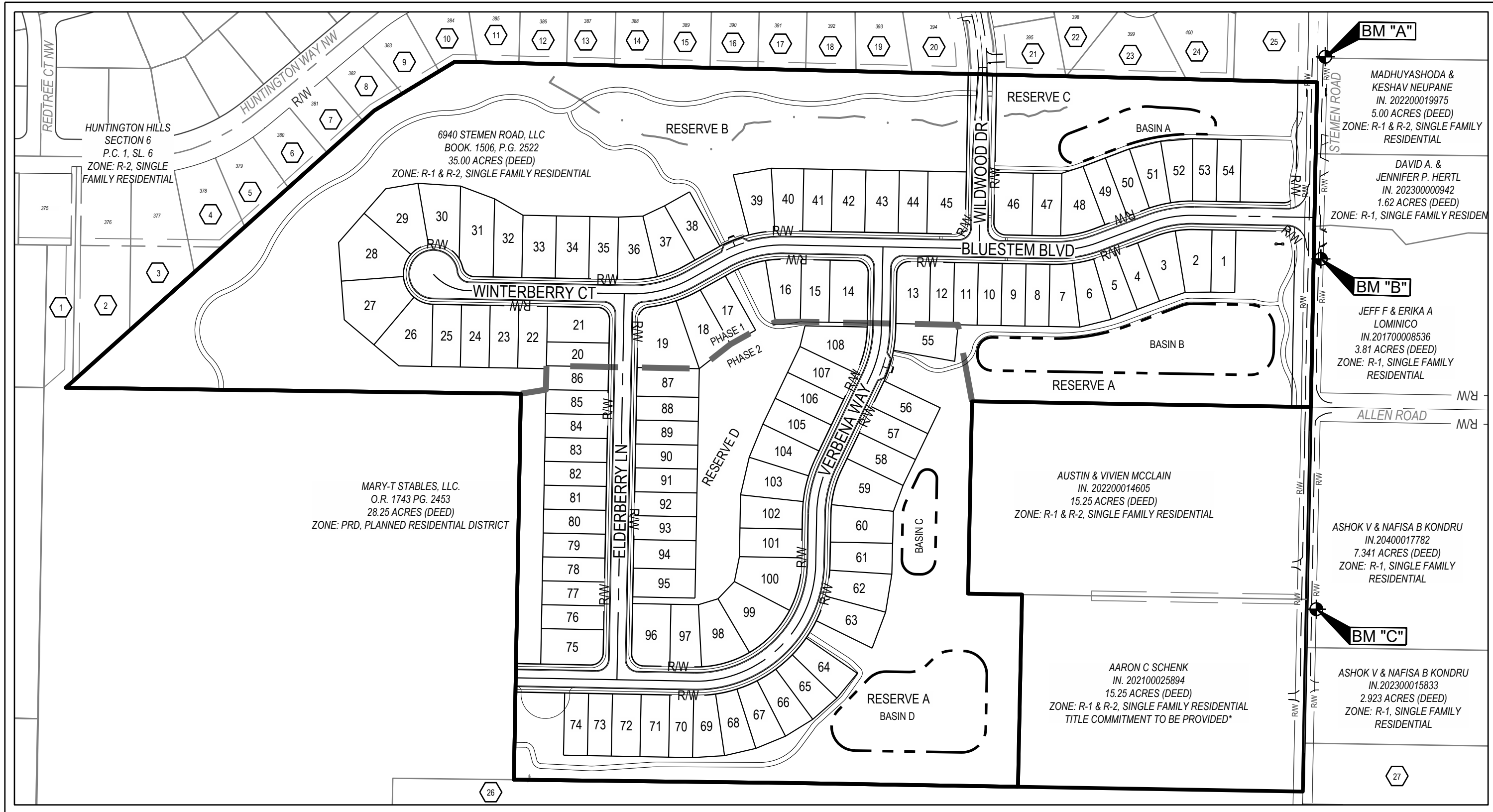
SITE DATA:

PARCEL ID:	036-00034-00, 036-00045-00, & 036-00045-20
TOTAL ACREAGE:	PHASE 1 - 32.82 AC PHASE 2 - 20.80 AC TOTAL - 53.62 AC
RIGHT OF WAY ACREAGE:	PHASE 1 - 4.21 AC PHASE 2 - 2.65 AC TOTAL - 6.86 AC
NET ACREAGE:	PHASE 1 - 28.61 AC PHASE 2 - 18.15 AC TOTAL - 46.76 AC
NUMBER OF LOTS:	PHASE 1 - 54 PHASE 2 - 54 TOTAL - 108
GROSS SITE DENSITY:	2.01 DWELLING UNITS/AC
NET SITE DENSITY:	2.31 DWELLING UNITS/AC
RESERVE A:	9.75 AC
RESERVE B:	12.43 AC
RESERVE C:	2.59 AC
RESERVE D:	1.82 AC
OPEN SPACE PROVIDED:	26.59 AC (49.59%)
ZONING:	COMMUNITY GATHERING PLACE OVERLAY DISTRICT (CGPOD)
BUILDING SETBACKS:	
FRONT:	25'
REAR:	35'
SIDE (ROAD):	25'
SIDE (LOT):	5' EACH - 10' TOTAL

REFERENCES:

- DEVELOPMENT PLAN.
- FAIRFIELD COUNTY AUDITOR GIS DATA.
- BOUNDARY & TOPOGRAPHIC SURVEY COMPLETED BY CESO, APRIL 2026.

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	GRADING & UTILITY PLAN
4	EXISTING CONDITIONS PLAN
5	SIGHT DISTANCE PLAN



BENCHMARKS (NAVD88):

BM #A:
CHISELED "X" IN THE NORTHERLY FLANGE BOLT OF A HYDRANT FLANGE LOCATED ON THE SOUTH SIDE OF STEMEN ROAD APPROXIMATELY 734' EAST OF THE INTERSECTION OF ALLEN ROAD AND STEMEN ROAD AND APPROXIMATELY 5' SOUTH OF THE SOUTHERLY EDGE OF PAVEMENT OF STEMEN ROAD.
ELEV=915.04'

BM #B:
CHISELED "X" IN THE NORTHERLY FLANGE BOLT OF A HYDRANT FLANGE LOCATED ON THE SOUTH SIDE OF STEMEN ROAD APPROXIMATELY 311' EAST OF THE INTERSECTION OF ALLEN ROAD AND STEMEN ROAD AND APPROXIMATELY 5' SOUTH OF THE SOUTHERLY EDGE OF PAVEMENT OF STEMEN ROAD.
ELEV=918.54'

BM #C:
CHISELED "X" IN THE NORTHERLY FLANGE BOLT OF A HYDRANT FLANGE LOCATED ON THE SOUTH SIDE OF STEMEN ROAD APPROXIMATELY 422' EAST OF THE INTERSECTION OF ALLEN ROAD AND STEMEN ROAD AND APPROXIMATELY 10' SOUTH OF THE SOUTHERLY EDGE OF PAVEMENT OF STEMEN ROAD.
ELEV=914.84'

BM #D:
BONNET BOLT OF HYDRANT PAINTED WHITE, APPROXIMATELY 33' NORTH EAST OF THE CENTERLINE OF INTERSECTION OF WILDWOOD DRIVE AND HUNTINGTON WAY, APPROXIMATELY 10' EAST OF THE EASTERLY EDGE OF PAVEMENT OF HUNTINGTON WAY.
ELEV=925.20'

NOTES:

- ALL OF THE VIOLET GROVE SUBDIVISION IS SHOWN AS ZONE X, OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, OHIO, 39045C0040J, EFFECTIVE DATE APRIL 25, 2024.
- WETLAND DELINEATION COMPLETED BY CESO IN JULY, 2026. WETLANDS DELINEATED IN ACCORDANCE WITH THE FEDERAL AND/OR STATE AGENCY WITH JURISDICTIONAL AUTHORITY.
- 5' SIDEWALKS WILL BE INSTALLED ON BOTH SIDES OF EACH STREET AND CUL-DE-SAC WITHIN THE SUBDIVISION.
- ALL RESERVES ARE TO BE OWNED AND MAINTAINED BY THE VIOLET GROVE SUBDIVISION HOMEOWNERS ASSOCIATION FOR OPEN SPACE AND STORM WATER MANAGEMENT FACILITIES.
- NO VEHICULAR ACCESS SHALL BE PERMITTED TO RESERVES WITH THE EXCEPTION OF MAINTENANCE VEHICLES. NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT.

ARBOR HOMES LLC.

PRELIMINARY PLAN
VIOLET GROVE

VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO

Revisions / Submissions

ID	Description	Date
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Project Number:	767320
Scale:	AS SHOWN
Drawn By:	JDM
Checked By:	EAC
Date:	SEPTEMBER 2026
Issue:	PRELIMINARY

Drawing Title:
COVER SHEET



c:\DCA\CDos\ICESO\arbor_stemen rd\project files\ CESO103-CIVIL\PLAN\PRELIMINARY\SIGHT DISTANCE PLAN.dwg - 9/4/2026 - Brock Michaelis



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2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

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ARBOR HOMES LLC.

PRELIMINARY PLAN
VIOLET GROVE

VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO

Revisions / Submissions

ID	Description	Date
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Project Number: 767320

Scale: 1"=50'

Drawn By: JDM

Checked By: EAC

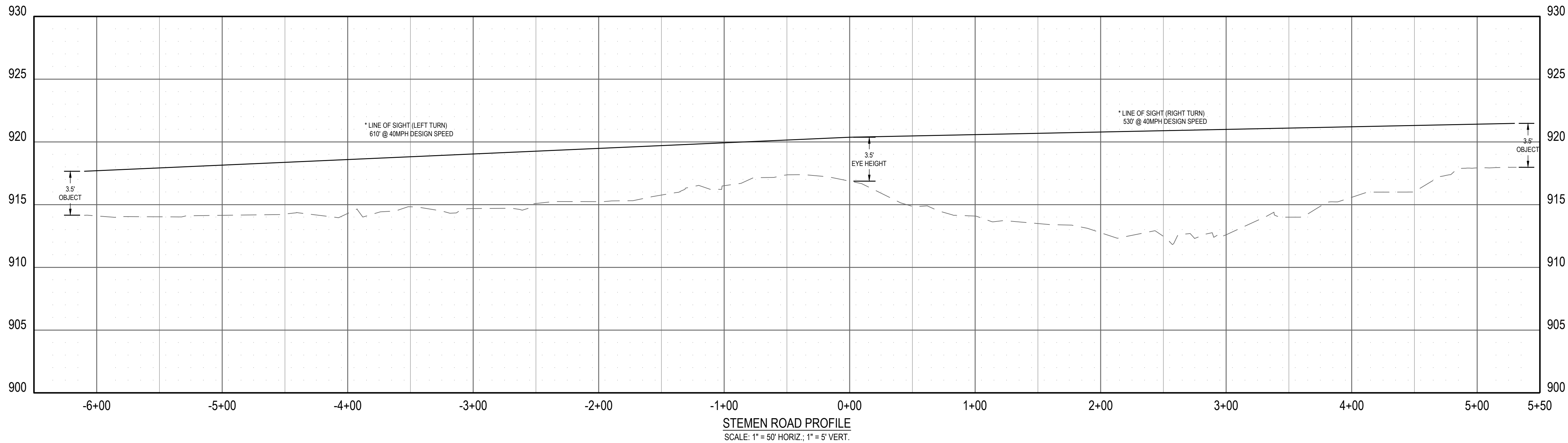
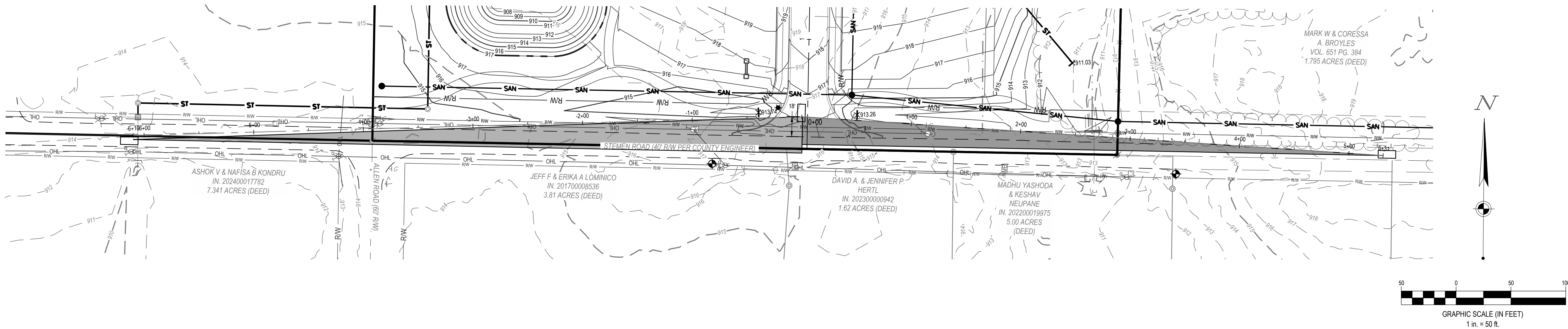
Date: SEPTEMBER 2026

Issue: PRELIMINARY

Drawing Title:

SIGHT DISTANCE
PLAN

5



NOTE:

* ACCORDING TO ODOT 201-5 INTERSECTION SIGHT DISTANCE, IF THE ISD CANNOT BE PROVIDED DUE TO ENVIRONMENTAL OR RIGHT-OF-WAY CONSTRAINTS, THEN AS A MINIMUM, THE SSD FOR VEHICLES ON THE MAJOR ROAD SHOULD BE PROVIDED. TO KEEP THE LEFT TURN SIGHT DISTANCE TRIANGLE WITHIN THE RIGHT-OF-WAY AND OUT OF PRIVATE PROPERTY, THE SSD HAS BEEN PROVIDED FOR A DESIGN SPEED OF 40MPH.

SUBDIVISION: South Hampton – Section 3 (Final Plat)

OWNER/DEVELOPER: SP Hill Road Development INC.

ENGINEER/SURVEYOR: Shawn Lanning, Verdantas. / Woody Mohler, DTK Site Solutions

DATE: Tuesday, October 6, 2026

LOCATION AND DESCRIPTION:

The proposed development is located along the east side of Hill Road in Violet Township and will create 31 new residential lots on 11.185 acres. The site is zoned PD – Planned Development District within Violet Township zoning. Access is proposed from Hill Road.

