

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP
Interim Director

DATE: August 27, 2025

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, September 2, 2025, at 6:00 p.m.** The meeting will be held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio. Please be aware that members must be physically present at the meeting to vote. If you would rather attend remotely, please utilize the links below:

Join on your computer, mobile app or room device:

[Click here to join the meeting](#)

Meeting ID: 272 173 827 586

Passcode: aDxSfN

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

Or call in (audio only)

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

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

Phone Conference ID: 854 453 72#

The tentative agenda will be as follows:

1. Approval of Minutes – August 5, 2025
2. President's Report
3. Subdivision Activity
 - a) South Hampton Sec. 1 Part 2 – Final Plat
Violet Township
 - b) Michael Hiles – Variance to Section 2.3
Walnut Township
4. Zoning Map Amendments
 - Havens Limited
RR (Rural Residential District) to PRB (Planned Rural Business District)
Greenfield Township

Holly R. Mattei, AICP
Interim Director

www.co.fairfield.oh.us/rpc

5. Appropriate from Unappropriated Funds – Resolution 2025-2
6. Building Department Applications Under Review for Building Permits
7. Bills
8. Other Business
9. Adjourn

MINUTES

August 5, 2025

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

Presiding: Jennifer Morgan, President

Present: Josh Anders, Andy Artzner, Mike Berry, Vince Carpico, Amie Cohen, Bob Deter, Gail Ellinger, Charles Hockman, Kent Huston, Mary Johnson, Jarrod Mahaffey, Gina Matos, Darrin Monhollen, Mike Purcell, Brian Randles, Carly Sparrow, Jon Spires, Corey Theuerkauf, Mason Ward, Ira Weiss, Jeff Williamsen, and Commissioner Dave Levacy.

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

ITEM 1. MINUTES

The minutes of the May 6, 2025, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Commissioner Levacy seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

ITEM 3. SUBDIVISION ACTIVITY

Josh Hillberry presented the following reports:

ITEM 3a. WINDING CREEK – FINAL PLAT EXTENSION

OWNER/DEVELOPER: Bambauer Deter Enterprise, LLC / Bob Deter

ENGINEER/SURVEYOR: EMH&T (Original Engineer)

LOCATION AND DESCRIPTION:

The proposed development is located along the west side of Milnor Road in Violet Township. This site will contain 27.550 acres and is zoned PD – Planned Residential District within Violet Township zoning. Access is proposed from Milnor Road. Water and sanitary sewers will be provided by Fairfield County Utilities.

A preliminary plan for Winding Creek (269 lots) was approved by the Regional Planning Commission in January 1996. The Regional Planning Commission conditionally approved the

Winding Creek Sec. 5, Pts 1 and 2 Final Plats on November 4, 2003. Section 5, Pt 1 Final Plat has been recorded.

The Final Plat approval for Section 5, Pt 2 plat has been extended by the Commission to August 2025. The developer is requesting two 180-day extensions, which would extend the plat until August 2026.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. The Subdivision Regulations Committee recommends disapproval of the two 180-day extensions to the Winding Creek, Section 5, Part 2, Final Plat.
2. In light of the previous requests, limited progress made towards completing the development, and significant changes to the area; the Subdivision Regulations Committee recommends that the applicant pursue a revised preliminary plan to address the additional traffic volume and changes in water quality requirements.
3. Other Review Agency Comments

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Josh Anders seconded the motion. Bob Deter explained that Drees Homes is now involved with the project and he asked for reconsideration. Holly Mattei said Commissioner Fix wanted her to convey his opinion on the matter based on the previous extensions granted for this project. Commissioner Levacy asked what starting the process over entails. After discussion, the motion passed with Darrin Monhollen, Violet Township, abstaining.

ITEM 3b. SYCAMORE GROVE – PRELIMINARY PLAN EXTENSION

OWNER/DEVELOPER: Rockford Homes / Corey Theuerkauf

ENGINEER/SURVEYOR: Kimley-Horn / Nick Stauffenger, P.E.