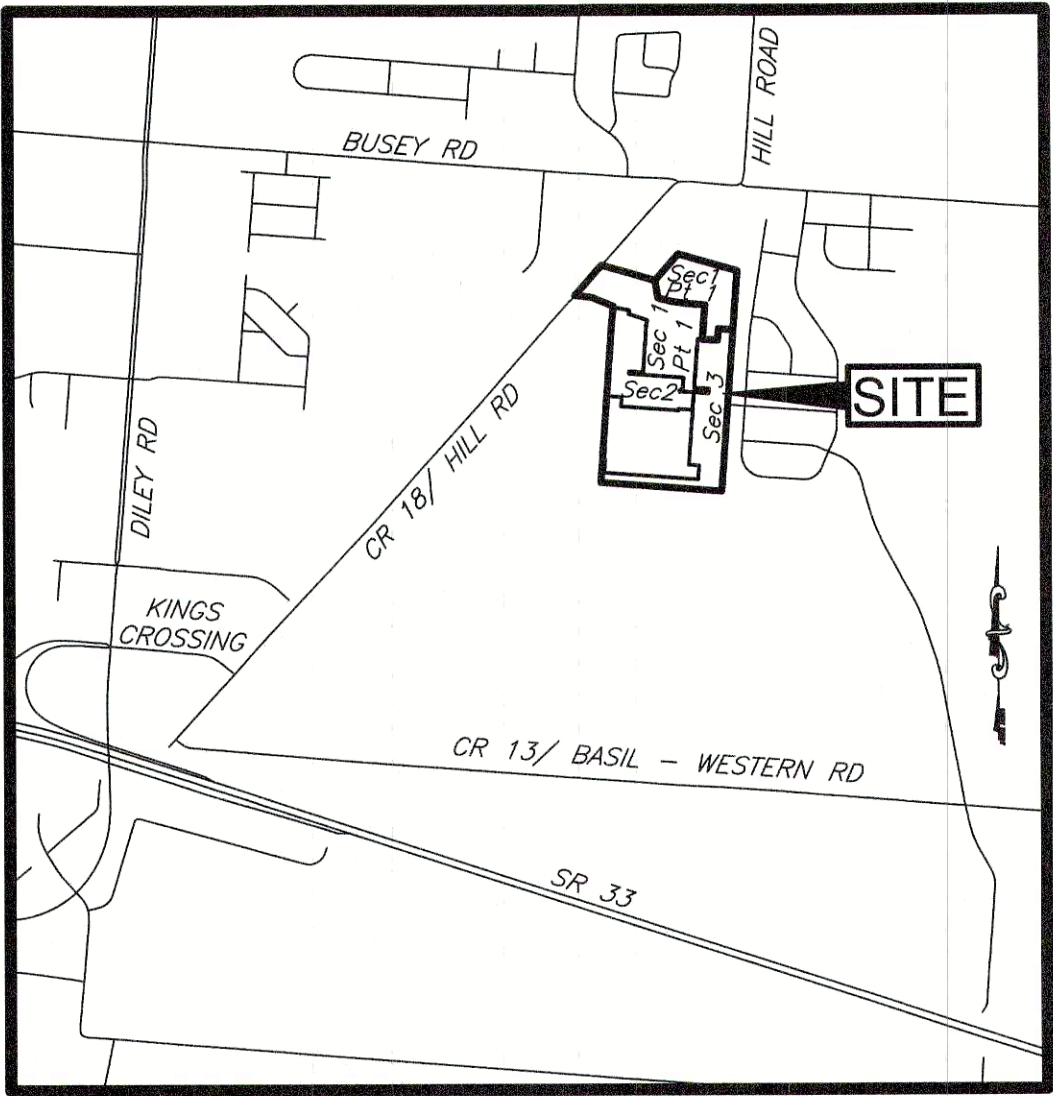
SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

The Subdivision Regulations Committee recommends **approval** of the Final Plat for South Hampton, Section 3 subject to the following conditions:

1. Title blocks need to be revised; Tony Vogel is the Fairfield County Sanitary Engineer.
2. Technical comments from the Fairfield County Engineers' Office
3. Construction assurances, a development agreement (*submitted*), inspection fees (*submitted*), and recreation fees (*submitted*) will need to be submitted prior to the recording of the Final Plat.
4. Other Agency Comments

FINAL PLAT
FOR
South Hampton
Section 3

Township 15, Range 20, Section 21, Southeast Quarter
Violet Township, Fairfield County, Ohio



LOCATION MAP
NO SCALE

SITE STATISTICS

Total Acreage = 11.185 Acres
Lot Area = 7.267 Acres
Total # of Lots = 31 Lots
Open Space Area = 2.067 Acres
Right of Way = 1.851 Acres
Length of Street = 1,653 L.F.
Existing Zoning = P.D.

PARENT PARCEL

SP Hill Road Development, Inc.
Instrument Number 202300004129
PID# 037-02095-00,
Total Acreage = 50.904 Acres

SURVEY DATA

BASIS OF BEARINGS: For the purpose of this plat the bearings are based on the South line of South Hampton Section 1, Part 1, as recorded in Instrument No. 202400005924, as being S85°50'01"W, and is an assumed Meridian used to denote angles only.

SOURCE OF DATA: The sources of recorded survey data are the records of the Fairfield County, Ohio Recorder, and referenced in the plan and text of this plat.

IRON PINS SET: All iron pins set are 5/8" rebar with red ID cap.

Monuments shown on the plat as not in place at the time of recording shall be placed prior to acceptance of the streets.

DEDICATION

Fairfield County Commissioners

Steve A. Davis

Jeff Fix

David L. Levacy

Jeremiah D. Upp,
Fairfield County, Engineer

Eric T. McCrady,
Fairfield County Sanitary Engineer

Holly Mattei,
Director, Fairfield County
Regional Planning Commission

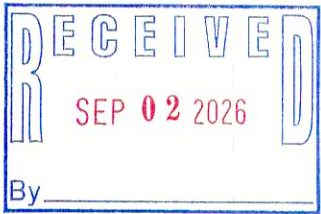
Kelly Sarko,
Violet Township Zoning Inspector

Dr. Carri L. Brown, PhD, MBA, CGFM,
Fairfield County Auditor

Lisa McKenzie,
Fairfield County Recorder

OWNER/DEVELOPER

SP HILL ROAD DEVELOPMENT, INC
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146



SITUATE

Situated in the Township of Violet, County of Fairfield, State of Ohio, Township 15, Range 20, Section 21, Southeast Quarter and being 11.185 acres out of a 50.904 acre parcel conveyed to **SP HILL ROAD DEVELOPMENT, INC.**, of record in Instrument #202300004129, while being part of P.P.N. 0370209500, all references to records being on file in the Office of the Recorder, Fairfield County, Ohio

OWNER AGREEMENT

I, the undersigned, **BERARDINO PALMIERI**, President of **SP HILL ROAD DEVELOPMENT, INC.**, being the owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents **South Hampton Section 3**, a subdivision containing Lots numbered 80-110 inclusive, Open Space "D", does hereby accept this plat of the same and dedicates the streets Sophia Way (1.540 ac.), Woodside Street NW (0.156 ac.), and Asher Street (0.155 ac.) as shown hereon, comprising a total of 1.851 acres, to the public use forever.

In Witness Whereof, **BERARDINO PALMIERI**, President of **SP HILL ROAD DEVELOPMENT, INC.**, have hereunto set their hand

this _____ day of _____, 2026.

Signed and acknowledged
in the presence of:

SP Hill Road Development, Inc.

WITNESS:

By _____
BERARDINO PALMIERI, President

WITNESS:

STATE OF OHIO
COUNTY OF _____ ss:
Before me, a Notary Public in and for said State, personally appeared **BERARDINO PALMIERI**, President of **SP HILL ROAD DEVELOPMENT, INC.** Acknowledged the signing of the foregoing instrument his voluntary act and deed and the free and voluntary act and deed of said company, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2026.

Notary Public, State of Ohio

My commission expires _____

I hereby certify that this plat represents a true and complete survey made performed and/or completed under the direct supervision of Scott A. England, Registered Surveyor No. 7452 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 provision of Ohio Administrative Code Chapter 4733-37 - Minimum Standards for Boundary Surveys in the State of Ohio, to the best of my knowledge and belief is correct.

By _____
Scott A. England, P.S.
Professional Surveyor NO. 7452

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FINAL PLAT
FOR
South Hampton
Section 3

Township 15, Range 20, Section 21, Southeast Quarter
Violet Township, Fairfield County, Ohio

DESCRIPTION OF 11.185 ACRES
SOUTH HAMPTON SEC 3

Situated in the State of Ohio, County of Fairfield, Township of Township of Violet, Section 21, Township 15N, Range 20W, and being all out of a 22.396 parcel of land conveyed to SP Hill Road Development, Inc. of record in Instrument Number 202300004129 and part of Auditor P.P.N. 037-02095-00, all references to records being on file in the Office of the Recorder, Fairfield County, Ohio, said 11.185 acre parcel being more fully described herein;

BEGINNING at a Stone found at the Southeast Corner of the Southeast Quarter of Section 21, the Southwest Corner of Woodstream Section 4, Phase 2, of recored in Plat Cabinet 2, Slot 126, the Northwest corner of a 27.57 acre parcel of land conveyed to Sheridan Smith of record in Official Record 1607, Page 1902, the Northeast corner of a 100.57 acre parcel of land conveyed L & D Commercial Properties of record in Instrument Number 202500021240 and also being the Southeast of said 22.396 Acre parcel;

Thence, N 85°38'47" W, a distance of 1087.54 feet with the South line of said 22.396 acre parcel and the North line of said 100.57 acre parcel to an Iron Pin found;

Thence, N 04°09'29" E, a distance of 214.18 feet with the West line of said 22.396 acre parcel and the East line of a 8.720 acre parcel of land conveyed to Gregory M & Carmen L Bigus, Survivor of record in Instrument Number 202100025254 to an Iron Pin Set;

Thence, across said 22.396 acre parcel the following six (6) courses;

- 1) S 85°50'01" E, a distance of 23.46 feet to an Iron Pin set;
- 2) S 04°09'59" W, a distance of 125.00 feet to an Iron Pin set;
- 3) S 85°50'01" E, a distance of 846.00 feet to an Iron Pin set;
- 4) N 04°09'59" E, a distance of 125.00 feet to an Iron Pin set;
- 5) N 85°50'07" W, a distance of 91.26 feet to an Iron Pin set;
- 6) N 04°09'59" E, a distance of 650.00 feet to an Iron Pin set on the South line of South Hampton, Section 1, Part 1 of record in Instrument Number 202400005924;

Thence, S 85°50'01" E, a distance of 130.00 feet with the South line of said South Hampton Section 1, Part 1 to an Iron Pin found;

Thence, N 04°09'59" E, a distance of 37.05 feet with the East line of said South Hampton Section 1, Part 1 to an Iron Pin found;

Thence, N 85°50'01" W, a distance of 130.00 feet with the line of said South Hampton Section 1, Part 1 to an Iron Pin in concrete found;

Thence, N 04°09'59" E, a distance of 438.00 feet with the East line of said South Hampton Section 1, Part 1 to an Iron Pin found;

Thence, S 85°50'01" E, a distance of 180.00 feet the line of said South Hampton Section 1, Part 1 and the South line of South Hampton Section 1 Part 2 of record in Instrument Number 202500021315 to an Iron Pin set;

Thence, N 04°09'59" E, a distance of 103.41 feet with the East line of said South Hampton Section 1, Part 2 to an Iron Pin set;

Thence, S 85°50'01" E, a distance of 131.42 feet with a Southerly line of said South Hampton Section 1, Part 2 to an Iron Pin set on the East line of said 22.396 acre parcel and also on the east line of Woodstream Section 3 of record in Plat Cabinet 2, Slide 67;

Thence, S 04°14'53" W, a distance of 1446.20 feet with the East line of said 22.396 acre parcel and the West line of said Woodstream Section 3 and the West line of said Woodstream Section 4, Phase 2, to the **TRUE POINT OF BEGINNING**, containing 11.185 acres of land, subject to all easements and documents of record. All Iron Pins set are 5/8" solid rebar, thirty inches in length with a red cap inscribed SA England S-7452.

For the purpose of this description a bearing of S 85°50'01" W was held on the South line of South Hampton Section 1, Part 1 as recorded in Instrument Number 202400005924.

NOTES

NOTE "A" The purpose of this plat is to show certain property rights--of--ways, and easements boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown as on this plat.

NOTE "B": No Vehicular Access shall be permitted to Open Space "D" with the exception of maintenance vehicles.

NOTE "C": No Vehicular Access to be in effect until such time as the public street right--of--way is extended and dedicated by plat.

NOTE "D": All lots in the South Hampton Subdivision shown on this plat shall be part of a drainage maintenance district for the maintenance, repair and replacement of the drainage/ storm sewer system serving the South Hampton 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 "E": Areas designated as "Perimeter No Build Zone" shall not allow permanent structures such as decks, patios or fences but shall allow trees, bushes and other landscape materials to be planted. All existing trees within this area shall be preserved and remain undisturbed with the exception of dead or poor conditioned trees or for utility crossings. Utilities are allowed within this Zone.

NOTE "F": Areas designated as "Buffer/Tree Preservation/No Build Zone" shall not allow permanent structures such as decks, patios or fences but shall allow trees, bushes and other landscape materials to be planted. All existing trees within this area shall be preserved and remain undisturbed with the exception of dead or poor conditioned trees or for utility crossings or street stubs. Utilities are allowed within this area.

NOTE "G": Open Space "D" shall be owned, maintained, managed and governed by the South Hampton Homeowners' Association, Inc. (HOA) and shall be used as Passive Open Space and Recreation. All amenities located on and within all Open Space areas including trees, ponds, landscaping, landscape structures, multi--use paths, fencing, signage and/or other similar recreational installations or amenities, constructed by the Developer for the owners within the South Hampton Subdivision shall be owned and maintained by the South Hampton Homeowners Association Inc.

NOTE "H" Fences: With the exception of HOA approved fencing with respect to any swimming pool, fences shall not be allowed in South Hampton. The approved style and materials for fences are set forth in Exhibit E of the approved Zoning Text.

NOTE "I" All of South Hampton is located in the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39045C0110G, effective date JANUARY 6, 2012.

OWNER/DEVELOPER

SP HILL ROAD DEVELOPMENT, INC
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146

UTILITY EASEMENTS: Utility easements shown on this 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.

UTILITY AND SANITARY SEWER EASEMENTS: Utility and sanitary sewer easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of utility and 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 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, fencing, 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, fencing, 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.

7.2.5 DRAINAGE AND SANITARY SEWER EASEMENTS: An easement is hereby granted for the purpose of construction, operation, reconstruction, usage, and maintenance of storm drainage swales and sanitary sewers, ditches and underground piping and appurtenant works on any part of easement areas designated "Drainage and Sanitary Sewer 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, fencing, or other obstructions to the flow of storm water runoff are permitted within the drainage and sanitary sewer easement areas as delineated on this plat, except those shown on the approved construction drawings, unless approved by the Fairfield County Engineer and the Fairfield County Sanitary Engineer.

WATER LINE EASEMENTS: Easements designated as Water Easements on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said water lines 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 Water Easements.

DRAINAGE MAINTENANCE DISTRICT: A Maintenance Agreement for drainage facilities is a part of the improvement plans of the above real estate (subdivision) 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 of the maintenance, repair and replacement of the drainage/storm sewersystem 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."

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 sewer, and appurtenant works is hereby granted to the Board of 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.

A property owners association is required as a condition of this plat. All property owners shall be members of said association, and shall be subject to the provisions of a Declaration of Covenants, Easements, Restrictions and Assessments for South Hampton and responsible for items identified in the document establishing said association and the Declaration.

FINAL PLAT
FOR
South Hampton
Section 3

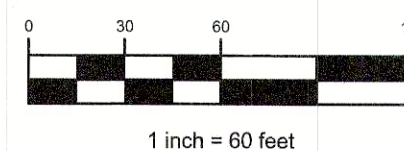
Township 15, Range 20, Section 21,
Southeast Quarter
Violet Township, Fairfield County, Ohio

LEGEND

- = 1" Iron Pin Encased in Concrete Set (Permanent Marker)
- ⊙ = 1" Iron Pin Encased in Concrete Found
- ⦿ = 3/4" Iron Pin Found Capped "WATCON 7452"
- = 5/8" Iron Pin Set
- ⦿ = Iron Pin Found
- = MAG Nail to be set
- ▲ = MAG Nail found
- DE = Drainage Easement
- SE = Sanitary Easement
- UE = Utility Easement

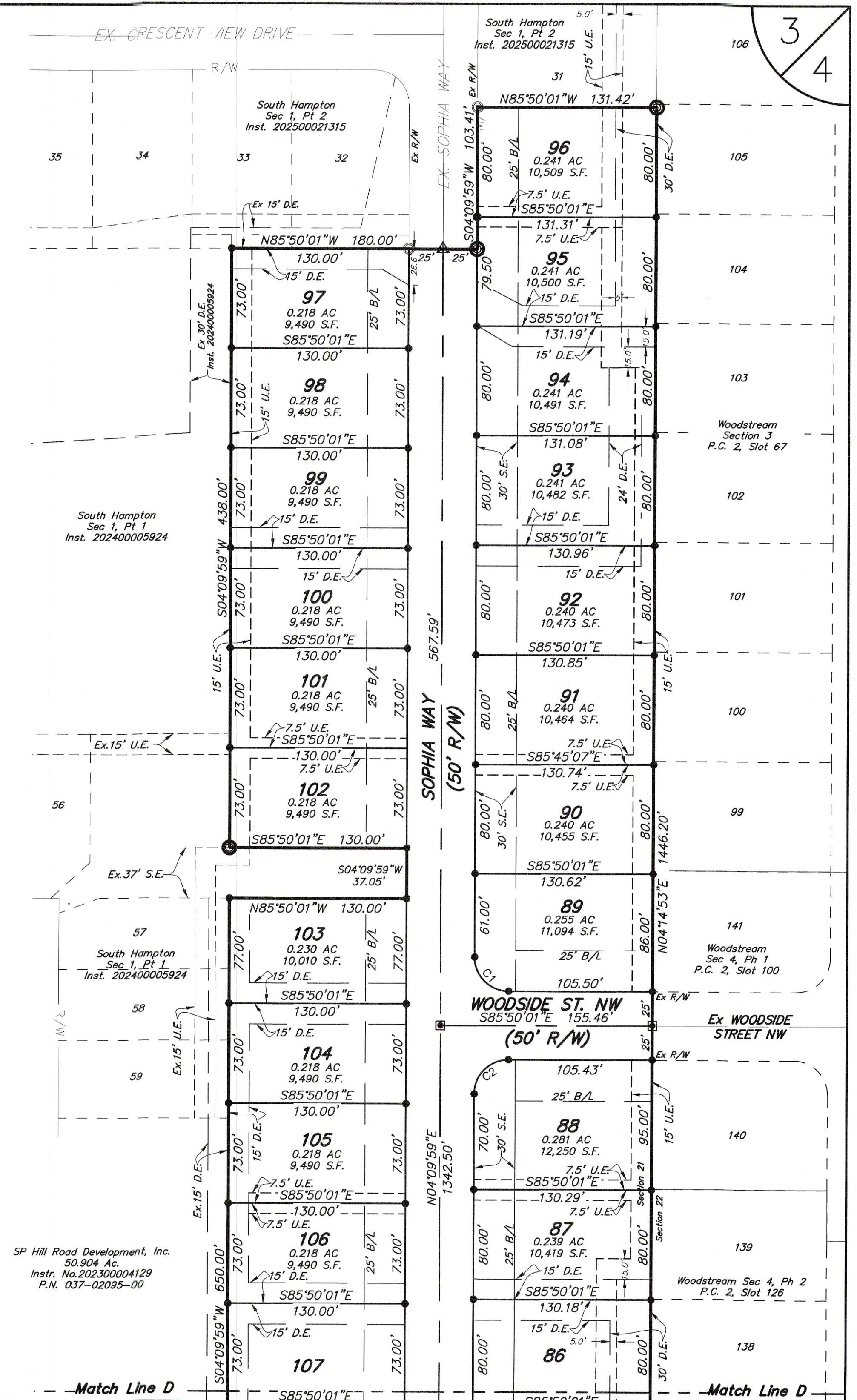
Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
C1	25.00'	90°00'00"	39.27'	S40°50'01"E	35.36'
C2	25.00'	90°00'00"	39.27'	S49°09'59"W	35.36'
C3	25.00'	90°00'00"	39.27'	N49°09'59"E	35.36'
C4	25.00'	90°00'00"	39.27'	N40°50'01"W	35.36'

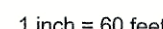
GRAPHIC SCALE



OWNER/DEVELOPER

SP HILL ROAD DEVELOPMENT, INC
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146

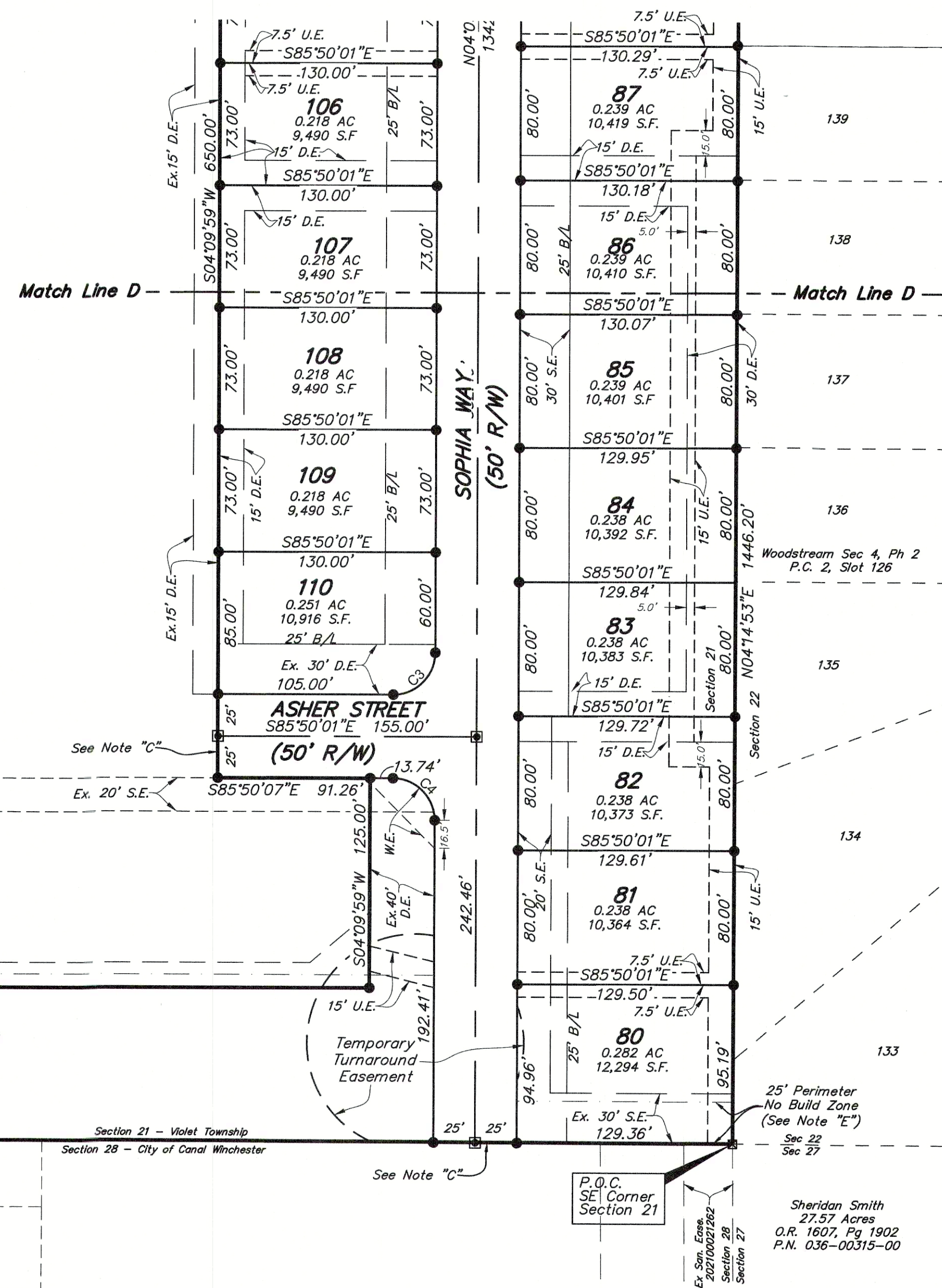




SP Hill Road Development, Inc.
50.904 Ac.
Instr. No. 202300004129
P.N. 037-02095-00

N85°50'01"W 23.46'
 214.18'
 N04°09'59"E 125.00'
 Ex. 20' S.E.
 30' Buffer/
 Tree Preservation/
 No Build Zone
 (See Note "F")
 100' Perimeter
 No Build Zone
 (See Note "E")
 N85°50'01"W 846.00'
 Ex. D.E.
 Open Space "D"
 2.067 AC
 S.F.
 908.18'
 S85°38'47"E 1087.54'
 Ex Stormwater Esmt
 Instr. 202100019819
 Thomas L. Thornton & Nancy B. Conkle,
 Co Successor Trustees
 100.57 Acres
 IN# 202100033670
 P.N. 042-03945-00

Township 15, Range 20, Section 21, Southeast Quarter
Violet Township, Fairfield County, Ohio



SUBDIVISION/REQUEST: Minor Subdivision Variance to Section 2.3 – Jaeger Road –
Walnut Township

OWNER/DEVELOPER: Robert Irwin

ENGINEER/SURVEYOR: S.A. England Surveying

DATE: Tuesday, October 6, 2026

LOCATION AND DESCRIPTION: This property is located off of a private drive accessing the privately owned portion of Jaeger Drive in Walnut Township. According to the Auditor's Office's website, this parcel contains 6.910-acres and has no public road frontage. The applicant is requesting a variance to Section 2.3 (Frontage Requirements) to split a buildable, 2.28-acre parcel with no public road frontage. The applicant has already received an approved variance through Walnut Township. In this attached variance, the applicant also explains that the reason for the variance is due to the unique location of the parcel, and its current status of not having public road frontage.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

This case was previously heard at the 08/24/2026 Subdivision Regulations Committee meeting, where it was recommended for disapproval, and heard at the 09/01/2026 RPC meeting, where the applicant decided to table the application to provide additional documentation (which was requested at the RPC meeting). The applicant provided the requested documentation (a maintenance agreement and letter from the Walnut Township Fire Department) on 09/21/2026 and is included for review. The comments provided at the previous 08/24/2026 Subdivision Regulations Committee meeting are included below:

The Fairfield County Engineer's Office and the Fairfield Soil and Water Conservation District had concerns on the parent parcel's existing lack of any public road frontage, as well as the creation of another parcel without public road frontage. The Engineer's Office also mentioned that they did not find that the applicant met the hardship requirement to seek relief from a variance. Other agency comments are also attached for review.

In reviewing the three criteria to approve a variance, RPC Staff had the opinion that the application did not meet Criteria 1, Criteria 2, or Criteria 3 of the application. RPC Staff agreed with the Engineer's Office's assessment that a hardship was not identified for Criteria 1. For Criteria 2, RPC Staff believed that the existing property had reasonable permitted uses already, and that the variance was being requested to enable an additional development opportunity. Lastly, RPC Staff had the opinion that the relief from any public frontage requirement would be an impairment to the intent of the Fairfield County Subdivision Regulations, as frontage is regulated for reasons of public health, safety, and welfare. This impairment would then not meet the requirements for Criteria 3.

Therefore, the Subdivision Regulations Committee recommends disapproval of the variance.

APPLICATION FOR VARIANCE TO FAIRFIELD COUNTY

SUBDIVISION REGULATIONS

Contact information

Name of Applicant : Robert T Irwin
Mailing Address: 41710 Jaeger Dr NE Thornville Ohio 43076
Phone Number: Home : 740-467-3315 Business : 941-544-3415 *

Site Location

Road 4500 Jaeger Dr Parcel No. 0460031300
Section _____ Township No. _____ Range 18 Township _____

Regulations Governing Variance Requests

Variance Requests are reviewed first by the Subdivision Regulations Committee, which makes a recommendation to the Regional Planning Commission. In granting a variance these bodies examine each case for the following conditions:

1. Due to exceptional topographic or other physical conditions, strict compliance with the subdivision regulations would result in extraordinary and unnecessary hardship.
2. The special conditions do not result from the previous actions of the applicant and the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.
3. Granting variance will not result in any detriment to the public interest and will not impair the intent of Fairfield County subdivision Regulations or Comprehensive Plan.

Nature of Variance - Please provide a brief description of the nature of the variance request, taking into consideration the previous section. **Also, Provide the specific section and text from the Fairfield County Subdivision Regulations, from which you are requesting a variance, attach additional sheets if necessary.**

To sell off one late front lot to reduce
property taxes. Variance from Walnut
Twp approved

In addition to this sheet, you must provide us copy of plan, drawn to scale, which shows the dimensions and shapes of the lot, the size and the locations of the existing and proposed buildings, the location of any adjoining property owned by the applicant, and any natural and topographic peculiarities of the lot in question.

I certified the information contained in this application and its supplements is true and correct.

Applicant:  Date: 7-21-26



S.A. ENGLAND & ASSOCIATES

Professional Land Surveying
5179 Walnut Road • P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Exhibit "A"
Legal Description
Sanitary Sewer Easement
part Robert C. Irwin, ETAL parcel: (Deed Volume 643, Page 640)

Situated in the Township of Walnut, County of Fairfield, State of Ohio, and being a part of Section 23, Township 17N, Range 18W, and being more particularly described as follows;

Being a 10 foot wide sanitary sewer easement across a parcel conveyed to Robert C. Irwin, as recorded in Deed Volume 643, Page 640, in the Fairfield County Deed Records, with the following described centerline;

Commencing at a 5/8" o.d. iron pin found marking the Northeast corner of said parcel conveyed to Irwin, ETAL of which this easement is a part;

Thence, S 82°14'04" W 5.05 feet with the North line of said parcel conveyed to Irwin, ETAL, to the centerline of an existing sanitary sewer line, and being the PRINCIPLE PLACE OF BEGINNING of the easement centerline herein to be described;

Thence, S 00°10'46" W 405.01 feet with the centerline of an existing sanitary sewer line across said parcel conveyed to Irwin, ETAL, of which this easement is a part, to an angle point;

Thence, S 83°41'51" W 704.61 feet continuing with the centerline of said existing sanitary sewer line across said parcel conveyed to Irwin, ETAL, to the terminus point of this easement.

Bearings of the above description are based on the South line of a parcel conveyed to Robert C. Irwin, ETAL, as recorded in Deed Volume 643, Page 640, in the Fairfield County Deed Records, as being S 89°14'47" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

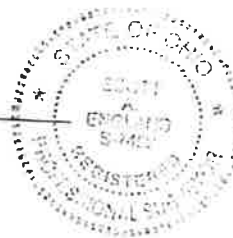
The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in February of 2007.

Dated

9/12/07

HAPPYACRESSANEAS

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



Sanitary Sewer Easement

Walnut Township, Fairfield County, State of Ohio
part Section 23, Township 17N, Range 18W.

ROBERT C. IRWIN, ETAL
DEED VOLUME 643, PAGE 640

PLACE OF COMMENCEMENT:
NE Corner Irwin Parcel

Place of
Beginning

S 82°14'04" W
5.05'

405.01'

10.0'

S 00°10'46" W

existing sanitary
sewer line

704.61'

S 83°41'51" W

10'01"

terminus
point

Tract #16

Tract #15

Tract #14

Tract #13

Tract #12

Tract #11
0.213 Acres

Tract #10
Green Area

Graphic Scale

0 50 100 200

1 Inch = 100 Feet

PREPARED FOR:

Skip Irwin
Millersport, Ohio

PROPERTY LOCATION:

SITUATED IN THE TOWNSHIP OF WALNUT,
COUNTY OF FAIRFIELD, STATE OF OHIO, AND
BEING A PART OF SECTION 23, TOWNSHIP 17N,
RANGE 18W.

BEING A SURVEY OF A SANITARY SEWER
BASINMENT ALONG AN EXISTING SEWER LINE
ACROSS A PARCEL CONVEYED TO ROBERT C.
IRWIN, ETAL, AS RECORDED IN DEED
VOLUME 643, PAGE 640, IN THE FAIRFIELD
COUNTY DEED RECORDS.

THE BEARINGS OF THIS PLAT ARE BASED ON
THE SOUTH LINE OF SAID PARCEL CONVEYED
TO ROBERT C. IRWIN, ETAL (DEED VOLUME
643, PAGE 640), AS BEING S 89°14'47" E, AND IS
AN ASSUMED MERIDIAN USED TO DENOTE
ANGLES ONLY.

LEGEND

- - 5/8" o.d. Iron Pin Found
- ⊙ - Iron Pin Set
- ⊙ - 3/8" Rober with a Yellow Cap
Labeled S.A. England #7452
- x - x - - existing fence line
- △ - Mag Nail Set
- - Stone Found

PREPARED BY:

S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
P.O. Box 1770/5179 Walnut Road
Buckeye Lake, Ohio 43008
740-928-8680 FAX 740-928-9565
WWW.SURVEYOHIO.COM

I hereby certify that an actual survey of the premises
was made, and that this plat is correct to the
best of my knowledge.

Dated: 9/12/17

Scott A. England, P.S.
Ohio Registered Surveyor #7452



Exhibit G

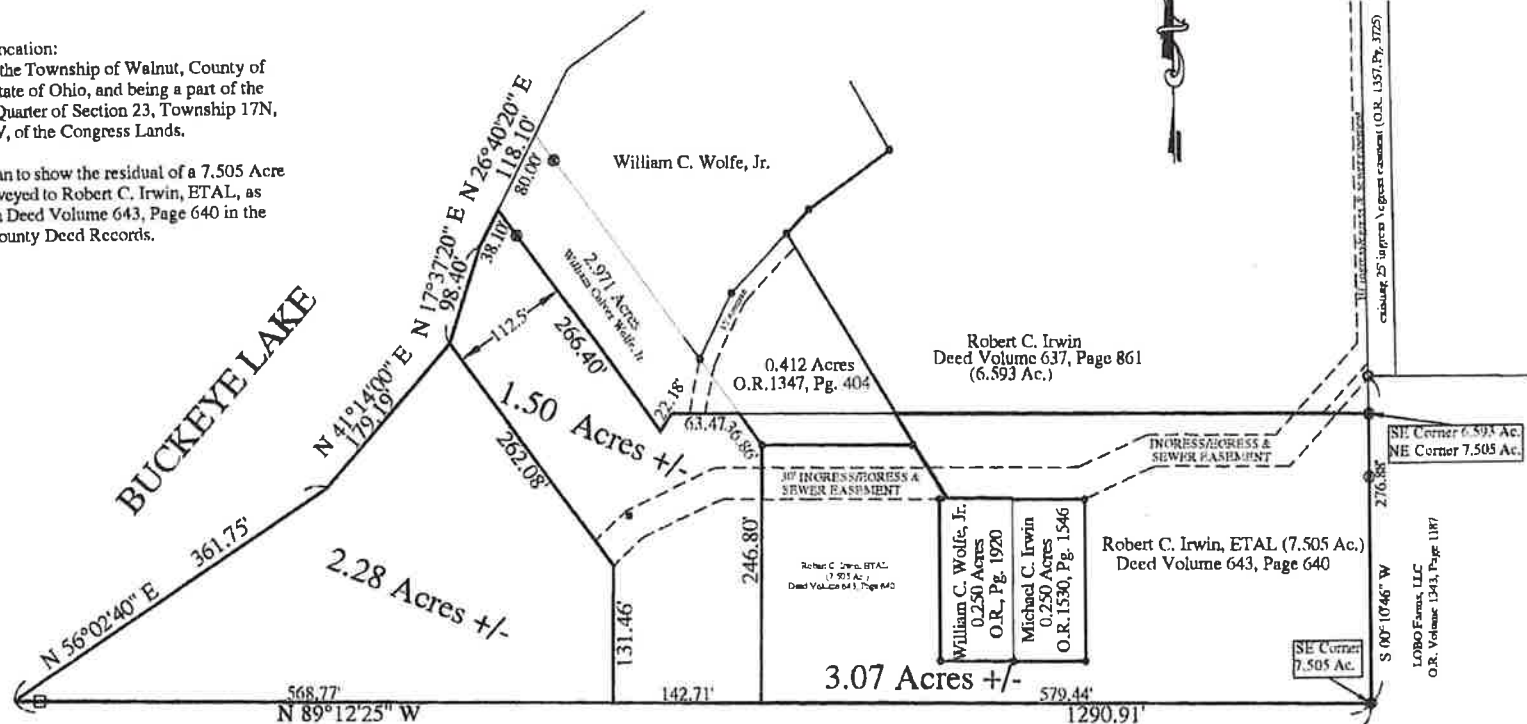
Plot Plan

Walnut Township, Fairfield County, State of Ohio,
part Section 23, Township 17N, Range 18W.

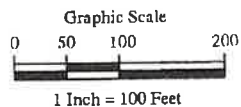
Property Location:

Situated in the Township of Walnut, County of
Fairfield, State of Ohio, and being a part of the
Southeast Quarter of Section 23, Township 17N,
Range 18W, of the Congress Lands.

Being a Plan to show the residual of a 7.505 Acre
Parcel conveyed to Robert C. Irwin, ETAL, as
recorded in Deed Volume 643, Page 640 in the
Fairfield County Deed Records.



LOBO Farms, LLC
O.R. Volume 1343, Page 1187



Prepared By:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. BOX 803
BUCKEYE LAKE, OHIO 43008
PH: 740-323-0644

WALNUT
Township
Fairfield County, Ohio

Board of Zoning Appeals
11420 Millersport Rd. NE
Millersport, OH 43046

Exhibit A

26-88
Application #

Previous BZA Permit if applicable # _____

APPLICATION FOR ZONING

VARIANCE

The undersigned applies for a Zoning Variance for the purpose stated. The requested Zoning Variance 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 Variance if approved, allows the applicant to later apply for a Zoning permit for the work the variance is addressing.

1. Name of Property Owner/Applicant:

Robert Irwin
Mailing address: 4710 Jaeger Dr NE Thornville Ohio 43076
Phone number: Home: 740-767-3344 Mobile: 514-544-3444 Business: _____
Email Address: CaptIraci@hotmail.com

2. Physical address of property for this application:

4501 Jaeger Dr NE Thornville
Subdivision Name: _____ Parcel No. 0460031300
Section: _____, Range: 18, Lot No.: _____, Zoning District: R2-LF
(If parcel is not located in a platted subdivision, a legal description must be attached)

3. Has a Variance been applied for this property before? No ☒ Yes ☐ if yes, Permit/BZA # _____

4. When was the property purchased? Inherited 1998

5. Each application is to contain the following attachments (with date and project address):

- Scaled Site Plan: 1) Show property lines, bearings and distances of lot/parcel 2) Exact size & location on lot of proposed building, addition or alteration, **clearly indicate the roof eave/overhang on the plan** 3) Dimensions of front, rear and side set-backs 4) Street frontage 5) Exact sizes and locations of other buildings 6) Easements 7) Right-of-ways 8) Any unique or peculiar topographic or natural features that support the request for a Variance.

IMPORTANT: It is imperative the applicant understands the **setback** is measured from the lot line (property line) to the roof eave/roof overhang, **NOT the walls** and that line is clearly noted and dimensioned on the site plan. Failure to do so will result in a delay in your application.

- On all residential lots of R-1, R-2, R-3, R1-LF and R2-LF on the site plan, indicate the exterior wall and eave location and dimensions of the nearest house or building on either side and rear of this property.

- (6) Attach a list of neighboring Property Owners, their mailing address, within contiguous to, and directly across the street from the lot described above (with date and project address):

7. **Justification of Variance:** The board will make their decision based on considerations described in full in the Zoning Resolution Section 7.2(B)(1-4). In short, an applicant must show that:

- A. There are special conditions or circumstances unique to their land or buildings that do not pertain to neighboring property. These special conditions are such that enforcement of the District as zoned causes

APPLICATION FOR ZONING - **Variance**

Application # 26-88

an unnecessary hardship OR enforcement of the size, area, and/or height requirements of the Zoning Resolution causes a practical difficulty in the use of the land or buildings.

- B. The variance requested is the minimum variance that would be required to enjoy the use of the land or buildings.
- C. The variance requested is in harmony with the Zoning Resolution and will not injure or change the characteristics or be detrimental to the safety and welfare of the surrounding neighborhood. This consideration will take into account traffic conditions and number of persons living or working within the buildings or land.
- D. That the condition or intended use of the property is not such that would justify rezoning the district in question.
8. Nature of Variance: Describe the nature of the variance. Cite sections of the Zoning Resolution you want to vary from. Use the space below or provide an attachment with the question repeated above the response. Identify each page with the Variance address.

This variance is being requested because of no current road nor 200ft of frontal road exists to the proposed lot split (see Plot Plan). The latter half of Jaeger Drive is private (much like Ballard Lane - north of Millersport) so this property is serviced by the private road portion of Jaeger Drive. We the owners (Robert C. David R. & Timothy H. Irwin) own the property ~~leading~~ leading to the proposed lot split where the private road will be extended to the lot. We already have a cleared road bed and a sewer line running right to the proposed lot. We also have all the equipment necessary and we are also soliciting land clearing quotes.

Ultimately we are seeking this lot split to be able to sell a lot of approx 2.25 acres in the shape of a triangle at the far western side of our existing lot. All the needed clearances (County engineer, Health Dept, and Township zoning)

have been received. Jaeger Dr services two existing water front homes.

9. Describe why the variance is justified (see *Justification of Variance* above): Use the space below or provide an attachment with the question repeated above the response. Identify each page with the Variance address.

(1) Unique Physical Conditions - The 'parent' parcel located on the privately-owned section of Jaeger Drive. Therefore it would not meet the public road access nor the 200ft of required continuous road frontage. The 'proposed split' parcel already has a cleared road bed extension off the private portion of Jaeger. It also has sewer service installed to the lot and ready for tapping in.

(2) Practical Difficulty + Lack of Beneficial Use - Strict adherence to the 200ft road frontage standard makes a lot split impossible, permanently landlocking the rear or 'split' parcel acreage. This creates a severe practical difficulty as we the owners would be completely barred from making reasonable residential use of the rear portion of the property.

APPLICATION FOR ZONING - Variance

Application # 26-88

(3) Minimum Variance Necessary - This request is the minimum variance necessary to grant access. No new public roads are requested here, instead, access to the newly split lot will be fully secured by a permanent legally-recorded private ingress/egress easement and a shared driveway configuration over the conforming front lot.

(4) Preservation of Neighborhood Character - This proposed variance will not alter the essential rural residential character of the existing neighborhood. To ensure continued public safety, the private access driveway will be constructed to meet all township and county width and weight-bearing requirements for emergency vehicle turn-around, guaranteeing zero impact on local traffic conditions or municipal service delivery.

Important Information:

- Township Zoning District Map is located: http://www.co.fairfield.oh.us/rpc/pdf/wa_Zoning_sep_13.pdf
- Walnut Township Zoning Resolution/Code can be found at: www.walutownship.com
- Variances are covered in the Zoning Resolution under Section 7.2 "Procedures and Requirements for Appeals and Variances"

The Applicant hereby certifies that all information and attachments to this application are true and correct and will comply with all aspects of this Variance and the Zoning Resolution:

Property Owner (only):

Timothy H. Huin date 6/25/26 signature 

For Zoning Office

Date Application received 25 Jun 26 \$ 1,000.00 fee received, check #

Date and time of Hearing: 9 July 2026 Zoning Inspector: Scaled Site Plan: [☒] Neighboring Property Owners list: [☒]BZA Decision, approved: [☒] denied: [] date: 9 Jun 26 Zoning Inspector: 



Walnut Township Fire Dept.

Robert L. Price, Fire Chief
2435 Blacklick Eastern Rd NE
Millersport, Ohio 43046
(740) 467-7250 – Office (740) 467-0944 – Fax
www.walnutfire.com
bprice@walnutfire.com

Friday, September 18, 2026

To whom it may concern:

I did have a meeting with Mr. Irwin in my office on Tuesday September 15. Mr. Irwin had questions about the proper fire apparatus access to his property, and I showed him a copy of the current 2025 State of Ohio Fire Code, specifically Section D103 Minimum Specifications. I also gave him a copy of Table D103.4 and Figure D103.1.

We came to an agreement that those are the Sections that are relevant and that if he had any questions about the widths or other measurements, he could contact the Walnut Township Fire Department to assist.

Robert L. Price

Fire Chief
Walnut Township Fire Department
firechief@walnutfire.com
740-467-7255

PRIVATE ROAD AND GATE MAINTENANCE AGREEMENT

Jaeger Dr NE ext, Fairfield County, Ohio

Effective Date: September 19, 2020

This Private Road and Gate Maintenance Agreement (the "Agreement") is made by the homeowners and property owners whose properties use or benefit from the private road known as **Jaeger Dr NE ext** and any private entrance gate, gate equipment, keypad, opener, access control system, posts, fencing, wiring, power supply, or related improvements serving the road, located in **Fairfield County, Ohio**. Each person signing this Agreement is referred to as an "Owner," and all signing owners together are referred to as the "Owners."

1. Purpose

The purpose of this Agreement is to provide a simple and fair plan for maintaining Jaeger Dr NE ext and the private gate so that the road and gate remain reasonably safe, passable, usable, and functional for the Owners, their families, guests, tenants, service providers, delivery vehicles, utility providers, and emergency responders.

2. Properties Covered

This Agreement applies to the properties that use or benefit from Jaeger Dr NE ext and the private gate.

3. Use of the Road and Gate

Each Owner may use Jaeger Dr NE ext and the private gate for normal residential access to and from the Owner's property. No Owner may block the road or gate, damage the road or gate, interfere with drainage, disable the gate, share access codes or devices irresponsibly, or use the road or gate in a way that unreasonably prevents another Owner from using them.

4. Road and Gate Maintenance Work

Road maintenance may include grading, gravel, stone, paving or patching, pothole repair, drainage work, ditch or culvert work, snow and ice removal, trimming brush or trees near

the road, dust control, and other reasonable work needed to keep Jaeger Dr NE ext usable and in good condition. Gate maintenance may include inspection, repair, replacement, adjustment, lubrication, programming, electrical work, opener or keypad service, access device replacement, battery backup, power supply work, post or fence repair, and other reasonable work needed to keep the private gate functional and secure.

5. Sharing Costs

Unless the Owners agree otherwise in writing, the cost of ordinary road maintenance, gate maintenance, repair, replacement, service calls, access control programming, and related work shall be shared equally among the properties covered by this Agreement.

Each Owner shall pay the Owner's share within thirty (30) days after receiving a written request, invoice, or notice showing the work performed or approved and the amount due.

Access devices such as remotes, cards, key fobs, keys, or entry codes may be issued or changed as reasonably needed. Each Owner is responsible for safeguarding access devices and codes provided to that Owner, the Owner's household, tenants, guests, contractors, or service providers.

6. Decisions and Road Coordinator

The Owners may choose one Owner to act as a road and gate coordinator. The coordinator may gather estimates, schedule approved work, keep receipts, send payment requests, coordinate gate service, maintain access code or device records, and communicate with the Owners. Routine road or gate maintenance may be approved by a majority of the covered properties. Major improvements, such as paving, widening, relocating the road, installing a new gate, replacing the gate system, or materially changing access controls, should be approved in writing by at least two-thirds (2/3) of the covered properties unless a different rule is required by law or by a recorded document.

7. Emergency Work

If immediate work is needed to keep the road open, safe, passable, or to restore gate access or emergency access, any Owner or the road and gate coordinator may arrange reasonable emergency work. The Owner arranging the work should notify the other Owners as soon as practical and provide receipts or invoices. Emergency costs shall be shared under this Agreement unless the emergency was caused by one Owner or that Owner's guests, contractors, tenants, or other users.

8. Damage Caused by an Owner or User

If an Owner, or the Owner's family member, guest, tenant, contractor, delivery provider, service provider, or other user damages Jaeger Dr NE ext, the private gate, gate equipment, access control equipment, posts, fencing, wiring, or related improvements beyond normal wear and tear, that Owner shall be responsible for repairing the damage or reimbursing the other Owners for the reasonable cost of repair.

9. Nonpayment

If an Owner does not pay the Owner's share when due, the other Owners may give written notice of the unpaid amount. If payment is not made within thirty (30) days after notice, the unpaid amount may be collected as allowed by Ohio law. The Owners may seek reimbursement of reasonable collection costs, court costs, and attorney fees if allowed by law or by a court.

10. Future Owners

This Agreement is intended to benefit the properties that use Jaeger Dr NE ext and the private gate and to apply to future owners of those properties. Each Owner should provide a copy of this Agreement to any buyer before selling or transferring the Owner's property.

12. Changes to This Agreement

This Agreement may be changed only by a written amendment signed by Owners of at least two-thirds (2/3) of the covered properties, unless Ohio law or any recorded document requires a different approval level.

13. Disagreements

If the Owners disagree about maintenance, costs, gate access, access devices, access codes, or use of Jaeger Dr NE ext or the private gate, they should first try to resolve the issue by discussion. If they cannot resolve the issue, they may use mediation or any other legal remedy available under Ohio law.

14. Governing Law

This Agreement shall be governed by the laws of the State of Ohio. Any court action relating to this Agreement shall be filed in the appropriate court serving Fairfield County, Ohio, unless the law requires otherwise.

15. Signatures

By signing below, each Owner agrees to the terms of this Private Road and Gate Maintenance Agreement for Jaeger Dr NE ext.

Owner 1

Name: Michael C Irwin

Property Address: Jaeger Dr, Thornville, OH 43076

Legal Description / Parcel ID: 0460031400

Signature: [Signature]

Date: 9/19/2020

20. Notary Acknowledgment

STATE OF Ohio)
COUNTY OF Perry) ss.



ASHLEY SHERRICK
Notary Public, State of Ohio
My Commission Expires
January 22, 2031

On this 19 day of September, 2020, before me, the undersigned Notary Public, personally appeared Michael Irwin, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that the same was executed voluntarily for the purposes therein contained.

Notary Public: [Signature]
My Commission Expires: Jan. 22, 2031

PRIVATE ROAD AND GATE MAINTENANCE AGREEMENT

Jaeger Dr NE ext, Fairfield County, Ohio

Effective Date: Sept 19, 2026

This Private Road and Gate Maintenance Agreement (the "Agreement") is made by the homeowners and property owners whose properties use or benefit from the private road known as **Jaeger Dr NE ext** and any private entrance gate, gate equipment, keypad, opener, access control system, posts, fencing, wiring, power supply, or related improvements serving the road, located in **Fairfield County, Ohio**. Each person signing this Agreement is referred to as an "Owner," and all signing owners together are referred to as the "Owners."

1. Purpose

The purpose of this Agreement is to provide a simple and fair plan for maintaining Jaeger Dr NE ext and the private gate so that the road and gate remain reasonably safe, passable, usable, and functional for the Owners, their families, guests, tenants, service providers, delivery vehicles, utility providers, and emergency responders.

2. Properties Covered

This Agreement applies to the properties that use or benefit from Jaeger Dr NE ext and the private gate.

3. Use of the Road and Gate

Each Owner may use Jaeger Dr NE ext and the private gate for normal residential access to and from the Owner's property. No Owner may block the road or gate, damage the road or gate, interfere with drainage, disable the gate, share access codes or devices irresponsibly, or use the road or gate in a way that unreasonably prevents another Owner from using them.

4. Road and Gate Maintenance Work

Road maintenance may include grading, gravel, stone, paving or patching, pothole repair, drainage work, ditch or culvert work, snow and ice removal, trimming brush or trees near

the road, dust control, and other reasonable work needed to keep Jaeger Dr NE ext usable and in good condition. Gate maintenance may include inspection, repair, replacement, adjustment, lubrication, programming, electrical work, opener or keypad service, access device replacement, battery backup, power supply work, post or fence repair, and other reasonable work needed to keep the private gate functional and secure.

5. Sharing Costs

Unless the Owners agree otherwise in writing, the cost of ordinary road maintenance, gate maintenance, repair, replacement, service calls, access control programming, and related work shall be shared equally among the properties covered by this Agreement.

Each Owner shall pay the Owner's share within thirty (30) days after receiving a written request, invoice, or notice showing the work performed or approved and the amount due.

Access devices such as remotes, cards, key fobs, keys, or entry codes may be issued or changed as reasonably needed. Each Owner is responsible for safeguarding access devices and codes provided to that Owner, the Owner's household, tenants, guests, contractors, or service providers.

6. Decisions and Road Coordinator

The Owners may choose one Owner to act as a road and gate coordinator. The coordinator may gather estimates, schedule approved work, keep receipts, send payment requests, coordinate gate service, maintain access code or device records, and communicate with the Owners. Routine road or gate maintenance may be approved by a majority of the covered properties. Major improvements, such as paving, widening, relocating the road, installing a new gate, replacing the gate system, or materially changing access controls, should be approved in writing by at least two-thirds (2/3) of the covered properties unless a different rule is required by law or by a recorded document.

7. Emergency Work

If immediate work is needed to keep the road open, safe, passable, or to restore gate access or emergency access, any Owner or the road and gate coordinator may arrange reasonable emergency work. The Owner arranging the work should notify the other Owners as soon as practical and provide receipts or invoices. Emergency costs shall be shared under this Agreement unless the emergency was caused by one Owner or that Owner's guests, contractors, tenants, or other users.

8. Damage Caused by an Owner or User

If an Owner, or the Owner's family member, guest, tenant, contractor, delivery provider, service provider, or other user damages Jaeger Dr NE ext, the private gate, gate equipment, access control equipment, posts, fencing, wiring, or related improvements beyond normal wear and tear, that Owner shall be responsible for repairing the damage or reimbursing the other Owners for the reasonable cost of repair.

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If an Owner does not pay the Owner's share when due, the other Owners may give written notice of the unpaid amount. If payment is not made within thirty (30) days after notice, the unpaid amount may be collected as allowed by Ohio law. The Owners may seek reimbursement of reasonable collection costs, court costs, and attorney fees if allowed by law or by a court.

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12. Changes to This Agreement

This Agreement may be changed only by a written amendment signed by Owners of at least two-thirds (2/3) of the covered properties, unless Ohio law or any recorded document requires a different approval level.

13. Disagreements

If the Owners disagree about maintenance, costs, gate access, access devices, access codes, or use of Jaeger Dr NE ext or the private gate, they should first try to resolve the issue by discussion. If they cannot resolve the issue, they may use mediation or any other legal remedy available under Ohio law.

14. Governing Law

This Agreement shall be governed by the laws of the State of Ohio. Any court action relating to this Agreement shall be filed in the appropriate court serving Fairfield County, Ohio, unless the law requires otherwise.

15. Signatures

By signing below, each Owner agrees to the terms of this Private Road and Gate Maintenance Agreement for Jaeger Dr NE ext.

Owner 2

Name: Robert C Irwin

Property Address: 4501 Jaeger Dr. NE, Thornville, OH 43076

Legal Description / Parcel ID: 0460031310

Signature: Robert C Irwin

Date: Sept 19 2026

20. Notary Acknowledgment

STATE OF Ohio)
COUNTY OF Perry) ss.



ASHLEY SHERRICK
Notary Public, State of Ohio
My Commission Expires
January 22, 2031

On this 19 day of September, 2026, before me, the undersigned Notary Public, personally appeared Robert Irwin, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that the same was executed voluntarily for the purposes therein contained.

Notary Public: Ashley Sherrick

My Commission Expires: Jan. 22, 2031

From: [Brown, Ryan](#)
To: [Eastham, Nicholas P](#); [OHare Kyle](#)
Subject: [E] Re: Variance Application
Date: Thursday, August 13, 2026 7:49:13 AM

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

Nicholas,

We do have sewer there and should be fine with the lot split.

Thanks,

Ryan

Ryan Brown
Director
Licking County Water and Wastewater
740-928-0302 option 0

From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>
Sent: Wednesday, August 12, 2026 11:08 AM
To: Brown, Ryan <RBrown@LickingCounty.gov>; OHare Kyle <kohare@LickingCounty.gov>
Subject: FW: Variance Application

Hello,

I sent this to Fairfield County review agencies, but I thought I would forward this variance application for your review as well, as this may be in your jurisdiction for wastewater services.

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

Thank you.

Nicholas Eastham, AICP
Regional Planner | Regional Planning Commission

 138 W Chestnut St.
Lancaster, OH 43130

 740-652-7111 (t)



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

From: Eastham, Nicholas P

Sent: Tuesday, July 21, 2026 2:35 PM

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

Cc: Holly Mattei <hollym@crossroadscommunityplanning.com>

Subject: Variance Application

Hello,

Today we received an application requesting a variance to Section 2.3 of the Fairfield County Subdivision Regulations. The applicant is proposing a lot split in Walnut Township involving a parcel that currently does not have road frontage and would result in an additional lot without public road frontage. The application, proposed lot split sketch, sanitary sewer easement survey, and Walnut Township's approved variance is included for your review.

Please provide comment no later than **07/31**

Please also let me know if you have any questions.

Thank you.

Nicholas Eastham, AICP Candidate
Regional Planner | Regional Planning Commission

 138 W Chestnut St.
Lancaster, OH 43130

 740-652-7111 (t)



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

From: [Anders, Joshua T \(Josh\)](#)
To: [Eastham, Nicholas P](#)
Subject: RE: Variance Application
Date: Monday, August 17, 2026 9:51:24 AM
Attachments: [image002.png](#)

Nicholas,

Fairfield County Utilities does not have any comments on the variance Licking County Services the area.

Thanks,



From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>
Sent: Tuesday, July 21, 2026 2:35 PM
To: Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>; Zoning Inspector <zoninginspector@walnuttownship.com>
Cc: hollym <hollym@crossroadscommunityplanning.com>
Subject: Variance Application

Hello,

Today we received an application requesting a variance to Section 2.3 of the Fairfield County Subdivision Regulations. The applicant is proposing a lot split in Walnut Township involving a parcel that currently does not have road frontage and would result in an additional lot without public road frontage. The application, proposed lot split sketch, sanitary sewer easement survey, and Walnut Township's approved variance is included for your review.

Please provide comment no later than **07/31**

Please also let me know if you have any questions.

Thank you.

Nicholas Eastham, AICP Candidate
Regional Planner | Regional Planning Commission



138 W Chestnut St.
Lancaster, OH 43130



740-652-7111 (t)



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

From: [Zoning Inspector](#)
To: [Eastham, Nicholas P](#); [Noland, Mitch A](#); [May, Kristopher Todd](#); [Valentine, Jennifer M](#); [Lucht, Chad M](#); [Vogel, Tony J](#); [Anders, Joshua T \(Josh\)](#)
Cc: [hollym](#)
Subject: [E] RE: [EXTERNAL]Variance Application
Date: Thursday, July 23, 2026 5:01:34 PM

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Another important item is there is Sewer running to this Split too. (Licking Waster Water)

Mike Berry
Walnut Township Zoning Administrator/Inspector

From: Zoning Inspector
Sent: Wednesday, July 22, 2026 9:29 PM
To: 'Eastham, Nicholas P' <nicholas.eastham@fairfieldcountyohio.gov>; Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>
Cc: hollym <hollym@crossroadscommunityplanning.com>
Subject: RE: [EXTERNAL]Variance Application

One thing to remember here is, this is a Lake Front Property. When you talk frontage, (as far as Zoning)you are not talking about Road Frontage. The front of the property is on the Lake side of the property. The part he wants to split off has plenty of Lake frontage. It has a private drive going to it.

We have done this several times on West Bank. West Bank Drive is a private drive. (It's not even Platted by the County) but we still have split and tied several properties on West Bank ???

My Thoughts

Mike Berry
Walnut Township Zoning Administrator/Inspector

From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>
Sent: Tuesday, July 21, 2026 2:35 PM
To: Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>; Zoning Inspector <zoninginspector@walnuttownship.com>
Cc: hollym <hollym@crossroadscommunityplanning.com>
Subject: [EXTERNAL]Variance Application

Hello,

Today we received an application requesting a variance to Section 2.3 of the Fairfield County Subdivision Regulations. The applicant is proposing a lot split in Walnut Township involving a parcel that currently does not have road frontage and would result in an additional lot without public road frontage. The application, proposed lot split sketch, sanitary sewer easement survey , and Walnut Township's approved variance is included for your review.

Please provide comment no later than **07/31**

Please also let me know if you have any questions.

Thank you.

Nicholas Eastham, AICP Candidate
Regional Planner | Regional Planning Commission

 138 W Chestnut St.
Lancaster, OH 43130

 740-652-7111 (t)



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

From: [Zoning Inspector](#)
To: [Eastham, Nicholas P](#); [Noland, Mitch A](#); [May, Kristopher Todd](#); [Valentine, Jennifer M](#); [Lucht, Chad M](#); [Vogel, Tony J](#); [Anders, Joshua T \(Josh\)](#)
Cc: [hollym](#)
Subject: [E] RE: [EXTERNAL]Variance Application
Date: Wednesday, July 22, 2026 9:29:10 PM

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One thing to remember here is, this is a Lake Front Property. When you talk frontage, (as far as Zoning)you are not talking about Road Frontage. The front of the property is on the Lake side of the property. The part he wants to split off has plenty of Lake frontage. It has a private drive going to it.

We have done this several times on West Bank. West Bank Drive is a private drive. (It's not even Platted by the County) but we still have split and tied several properties on West Bank ???

My Thoughts

Mike Berry
Walnut Township Zoning Administrator/Inspector

From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>
Sent: Tuesday, July 21, 2026 2:35 PM
To: Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>; Zoning Inspector <zoninginspector@walnuttownship.com>
Cc: hollym <hollym@crossroadscommunityplanning.com>
Subject: [EXTERNAL]Variance Application

Hello,

Today we received an application requesting a variance to Section 2.3 of the Fairfield County Subdivision Regulations. The applicant is proposing a lot split in Walnut Township involving a parcel that currently does not have road frontage and would result in an additional lot without public road frontage. The application, proposed lot split sketch, sanitary sewer easement survey , and Walnut Township's approved variance is included for your review.

Please provide comment no later than **07/31**

Please also let me know if you have any questions.

Thank you.

Nicholas Eastham, AICP Candidate
Regional Planner | Regional Planning Commission

 138 W Chestnut St.
Lancaster, OH 43130

 740-652-7111 (t)



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



Fairfield Soil and Water Conservation District

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

Telephone: (740) 653-8154

Date: July 29, 2026

To: Nicholas Eastham
Regional Planning Commission

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

Subject: **Irwin Variance Application**
Section 2.3

Please note the following comments on the Irwin Variance Application:

1. There is no road frontage associated with the lot split. Therefore, our office recommends disapproval of the variance request.

From: [Valentine, Jennifer M](#)
To: [Eastham, Nicholas P](#); [Noland, Mitch A](#); [May, Kristopher Todd](#); [Lucht, Chad M](#); [Vogel, Tony J](#); [Anders, Joshua T \(Josh\)](#); [Zoning Inspector](#)
Cc: [hollym](#)
Subject: RE: Variance Application
Date: Friday, July 31, 2026 10:07:37 AM

The health department approved the split in the lot split program (PALS 25-185, 186).
We have no issue with the variance request.

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

From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>
Sent: Tuesday, July 21, 2026 2:35 PM
To: Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>; Zoning Inspector <zoninginspector@walnuttownship.com>
Cc: hollym <hollym@crossroadscommunityplanning.com>
Subject: Variance Application

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Please provide comment no later than **07/31**

Please also let me know if you have any questions.

Thank you.

Nicholas Eastham, AICP Candidate
Regional Planner | Regional Planning Commission

 138 W Chestnut St.
Lancaster, OH 43130

 740-652-7111 (t)



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

From: [Noland, Mitch A](#)
To: [Eastham, Nicholas P](#)
Cc: [May, Kristopher Todd](#)
Subject: Re: Variance Application - Walnut Twp
Date: Tuesday, August 18, 2026 10:49:26 AM

Nicholas,

I am following up on the Technical Review Committee meeting discussion that we had yesterday.

The Fairfield County Engineer's Office comments regarding this variance request are as follows:

1.) It is the opinion of the FCEO that the proposed variance request with no frontage does not meet the intent of the variance request. It is the opinion of the FCEO that the applicant does not show a hardship of the condition/situation. In fact, the creation of another lot with zero frontage simply exacerbates the current condition. RPC shall review its own rules/regulations and determine if this variance request meets the intent of a hardship. *(As a side note: If this variance request is granted in this specific situation, does this open pandora's box for other lot splits around the county for variance requests for "no frontage"?)*

2.) Has the Walnut Township emergency services (Fire Dept.) commented on the access that currently exists and/or is being proposed? I'm assuming RPC is coordinating those efforts through Walnut Twp Fire Department or any other services that may need to access this private driveway.

Thank You,
Mitch Noland P.E., S.I.
Deputy Engineer
740-652-2373

From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>
Sent: Tuesday, July 21, 2026 2:35 PM
To: Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>; Zoning Inspector <zoninginspector@walnuttownship.com>
Cc: hollym <hollym@crossroadscommunityplanning.com>

Subject: Variance Application

Hello,

Today we received an application requesting a variance to Section 2.3 of the Fairfield County Subdivision Regulations. The applicant is proposing a lot split in Walnut Township involving a parcel that currently does not have road frontage and would result in an additional lot without public road frontage. The application, proposed lot split sketch, sanitary sewer easement survey , and Walnut Township's approved variance is included for your review.

Please provide comment no later than **07/31**

Please also let me know if you have any questions.

Thank you.

Nicholas Eastham, AICP Candidate
Regional Planner | Regional Planning Commission

 138 W Chestnut St.
Lancaster, OH 43130

 740-652-7111 (t)



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

PLEASANT TOWNSHIP ZONING RESOLUTION AMENDMENT

Pleasant Township has submitted several proposed changes to its zoning code. The proposed changes affect Section 7 and Section 9. A summary of these changes is summarized below. A full copy of the proposed revisions are attached for reference

SUMMARY OF CHANGES

- a) Section 7
 - 1) Adds Section 7.10 to add a Mixed-Use Overlay District
 - i) Subsections C. and D. establish permitted and prohibited uses
 - ii) Subsection E. provides application requirements for the district.
 - iii) Subsection F. establishes development standards for the district
 - iv) Subsections G., H., and I. outline the review and approval process
- b) Section 9
 - 1) Adds Section 9.8 for regulation of Solar Energy Systems
 - i) Adds definitions related to Solar Energy Systems (SES)
 - ii) Subsection A. provides districts where SES are permitted, establishes a Utility Energy Zone, and an appeals process
 - iii) Subsection B. establishes the general standards for SES, including design and installation requirements.
 - iv) Subsection C. establishes application requirements for ground-mounted and roof-mounted SES
 - v) Subsections D. and E. add additional specific standards for ground-mounted and roof-mounted SES
 - vi) Subsections F. and G. add application requirements and general standards for Utility Grid Solar Energy Systems (including design, maintenance, and decommissioning requirements)
 - 2) Adds Section 9.9 for regulation of Short-Term Rentals
 - i) Subsection B. adds Short-Term Rental use as a conditional use in residential districts
 - ii) Subsections C. and D. add registration and permitting requirements for Short-Term Rental Permit

ANALYSIS

In reaching out to technical review agencies for comment, the Fairfield County Health Department and Fairfield County Engineer's Office did not express concerns with the amendments. The Fairfield Soil and Water Conservation District noted that in, "Mixed Use Overlay, Page 46, section E.2, the word "ten" is typed with a "3" in parenthesis."

In RPC staff review of the Mixed-Use Overlay District amendment, it was found to closely follow the Fairfield County Township Model Zoning Code, and staff did not have any concerns.

In reviewing the addition of Solar Energy System (SES) regulations, staff believed it would be less redundant in using existing zoning districts to permit SES rather than creating established Utility Energy Zones. Staff also found that the underground wiring requirement in 9.8.G.1 could result in land use issues in the event they were decommissioned. Lastly, in the event that a SES is proposed within an identified FEMA floodplain, the Fairfield County Flood Damage Prevention Regulations would apply, and the Regional Planning Commission office should be contacted regarding floodplain permitting.

In reviewing the addition of Short-Term Rental regulations, RPC staff noticed that in Section 9.9.D.3., it includes, “[distance can be adjusted by community],” which should be removed. There should also be a space added between “the” and “Zoning” in Section 9.9.D.9.

STAFF RECOMMENDATION

RPC staff recommends approval for the proposed addition of Section 7.10

RPC staff recommends approval for the proposed additions of Section 9.8 with recommendations.

RPC staff recommends approval for the proposed additions of Section 9.9 with recommendations.

space shall be placed within a reserve or protected by deed, easements or covenants. Open space shall be maintained by a Homeowners' or Property Owners' Association for the development, unless other arrangements for maintenance are made with the Township Trustees during the rezoning process.

3. Lot Area. No minimum lot area shall be required for an individual unit. However, the Township Trustees shall consider the type of water and waste disposal systems proposed when determining if sufficient lot area has been provided for individual units.
4. Setbacks. Minimum front, side and rear setbacks for individual lots within the PUD shall be determined by the approved development plan.
5. Height. No structure within a PUD shall exceed thirty-five (35) feet in height.
6. Utilities. Potable water and adequate sewage facilities shall be provided to accommodate the development.
7. Signs. Only those signs approved with the development plan shall be permitted within the PUD, except for political and real estate signs, which shall be permitted throughout the PUD.
8. Parking. Parking, unless otherwise approved with a development plan, shall be provided in accordance with Section 8.11.
9. Landscaping. The Township Trustees, upon recommendation from the Township Zoning Commission, may require landscaping for non single-family developments within the PUD. The required landscaping shall be as approved by the development plan.

7.10 Mixed Use Overlay

A. The Mixed-Use Overlay District is created pursuant to [ORC Section 519.021(C) (for Townships)] to further the purpose of promoting the general welfare, encouraging the efficient use of land and resources, promoting public and utility services, and encouraging innovation in the planning and building of appropriate types of retail, office, and commercial development. This Overlay encourages flexibility of design to promote and accommodate environmentally sensitive and efficient use of the land, thereby allowing for a unified development that:

1. Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district yet are imaginative in architectural design and are consistent with the community's Comprehensive Plan;
2. Preserves unique or sensitive natural resources by integrating open space within developments.
3. Plans the appropriate amount of infrastructure, including paved surfaces and utility easements necessary for development.
4. Reduces erosion and sedimentation by minimizing land disturbance.

5. Provides an opportunity for an appropriate mix of uses.
6. Enables an extensive review of design characteristics to ensure that projects are properly integrated into surroundings and are compatible with adjacent development.
7. Assures compatibility between proposed land uses through appropriate development controls.
8. Preserves the streetscape along the roadways, maintaining the character and promoting safe pedestrian movement.
9. Enhances the welfare and economy of the community by making available a variety of employment opportunities, providers of goods and services, as well as providing a variety of housing options for the community's residents.

B. Overlay Established

The Mixed-Use Overlay encompasses, includes, overlays, and rezones the area shown on the Pleasant Township Zoning District Map, which is incorporated herein. The zoning regulations and districts in existence at the time of the effective date of the Mixed-Use Overlay rezoning shall continue to apply to all property within the Mixed-Use Overlay, unless the Township Trustees in accordance with Section 7.10(H), approves an application submitted by a property owner and/or their agent (the "Applicant"), to subject the provisions of the Mixed Use Overlay. Such an application shall be made in accordance with the provisions of this Section 7.10(E) and all other applicable Chapters of this Code.

C. Permitted Uses

1. Within the Mixed-Use Overlay, only uses listed in Section 7.10(C)4 shall be permitted when developed is in strict compliance with the approved Development Plan and the standards of this Resolution. The precise use or type of use of the tract shall be specified in the plan as submitted and approved. Uses listed as permitted in Section 7.10(C)4 are allowed by a matter of right. If a use is not designed as permitted in Section 7.10(C)4, it shall be considered prohibited. [Note: Uses that are in blue text should be carefully reviewed by the Township to determine the purpose of the district. If the Township desires a mixture of suburban uses, the uses in blue text are appropriate. If the Township desires a walkable mixed-use community, then the uses in blue text should not be included in the overlay.]
2. No change in approved use shall be permitted without obtaining approval of a new/revised Development Plan.
3. Temporary Structures. Temporary structures such as manufactured/mobile offices and temporary buildings may be used incidental to construction work on the premises or on adjacent public projects during a period while the permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit shall be valid for one (1) year and may be renewed by the Zoning Inspector in three (3) month increments. The Zoning Inspector shall not issue more than two extensions

for a total combined period of time under all issued permits not exceeding eighteen (18) months. Renewal of the permit shall be at the discretion of the permanent structure or project. The Zoning Inspector shall require provisions for sanitary waste disposal, solid waste disposal, and water supply, as they deem necessary. The fees for such permit and renewals thereof shall be established by the Board of Townships Trustees. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit.

4. Mixed Use Overlay District permitted uses: Accessory Dwelling Unit, Accessory Structures (Subject to Section 8.7(4)), Animal Service Facilities, Assisted Living Facilities, Automobile Oriented Uses, Automobile Oil Change Facility, Automobile Repair, Bank, with Banking Window Bank, without Banking Window, Bed and Breakfast Facilities, Business, Retail Small (With Drive-Thru), Business, Retail Small With Pick-Up Window (No Drive-Thru), Business, Retail Small No Drive- Thru or Pick-Up Window, Business, Retail Medium With Drive-Thru, Business, Retail Medium With Pick-Up Window (No Drive-Thru), Business, Retail Medium No Drive- Thru or Pick-Up Window, Commercial Recreation Facilities, Small, Commercial Recreation Facilities, Outdoor, Community Services, Contractor Office, Day Care Centers, Dwelling, One Unit, Dwelling, Duplex, Dwelling, Tri-Plex, Dwelling, Multi-Unit, Dwelling, Studio, One, Two-, or Three-Bedroom Units, Equipment Repair, Small, Equipment Repair, Large, Flex Office – Retail, Food Truck, Health Care Facilities, Home Day Care Family, Large, Home Day Care Family, Small, Home Occupations, Major, Home Occupations, Minor, Hotels/Motels, Hotels, Boutiques , Industrialized Units, Machine Shop, Make Space, Small, Maker Space, Large, Manufactured Home, Permanently Sited, Mixed Use Building, Nursing Home, Offices, Administration, Business Medical or Professional, Large, Offices, Administration, Business Medical or Professional, Small, Outdoor Service Facilities, Outdoor Seasonal Businesses, Park, Neighborhood, Personal Services, Places of Assembly, Large, Places of Assembly, Small, Restaurants with Drive-Thru, Restaurant with Pick-Up Window (No Drive-Thru), Restaurants with No Drive-Thru or Pick-Up Window, School, Primary, Intermediate, or Middle, School, High or Technical, School, Post-Secondary, Solar Energy Systems.

D. Prohibited Uses. Within the Mix Use Overlay, the following uses shall be prohibited:

1. Uses not specifically approved by the Board of Trustees as part of the Development Plan.
2. Outdoor storage of inoperable, unlicensed or unused motor vehicles for a period exceeding seven (7) days. Said vehicles, if stored on the premises, shall be enclosed within a building so as not to be visible from any adjoining property or public road. This prohibition shall not apply to a legal sales or repair activity if such activities are carried out in compliance with the approved Development Plan.
3. Except as provided in the Development Plan, no trailer of any type, no boats,

no motor homes, and no equipment of any type shall be parked in front of the front building line on any lot within this district. If a structure is located on the property the building line shall be considered to be the front wall of the structure, even if said structure is located behind the minimum building line established by the Development Plan.

4. Except as specifically permitted in the approved Development Plan, no manufactured homes, mobile home, or mobile office structure shall be placed or occupied in this district.
5. Sales trailers of any type.
6. Sexually Oriented Businesses.
7. Stand-alone car wash facilities, self-service storage facilities, pawn shops, check cashing or short-term loan establishments as a primary use, tattoo parlors, and skill game establishments.
8. No trash, debris, discarded materials, junk vehicles, vehicle parts, rags, lumber, building materials, equipment and/or parts thereof, or any garbage, refuse, or junk shall be permitted to accumulate on any lot or portion thereof. All trash, debris, discarded materials, vehicle parts, rags, lumber, building materials, and other garbage, refuse or junk shall be contained in solid sided containers during construction phases and thereafter. No wire or cage-type containers shall be permitted, and no such materials shall be above the sides of the container.

E. Review Process and Procedure

All applications to submit property for the Mix Use Overlay District shall follow the procedures hereinafter set forth:

1. Preapplication Meeting. The applicant is encouraged to engage in informal consultations with staff from the Township and the Fairfield County Regional Planning Commission prior to formal submission of an application for approval of a Development Plan. No statement or action by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the applicant or of any procedure or formal approval required by Township or County statutes or rules.
2. Application and Development Plan. The applicant shall prepare and submit a formal application and Development Plan, with ten (3) hard copies, and any and all applicable fees to the Pleasant Township Board of Trustees. The application shall be signed by the Applicant and all owners of the property. The Pleasant Township Board of Trustees may request that any County agency and/or any committee of the Fairfield County Regional Planning

Commission submit comments for consideration at the meeting.

The application shall be accompanied by the following information and documentation in text and map form:

1. Name(s), address(es), phone number(s) of all property owners for each parcel within the tract to be rezoned.
2. Name, address, and phone number of registered surveyor, registered engineer, and/or licensed landscape architect who prepared the development plan.
3. Legal description of the tract of land to be rezoned.
4. Present use(s).
5. Proposed use(s).
6. A vicinity map showing the property lines and streets.
7. A development plan for the entire tract to be rezoned drawn to scale showing:
 - a. layout of proposed lots and building setback lines, indicating dwelling unit types and the total number of dwelling units proposed in the development plan.
 - b. layout, dimensions and names of existing and proposed streets and rights-of-way.
 - c. existing topography at two (2)-foot or five (5)-foot intervals.
 - d. location, type, and size of commercial uses.
 - e. utility easements.
 - f. any existing features on the tract of land to be rezoned to PUD, including, but not limited to existing water bodies, buildings, utilities, rights-of-way or streets, wetlands, parks, wooded areas, and other significant topographic or natural features.
 - g. proposed parks, community spaces, and open spaces and any proposed amenities included within these areas.
 - h. preliminary improvement drawings including any proposed water, sewer, and drainage improvements.
 - i. any proposed landscaping.
 - j. any proposed signage.
 - k. the proposed schedule of site development.
8. The required fee as established in Section 2.9.

F. Minimum Development Standards

The Development Plan shall comply with the following development standards:

1. Lot Area. No minimum lot size is required. However, all lots shall be of sufficient area to comply with the required yard areas, setbacks and other zoning requirements.
2. Intensity of Use. All buildings shall be erected on continuous, permanent foundations and shall be constructed of conventional building materials of a quality equal to or better than those used in existing buildings in nearby areas. All office, retail and manufacturing activities and all storage, handling and warehousing of products shall be completely enclosed within buildings.

G. Board of Trustees Action.

After receipt of the completed application materials and required fees, the Board of Trustees shall schedule a public hearing within forty-five (45) days after the filing of the complete application and shall give the applicant along with any adjoining property owner(s) written notice of the hearing at least ten (10) days before the date of the hearing. Notice shall be sent by regular mail. The Board of Trustees shall render a decision on the Application and Development Plan within thirty (30) days after the conclusion of the hearing.

H. Basis of Approval. In determining whether or not to approve an Application and Development Plan, the reviewing authorities shall consider the following:

1. If the proposed development is consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Code and whether any divergence is warranted by the design and amenities incorporated in the Development Plan.
2. If the proposed plan meets all of the design features required in this Code.
3. If the proposed development is in keeping with the existing land use character and physical development potential of the area.
4. If the proposed development will be compatible in use and appearance with surrounding land uses.
5. If the proposed development will be adequately served by essential public facilities and services including, without limitation, roads, walkways and bike paths, police and fire protection, drainage structures, potable water and centralized sanitary sewers or other approved sewage disposal systems.
6. If the proposed development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.
7. If the proposed development is compatible with any adjacent residential areas and is designed in such a way as to minimize any unreasonable adverse impact on existing residential areas of the Township.
8. Such other considerations which may be deemed relevant by the Board of Trustees.

In approving the Application and Development Plan, the Board of Trustees may impose such conditions, safeguards and restrictions deemed necessary in order to carry out the purpose and intent of the Mixed-Use Overlay District.

I. Development Plan Approval Period.

The approval of the Development Plan shall be effective for a period of two (2) years (or for such other time period as may be approved as part of the Development Plan) in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the commencement of construction following the issuance of certificate of zoning compliance. If no plat has been recorded within this approval period (or, if platting is not

required, if construction has not commenced) and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building,

structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

J. Plat Required.

No zoning certificate shall be issued for any structure in any portion of a Mixed Use Overlay District for which a plat is required by the Fairfield County Regional Planning Commission unless the final subdivision plat for that portion has been approved by the applicable platting authorities and recorded with the Fairfield County Recorder.

H Extension of Time/Modification of Development Plan.

1. An extension of the time limit for either recording the approved subdivision plat or the commencement of construction may be granted by the Board of Trustees upon application of the owner(s), provided the Board of Trustees determines that such an extension is not in conflict with the public interest, that there is a legitimate purpose and necessity for such extension, and that the applicant shows evidence of a reasonable effort toward the accomplishment of the recordation of the plat and the completion of the development of the project. The length of time permitted for an extension shall be determined based upon the application submitted and at the discretion of the Board of Trustees. A request for extension shall be filed prior to the expiration of the established approval period.

2. A request for minor changes, as determined by the Board of Trustees, to the Development Plan may be approved by the Board of Trustees without being subject to the same procedures as the original application. Any approval may be with such amendments, conditions or modifications as the Board of Trustees may determine.

3. In the case of a request for a modification or amendment to the approved Development Plan that represents a substantial departure from the intent of the original proposal, as determined by the Board of Trustees, said modification or amendment shall be subject to the same procedure and conditions of Development Plan approval as the original application. The following shall be considered substantial departures from the original application:

- a. A change in the use or character of the development.
- b. An increase in overall lot coverage of structures and off-street parking.
- c. An increase in the size of any building.

- d. An increase in the problems of traffic circulation or public utilities.
- e. A reduction in approved open space.
- f. A reduction in off street parking and loading space.
- g. A reduction in specified pavement widths.
- h. A reduction of the acreage in the planned development.
- i. Any other departure from the approved Development Plan which is deemed substantial by the Board of Trustees. Any approval of such request may be with such amendments, conditions, or modifications as the Board of Trustees may determine.

D. Effect of Approval

The Township Board of Trustees' action on an application and proposed Development Plan under this Chapter shall not be considered to be an amendment to the Township Zoning Resolution for purposes of Section 519.12 of the Ohio Revised Code but may be appealed pursuant to Chapter 2506 of the Ohio Revised Code. If the Board of Trustees determine that an application and Development Plan comply with the requirements of the overlay standards and approve said application, upon such approval the Township Zoning Districts Map shall be changed to remove any other zoning district that applied to the tract subject to the application. The removal of the prior zoning district from the Zoning Districts Map is a ministerial act and shall not be considered to be an amendment to the Township Zoning Resolution for the purposes of Section 519.12 of the Ohio Revised Code.

2. All outdoor play areas shall be fully enclosed by a minimum four (4) feet tall fence, shall be located to the rear of the principal structure, and shall be screened from adjacent parcels by the use of hardy evergreen shrubs. The fence shall not exceed six (6) feet in height.
3. Sufficient evidence shall be provided to the Board of Zoning Appeals indicating that all applicable licenses and/or permits have been obtained from the State of Ohio.

9.8 Solar Energy Systems; Roof Mounted and Ground Mounted; Utility Grid Solar Energy Systems

SOLAR DEFINITIONS

ACCESS BUFFER: The distance from adjacent landowners' properties to the nearest solar energy facility, building or collector.

ACCESS ROADS: Provide construction and service access to each solar collection area.

ADVERSE VISUAL IMPACT: An unwelcome visual intrusion that diminishes the visual quality of an existing landscape.

ADJOINING PROPERTY LINE: The property boundary lines between the real property for the proposed installation of a solar energy system, subject or the Application and real property owned by another person, persons, or entity.

COMMERCIAL SOLAR ENERGY SYSTEM: a utility-scale facility of solar energy collectors with the primary purpose of wholesale or retail sales of generated electricity. Commonly referred to as solar farms.

DB(A): The sound pressure level in decibels. Refers to the "a" weighted scale defined by the American National Standards Institute (ANSI). A method of weighting the frequency spectrum to mimic the human ear.

DECIBEL: A logarithmic unit of measurement that expresses the magnitude of sound pressure and sound intensity.

ELECTRICAL COLLECTION SYSTEM: Consists of underground and overhead cables that carry electricity from and within groups of solar collectors and transmits it to a collection substation and point of interconnection switchyard, which transfers the electricity generated by the project to the regional power grid.

ELECTROMAGNETIC FIELD (EMF): A combination of invisible electric and magnetic fields of force. They can occur both naturally and due to human constructions.

GROUND-MOUNTED SOLAR ENERGY COLLECTOR: A solar energy collector that is not attached to and is separate from any building on the parcel of land on which the solar energy collector is located.

MEGAWATT: A unit used to measure power, equal to one million watts.

ON-SITE: A solar energy system designed to help meet the electrical needs within the limits of the area encompassed by the tract area or parcel of record on which the activity is conducted.

ROOF-MOUNTED SOLAR ENERGY COLLECTOR: A solar energy collector that is

attached to a building's roof on the parcel of land including solar shingles.

SENSITIVE ENVIRONMENTAL AREAS: Any areas determined by the Ohio Department of Natural Resources that consist of unique or sensitive ecological, biological, or related ecosystems.

SOLAR COLLECTOR: A device or combination of devices, structure, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy and that contributes significantly to a structure's energy supply.

SOLAR ENERGY: Radiant energy (direct, diffuse, and reflected) received from the sun. Total Width Total Height Solar Panel Racking Structure Existing Ground Level.

SOLAR ENERGY SYSTEM: A solar collector or other device or structural design feature of a structure that relies upon sunshine as an energy source and can collect, distribute, and store (if appropriate to the technology) the sun's radiant energy for a beneficial use. This being either Residential, Commercial or Industrial Use.

SOLAR PANEL: A panel consisting of an array of solar cells used to generate electricity directly from sunlight.

UTILITY GRID SOLAR ENERGY SYSTEM: A Utility Grid Solar Energy System is defined as an energy generation facility or area of land principally used to convert solar energy to electricity for resale at a profit.

WETLANDS: Lands on which water covers the soil or is present either at or near the surface of the soil or within the root zone, all year or for varying periods of time during the year, including during the growing season.

A. Permitted Use

1. Roof and Ground Mounted Solar Energy Systems are permitted in all Agricultural, All Residential Districts, MHP, PUD, Business, and Industrial Zoning Districts (per Section VI – Zoning Districts), as well as in a Flood Plain Hazard District.
2. A Utility Grid Solar Energy Systems – (under 50 megawatts) shall only be permitted in Business, Industrial, and Agricultural Zoned Districts (defined per Section VI) within the unincorporated territory of Pleasant Township and subject to the applicable zoning regulations. A Utility Grid Solar Energy System shall conform to all application & site plan requirements as well as all related regulations for utility grid solar energy systems, to include but not limited to a decommissioning plan when the system is no longer deemed to be in operation.
3. A Utility Energy Zone may be identified and specifically developed in an area in the Township as determined by the Pleasant Township Board of Trustees. This site shall be a designated area for any future development of solar, wind turbine, or other energy generating production.
4. Right to Appeal to Board of Zoning Appeals - Applicants who believe any section of this article is too restrictive, or unobtainable do have the right to file for a variance to the Pleasant Township

Board of Zoning Appeals. In addition, the applicant has the further right to appeal the decision of the Pleasant Township Board of Zoning Appeals to the Fairfield County Common Pleas Court for further review and hearing on the matter.

B. General Requirements

1. Solar energy systems are considered accessory uses, and subject to permitting requirements by the Zoning Inspector. Commercial and industrial solar energy systems and utility grid solar energy systems are subject to permitting by the Zoning Inspector as well as Fairfield County Building Department.
2. Solar energy system may be installed on any surface or an existing structure, provided such installation does not result in violation of the permitted height requirements.
3. Within all zoning districts, solar energy systems shall be repaired, replaced, or removed within 30 days of becoming non-functional.
4. The installation of a Solar Energy System shall not negatively impact adjacent properties with additional or excessive storm water run-off and or drainage.
5. All panels shall have tempered, non-reflective surfaces and shall comply with all Federal, State, and local construction & electrical codes.
6. Panels and building mounts shall be installed per manufacturer's specifications.
7. A solar energy ground mounted system may be installed as free-standing system, provided it meets all requirements for setback distances for accessory structures in that district. Construction shall not be installed within the road right-of-way or an easement.
8. Solar Panels or Systems shall be installed so there is minimum glare onto adjacent properties or towards the road right-of-way.

C. Regulations For Roof Mounted & Ground Mounted Solar Energy Systems.

Solar Panels, either free-standing, building mounted or roof mounted, shall be permitted in all districts (per Section VI) with zoning requirements related to visual appearance and appropriate safeguards.

1. Application and Site Plan Requirements. In all districts, the applicant shall submit to the Zoning Inspector, along with a zoning permit application, and site plan containing the following information:
 - a. Property lines and physical dimensions of the applicant's property. The property lines shall be established by a registered land surveyor or county/state judge.
 - b. Location, dimensions, and types of all existing major

structures on the property.

- c. Location of the proposed solar energy system, foundations, guide wires and associated equipment.
- d. Location of easements, setbacks, obstructions, and the area with square footage provided of the solar array area.
- e. The right-of-way, of any public road that is contiguous with the property. To include limited access, railways, transportation easements and/or any other private or publicly recorded easement for the means of public use (such as bike, hiking or walk trails).
- f. Solar Energy System specifications, including manufacturer, and model.
- g. Electrical components in sufficient detail to allow for a determination that the manner of installation conforms with the (most current edition of the) National Electrical Code.
- h. The (schematic design, preliminary design, and final) design and site plan (studies, calculations, etc.) must be stamped by a professional engineer licensed to practice in the State of Ohio.
- i. The Pleasant Township Fire Chief must approve the location of all batteries used for solar energy as it relates to emergency fire / rescue response.

D. Roof and Building Mounted Solar Energy System Requirements

1. Permitted Location: In all districts (per Section VI) a roof or building mounted solar energy system may be located on the roof of the principal or accessory structure. Building mounted solar energy systems may be located on the side or rear of the structure. Said side/rear ground mounted panels must receive approval of the Pleasant Township Fire Chief so as not to adversely impact access to the primary structure (or the safety and/or well-being of fire/rescue personnel) as it relates to emergency fire/rescue response.
2. Height Limitation: Solar energy collectors shall not project more than two-(2) feet above highest point of roof or exceed maximum building height limitations allowed in that zoning district.
3. Placement:
 - a. In all Residential, MHP, PUD, and Agricultural zoned locations, the placement of the roof or building mounted solar energy system shall not be located on the front slope of a pitched roof and shall not be visible from the street front or side street of the residence. Solar energy collectors shall not be located within three-(3) feet of any peak, eave, or valley to maintain adequate accessibility.

- b. For Business and Industrial applications, solar collectors shall be a minimum of 6 feet from any peak, eave, or valley to allow for accessibility per Ohio Fire Code. (Additionally, panel placement shall be done to allow for compliance to any/all applicable OSHA regulations for access/movement across said rooftop.)
 - c. Roof and Building Mounted Solar Energy Collectors shall be such a weight to be safely supported by the building. A solar energy system shall not exceed 50 percent of the footprint of the principal building served. In addition, the property owner may be required to provide written proof that the panels proposed to be constructed can/will be able to be supported either by the existing building's current structural construction, additional structural elements installed to account for the additional panel and mounting weight and additional weight added by snow events.
 - d. No solar energy system shall be mounted or affixed to any freestanding wall or fence.
 - e. All ground-mounted solar energy systems shall be placed or if a tracking mount is utilized, is programmed so that concentrated solar radiation or glare does not project onto nearby structures or roadways.
4. Maximum area coverage. A solar system shall not exceed 50 percent of the footprint of the principal building served.
- a. Permitting. A zoning permit is required for any ground-mounted solar energy system and for the installation of any thermal solar energy system.
 - b. Site Plan. Site plan is required along with application.
- E. Ground Mounted Solar Energy System Requirements:
- 1. Permitted Location: Ground-mounted solar energy systems are only permitted behind the rear building line of the principal building or structure. On corner lots ground mounted solar energy system shall be permitted within side yard, and subject to corner lot set-back distance requirements for the street or roadway where construction site is located. Placement at roadway intersections shall be done so in a manner which provides adequate sighting distances for motorists to observe on-coming traffic and comply with the Ohio Department of Transportation's requirements for sight-distance.
 - 2. Height Limitation. Ground-mounted solar energy collectors shall not exceed ten-(10) feet in height measured from the average ground (elevation of adjacent and undisturbed ground) at the base of such equipment. The height of the ground-mounted solar energy collector shall be measured from ground level to the highest

point of the solar panel.

3. Placement.

- a. For Agricultural, Residential, MHP, PUD, Business, and Industrial Zoned Districts, a ground mounted solar energy system shall have a minimum set back distance of fifteen-(15) feet from all property lines.
- b. There shall be a minimum of twenty-five – (25) foot distance from all-natural features including water courses, wooded lots, streams, wetlands, and 100-year floodplain locations. If located in a floodplain or an area of known localized flooding, all panels, electrical wiring, automatic transfer switches, inverters, etc. shall be located above the base flood elevation.
- c. A ground-mounted system shall not be located over a septic system, leach field area or identified reserve area unless approved by the health department.
- d. All ground-mounted solar energy systems shall be placed so that concentrated solar radiation or glare does not project onto nearby structures or roadways.
- e. A ground-mounted solar energy system shall have, to the extent required by the zoning authority, a visual buffer of natural vegetation, plantings, earth berms, and/or fencing that minimizes impacts of the solar system on the visual character to adjoining property owners.

4. Maximum area coverage. A solar energy system shall not exceed 50 percent of the footprint of the rear yard area being served.

5. Permitting. A zoning permit is required for any ground-mounted solar energy system and for the installation of any thermal solar energy system.

6. Site Plan. Site plan is required along with application.

F. Regulations For Utility Grid Solar Energy Systems. A Utility Grid Solar Energy System (UGSES) is designed and built to commercially provide electricity to the electric utility grid. A UGSES shall only be permitted in Agricultural, Business, and Industrial Districts. In districts where permitted, a “utility grid solar energy system, facility, or solar farm”, shall be subject to the following regulations:

1. Application and Site Plan Requirements. The Applicant shall submit to the Zoning Inspector, along with a zoning permit application, and a site plan (developed by an Ohio registered professional engineer (signed/stamped) containing the following information: A plot and development plan drawn in sufficient detail to clearly describe the following:

- a. Physical dimensions of the property, existing structures, and proposed structures. (Property lines shall have been determined by a professional Ohio registered land surveyor.)
- b. Location of existing and proposed structures.
- c. Location of the proposed Solar Energy System, foundations, guide wires and associated equipment.
- d. Location of easements, setbacks, obstructions, and square footage of the solar array area.
- e. The right-of-way of any public road that is contiguous with the property.
- f. Existing topography. (As determined by a professional Ohio registered engineer).
- g. Existing wetlands. (As determined by a professional Ohio registered engineer).
- h. Proposed grading, removal of natural vegetation and relocation of wetlands (if applicable).
- i. Setbacks distances indicated from roadways, properties, property lines, major structures, etc.
- j. Proposed ingress and egress roadways, entrances/exits, interior roads, etc. (all ingress/egress shall accommodate any/all public vehicles which may enter onto the site)
- k. Proposed safety fencing to prevent trespassing.
- l. Manufacturer's specifications and recommended installation methods for all major equipment, including solar panels, mounting systems, and foundations for poles or racks inverters).
- m. The number of panels to be installed.
- n. Waterlines, Fire Hydrant Locations, Sewer Lines and Utility Lines identified.
- o. A description of the method of connecting the array to a building or substation.
- p. Utility interconnection data and a copy of written notification to the utility of the proposed connection.
- q. Specific information of the type, size, height, rated power output of each proposed unit, performance, safety, and glare characteristics of each solar unit and accompanying equipment, if any.
- r. A soil boring report. (Performed by a professional Ohio registered geotechnical engineer).

- s. Storm Water Prevention Plan (SWP3) application submitted and approved by Fairfield County Engineer.
 - t. Any additional information as normally required by Pleasant Township as part of this zoning resolution.
 - u. A storm water management plan addressing how additional surface water will not adversely impact local, county, state, or federal waterways.
 - v. The Pleasant Township Fire Chief must approve the location of all batteries used for solar energy as it relates to emergency fire / rescue response.
2. Additional Documentation Requirements. In addition to requirements for information to be provided during the site plan review and development permitting process, the facility shall not be approved for operation until the following additional documentation is submitted.
- a. Copy of all lease agreements and solar access easements.
 - b. Transference of Ownership Letter shall be submitted by the current Solar Energy System owner indicating that should the Solar Energy Facility/Solar Farm be sold to another private or public utility all specifications, requirements and terms and conditions applied by the Zoning Commission and Board of Trustees shall transfer with the new owner(s) and shall remain in force and effect.
 - c. The applicant shall submit, based on the most current and accurate information reasonably available a topography drawing of the property that indicates how stormwater drains from the property, identifies the location of discharge points or areas, and identifies conditions present on the property that may contribute to significant soil erosion.
 - d. List of protected wildlife that may be on the property (if any). If protected wildlife is on the property, then a Wildlife Impact Statement from Ohio Department of Natural Resources shall be submitted; comprising of the potential impact of neighboring wildlife and any protected animals or endangered wildlife is in the area.
 - e. Where interconnection to an electric utility grid is proposed, the applicant shall submit evidence that the electrical utility provider has been informed of the customer's intent to install an interconnection with the local electric utility grid. A copy of the approval from the local utility must also be provided before operation of an interconnected facility will be authorized.
 - f. All reasonable expenses incurred by the Pleasant Township

Zoning Commission, The Pleasant Township Board of Zoning Appeals and the Pleasant Township Board of Trustees to review and certify the UGSES project plan shall be paid for by the applicant.

- g. A Performance Surety Bond shall be provided by the applicant or owner/operator to assure repairs to public roads which may be damaged by the construction of the UGSES project. The amount of this bond will be determined by mutual agreement of the applicant, owner or operator and the Pleasant Township Board of Trustees.
- h. The manufacturer's engineer and another qualified engineer, who is certified in the State of Ohio shall certify that the foundation and design of the solar panels is within accepted professional standards, given local soil and climate conditions.
- i. Any UGSES project shall abide by all applicable fees, charges and expenses as stated in the Pleasant Township Fee Schedule. This shall include but not be limited to Zoning Commission or Board of Appeal Fees, Plan Review Fees, Fees for Project and Building Square Footage Fee, Fence Construction Fees, and any other fees required to be paid for development of this project.
- j. Decommissioning Bond in the amount determined by the Owner/Operator and Board of Trustees to offset costs for removing all site materials, such as solar collectors, mountings, hardware, buildings, fencing and all other infrastructures.
- k. Pleasant Township Board of Trustees may require other studies, reports, certifications, and/or approvals be submitted by the applicant to ensure compliance with this section.

G. Utility Grid Solar Energy System – General Requirements

- 1. **Mounting System.** Solar panels or solar arrays shall be mounted onto a pole, rack, or suitable foundation, in accordance with manufacturer specifications, to ensure the safe operation and stability of the system. The mounting structure (fixed or tracking capable) shall be comprised of materials approved by the manufacturer, which are able to fully support the system components, in accordance with applicable building permit requirements. Electrical components of the facility shall meet applicable electrical code requirements. Electrical components of the facility shall meet applicable electrical code requirements, and all electrical wires and lines less than 100 KV that are used in conjunction with the solar energy facility shall be installed underground. Multiple mounting structures shall be spaced apart at

the distance recommended by the manufacturer to ensure safety and maximum efficiency.

2. Setbacks. A Utility Grid Solar Energy System/Facility and its appurtenant components and structures shall be so maintained and situated to provide that no portion thereof shall be closer to the center of the nearest road pavement than one-hundred-(100) feet.

In addition, a solar energy facility and its appurtenant components and structures shall be set back a minimum of one-thousand-(1000) feet from all property lines.

3. Height Limitation. Freestanding solar panels or solar arrays shall not exceed 25 feet in height as measured from the grade at the base of the structure to the highest point.

4. Placement. When located in agricultural zoning districts, the solar energy facility shall be located as much as possible to minimize impacts on prime agricultural soils. If located in a floodplain or an area of known localized flooding, all panels, electrical wiring, automatic transfer switches, inverters, etc. shall be located above the base flood elevation. Components of the facility shall not be located over a septic system, leach field area or identified reserve area unless approved by the Health Department. (If grading activities occur in flood plain areas, all grading (cut/fill) shall be performed within the same sub-drainage area. No cut may be taken and disposed of outside of the sub-drainage area and no fill may be brought in from outside of the sub-drainage area of said flood plain.)

5. Screening. The facility shall be fully screened from adjoining properties and adjacent roads using the natural topography, or by installation of an evergreen buffers capable of reaching a height of six feet within three years of planting, with at least 75 percent opacity at the time of planting to an extent that is reasonably practical.

6. Security. Fencing is required for the safety and security of the area and to prevent unauthorized access. Fencing shall be chain link industrial fence fabric with a height no less than ten-(10) feet. An additional three-(3) feet may be installed on the top of the fence with three wires of barbed wire material facing outward towards roadways and structures. Anti-climb material shall be utilized for sensitive areas of the project site. Access gates and equipment cabinets must be locked when not in use. An emergency means of entry and lighting for first responders needing immediate access to facility shall be developed by owner and local fire authority.

7. Noise. Inverter noise shall not exceed 40 dBA, measured at the property line. Inverters shall be off and silent after dark.

8. Glare and Lighting. The solar energy system components shall be

designed with an effective coating or at least shall not produce glare that would constitute a nuisance to occupants of neighboring properties, aircraft, or persons traveling adjacent or nearby roads. If lighting is required, it shall be activated by motion sensors, fully shielded and downcast type where the light does not spill onto any adjacent properties or into the night sky.

9. Maintenance and Upkeep Standards. Systems shall be maintained in accordance with manufacturer's specifications. The owner and operator of the facility shall maintain the facility, including all buffer screening, in compliance with the approved plans and shall keep the facility free from overgrown vegetation, weeds, trash and debris.
 - a. Repairs to solar panels and as an example after storm damage, shall be completed in a timely and reasonable fashion, but no later than 30 days after the event or as notified by officials.
 - b. In addition, the solar energy facility/solar farm shall be maintained in good condition and free of hazards, including but not limited to faulty wiring, loose fastening, painting, structural repairs, and integrity of security measures. In the event of a violation of any of the foregoing provisions, the zoning inspector shall give written notice to the owner specifying the violation to the owner, and corrective action needed.
 - c. Fence lines shall be maintained and repaired in a timely fashion, not to exceed 30 days after being notified by local officials. Fence lines shall be kept free of overgrown weeds, trash, refuse or other debris.
 - d. The owner or operator is responsible for the cost of maintaining the solar energy facility/solar and any access road(s), throughout the complex unless accepted as a public way by Pleasant Township.
10. Weed Control/Plantings. The owner or designated individual of the Solar Energy facility or solar farm shall have a weed prevention plan submitted to the Township to ensure the area remains free and clear of overgrown vegetation, noxious weeds, briars, and other forms of uncontrolled vegetation.
11. Signage. A sign of no less than four square feet must be displayed in an easily noticed area from a public roadway stating IN CASE OF FIRE OR OTHER EMERGENCY CALL 911. No UGSES site may include or display any advertising sign, banner, insignia, graphics, or lettering.
12. Local Fire Department. The applicant, owner or operator shall submit to the local Fire Department a copy of the site plan. Upon

request of the local Fire Department the owner or operator shall cooperate with the Pleasant Township Fire Department to develop an emergency response plan.

13. Climb Protection. All UGSES platforms must be unclimbable by design or protected by anti-climbing devices.
14. Liability Insurance. The owner or operator of each UGSES facility shall maintain a current general liability policy covering bodily injury and property damage with limits of at least three million dollars per occurrence.
15. Compliance with Other Standards. All power and communication lines running between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground. Exemptions may be granted by the Pleasant Township Zoning Commission in instances where shallow bedrock, water courses, or other elements of the natural landscape interferes with the ability to bury lines.

H. Decommissioning Plan

1. Decommissioning plan shall be reviewed and updated as necessary every five-(5) years with the Owners, Board of Trustees and other stakeholders associated with this project.
2. The owner of the solar electrical system is required to notify in writing the Board of Trustees for Pleasant Township within 90 days prior to discontinuation of the operation. The solar electrical system shall be perceived to be discontinued or abandoned if no electricity is generated by such system for a period of 3 continuous months.
3. The solar electrical system owner shall be notified in writing that they have twelve-(12) months in which to dismantle the system including all solar related equipment or apparatuses related thereto included but not limited to buildings, cabling, electrical components, roads, foundations, and other facilities from the property. If the owner fails to dismantle and/or remove the solar electrical system within the established time frames, the Township may complete the decommissioning at the owner's expense.
4. As part of the decommissioning plan, all associated infrastructures shall be removed from the facility. This includes but not limited to removal of all infrastructure associated with the project. This includes but not limited to removal of all solar panels, solar panel support structures, structural bases, fencing, storage units, supply buildings, etc. In addition, the soil shall be returned to viable agricultural use, to include spading and tillage of hardened soil.

9.9 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. Applicability. Short-Term Rentals are considered Conditional Uses in any Residential District, except for within the MHP District.
- C. Registration. An application for a Short-Term Rental permit, and/or renewal of a permit, shall be made to the Township, with an application fee listed in the separate Fee Schedule adopted by the Township.
- D. Requirements. Prior to issuing a Short Term Rental Permit, the Zoning Inspector must determine if it meets the requirements below:
1. A Short-Term Rental shall be wholly within the principal or accessory residential structure. The Accessory Structure shall be no larger than 1,000 square feet.
 2. A Short-Term Rental must meet all applicable requirements of the state and local building and fire safety codes. Must have a valid fire inspection.
 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.
 6. The Short-Term Rental establishment shall be operated by the occupant or owner of the premises.
 7. Exterior Signs shall be limited to a single nameplate not more than twelve (12) square feet in size. No Signs shall be internally illuminated;
 8. The applicant must submit proof of compliance with all applicable building and fire codes;
 9. Adequate Off-Street Parking shall be provided as determined by the Zoning Inspector. Off-Street Parking shall not be allowed in the Front Yard;
 10. There shall be a limit of one (1) Short-Term Rental per Dwelling Unit on a parcel
 11. The Zoning Inspector may revoke the Short Term Rental Permit if the property is delinquent in filing or payment of any County or Township tax.
 12. Must have a valid Short Term Rental permit. Permit expires annually on December 31st.

- E. 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](#); [May, Kristopher Todd](#); [Noland, Mitch A](#); [Chad Lucht](#); [Anders, Joshua T \(Josh\)](#); [Vogel, Tony J](#)
Cc: [Kelsey Miller](#)
Subject: RE: Proposed Text Amendments for Pleasant Township
Date: Friday, September 25, 2026 1:17:08 PM

We have no comments at this time.

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

From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>
Sent: Friday, September 18, 2026 3:50 PM
To: May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; Chad Lucht <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: Kelsey Miller <kelseym@crossroadscommunityplanning.com>
Subject: Proposed Text Amendments for Pleasant Township

Hello,

Today we received three text amendment submissions from Pleasant Township for our review. This includes the addition of a Mixed-Use Overlay District, the addition of Solar Energy System regulations, and the addition of short-term rental regulations (two are incorporated in the second attachment).

Please provide comment by **09/25**

Please also let me know if you have any questions or comments.

Thank you.

Nicholas Eastham, AICP
Regional Planner | Regional Planning Commission

 138 W Chestnut St.
Lancaster, OH 43130

 740-652-7111 (t)



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

From: [Noland, Mitch A](#)
To: [Eastham, Nicholas P](#)
Cc: [May, Kristopher Todd](#)
Subject: Re: Proposed Text Amendments for Pleasant Township
Date: Monday, September 28, 2026 8:57:18 AM

Nicholas,

The FCEO does not have any comments.

Mitch

From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>
Sent: Friday, September 18, 2026 3:49 PM
To: May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; Chad Lucht <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: Kelsey Miller <kelseym@crossroadscommunityplanning.com>
Subject: Proposed Text Amendments for Pleasant Township

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Nicholas Eastham, AICP
Regional Planner | Regional Planning Commission

 138 W Chestnut St.
Lancaster, OH 43130

 740-652-7111 (t)



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

From: [Chad Lucht](#)
To: [Eastham, Nicholas P](#)
Subject: [E] Proposed text amendments - Pleasant Twp
Date: Monday, September 28, 2026 3:35:28 PM

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

Nicholas

The only comment I have is; Mixed Use Overlay, Page 46, section E.2, the word "ten" is typed with a "3" in parenthesis.

Chad

Chad Lucht, CPESC, CESSWI
Urban Manager
Fairfield SWCD
831 College Ave., Suite B
Lancaster, OH 43130

Direct: 740.415.3919
Cell: 740.808.3134
Office: 740.653.8154
e. chad.lucht@fairfieldswcd.org

This message and any response to it may constitute a public record and thus may be publicly available to anyone who requests it.

Fairfield County Building Department Monthly Report - September 2026

Final Approved	Address	City/Village	Township	Cost Estimate	Date Received
Buckeye Ridge - Change of Use	3550 Blacklick Eastern Rd NE	Millersport	Walnut	25,000.00	01/14/26
Bremen Metal Sales Storage Building	10967 Webb Summit Rd SE	Bremen	Rushcreek	100,000.00	05/05/26
Texas Roadhouse Signs	2890 Columbus Lancaster Rd NW	Lancaster	Greenfield	6,500.00	06/23/26
Millersport Data Center - Walbridge 4-Plex Trailers	1420 Lancaster-Newark Rd NE	Millersport	Walnut	100,000.00	06/26/26
Millersport Data Center - Walbridge Trailers	1420 Lancaster-Newark Rd NE	Millersport	Walnut	100,000.00	06/23/26
Liberty Union HS Chiller Replacement	500 W Washington St.	Baltimore	Liberty	75,000.00	05/29/26
AT&T Tower Equipment Upgrade	6853 Sugar Grove Road	Sugar Grove	Berne	25,000.00	10/15/24
Pizza Shop - COO	949 S Main St	Baltimore	Liberty	0.00	02/25/26
Choo Choo's Pizza - Hood Suppression	949 S Main Street	Baltimore	Liberty	20,000.00	06/26/26
Fairfield County Workforce Center Fire Alarm	4465 Coonpath Rd NW	Carroll	Greenfield	2,400.00	06/23/26
Eastland Career Center - Training Lot Lights	3985 Coonpath Rd	Carroll	Greenfield	48,000.00	07/20/26
Millersport Data Center - ESI Vantage Trailer	2050 Refugee Street	Millersport	Walnut	None Listed	08/04/26
New Applications	Address	City/Village	Township	Cost Estimate	Date Received
Short Term Rental - COO	5435 Fire Tower Rd	Sugar Grove	Berne	0.00	08/28/26
Allegheny West Demolition	6510 Oakthorpe Rd NE	Thornville	Richland	199,000.00	08/31/26
Texas Roadhouse Antifreeze System	2890 Columbus Lancaster Rd NW	Lancaster	Greenfield	25,000.00	08/31/26
Real Christian Academy Preschool - COO	5780 Reynoldsburg Baltimore Rd	Pickerington	Liberty	0	09/04/26
S-1 Storage Building-Babamov	3739 Old Columbus - Lancaster Roa	Carroll	Greenfield	150,000.00	09/11/26
City of Lancaster SWTP Boiler Replacements	4600 Sugar Grove Rd SE	Lancaster	Berne	269,214.00	09/11/26
Par Electrical Contractors Sign	1340 Collins Road	Lancaster	Greenfield	5,250.00	09/11/26
Millersport Data Center - Construction Tent	2050 Refugee Street	Millersport	Walnut	100M+	09/18/26
Short Term Rental - COO	820 Pump Station Rd SE	Sugar Grove	Berne	0.00	09/22/26
Millersport Data Center - McGraw Trailer	2050 Refugee Street	Millersport	Walnut	100M+	09/22/26
Millersport Data Center - Concrete Plant	2050 Refugee Street	Millersport	Walnut	None Listed	09/28/26

BILLS
REGIONAL PLANNING COMMISSION
October 6, 2026

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