LOCATION AND DESCRIPTION:

The proposed development is located along the east side of Tollgate Road in Violet Township. This site will contain 137.5 acres and is zoned PD – Planned Residential District within Violet Township zoning. Access is proposed from Tollgate Road. Water and sanitary sewers will be provided by Fairfield County Utilities.

The preliminary plan for Sycamore Grove (239 lots) was approved by the Regional Planning Commission on February 7, 2023. The preliminary plan expired on February 7, 2025, prior to the recording of the Final Plats for all sections.

The applicant is requesting two 365-day extensions of the preliminary plan, making the new expiration date for the preliminary plan February 7, 2027.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. The Subdivision Regulations Committee recommends approval of both 365-day preliminary plan extension requests for the Sycamore Grove, making the new expiration date February 7, 2027.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. The motion passed with Darrin Monhollen, Violet Township, abstaining.

Nicholas Eastham presented the following reports:

ITEM 3c. OAK CREEK – REPLAT

OWNER/DEVELOPER: Joseph Stepleton

ENGINEER/SURVEYOR: Bill Willis (Central Surveying Company LTD)

LOCATION AND DESCRIPTION: This replat is for Lots 30 and 31 in the Oak Creek subdivision in Greenfield Township. The applicant is proposing to combine Lot 30 and Lot 31 to create one buildable lot to build additional accessory structures (a proposed pool and pole barn).

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. The Subdivision Regulations Committee had reviewed the replat according to the requirements of Section 711.24 of the Ohio Revised Code and had determined that there were no injuriously affected parties.
2. South Central Power shared that they did not have concerns with this replat, but requested notification if existing facilities needed to be moved or upgraded.
3. The Fairfield County Engineer's Office would require the Drainage Maintenance District to be revised, for an updated acreage and assessment for the combined lots, and offered comments related to language and formatting.
4. The Fairfield County Health Department did not have concerns with the replat.
5. Fairfield County Utilities did not have comment on the replat.
6. The Fairfield County GIS Department noted that there should be changes to the signature fields, changes to the legal description, and other technical corrections.
7. The Fairfield Soil and Water Conservation District did not have concern after reviewing the existing septic system information.
8. Greenfield Township did not have any zoning compliance concerns.

A motion was made by Commissioner Levacy to approve the Subdivision Regulations Committee recommendation. Darrin Monhollen seconded the motion. The motion passed with Jeff Williamsen, Greenfield Township, abstaining.

ITEM 3d. VALLEY VIEW FARMS – REPLAT

OWNER/DEVELOPER: Jonathan Spires

ENGINEER/SURVEYOR: Robert McFarland

LOCATION AND DESCRIPTION: This replat is for Lot 32 in the Valley View Farms subdivision in Pleasant Township. The applicant is proposing to create a new 1.500-acre lot (proposed Lot 32a) for the site of a new residence. This replat was previously approved by the Regional Planning Commission on 03/04/2025 with the condition that the adjacent landowners be required to sign the replat. As previously discussed in the original replat application, the Ohio Revised Code requires that approval is granted to any party potentially injured by changes to the plat. The Fairfield County Prosecutor's Office advised that the Regional Planning Commission is the authority to determine what parties would be injuriously impacted. The Regional Planning Commission then has a series of reviews through each technical meeting to determine what injurious parties could be impacted by this replatting process. The applicant had submitted a letter requesting that the Regional Planning Commission reconsider who is injuriously affected, or that the Regional Planning Commission reimburse the replat application fee (\$3,000.00).

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

The Subdivision Regulations Committee reviewed the applicant's request of reconsideration. Based on the aforementioned Ohio Revised Code requirements, the committee did not recommend reconsideration of the signature requirements based on the designated contacts not agreeing to sign the replat.

The Subdivision Regulations Committee did recommend approval of the consideration for reimbursement of the replat application fee.

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

Nicholas Eastham presented the following report:

ITEM 4. ZONING MAP AMENDMENT

APPLICANT: Jerry Johnson

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 2686 Bauman Hill Rd SE, Lancaster, OH 43130. Per the Fairfield County Auditor's site, the parcel number for this address is 0040006400, which is one lot that contains 131.20 acres.

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

lifestyle.

EXISTING LAND USE: Residential

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

PROPOSED LAND USE: To renovate an existing barn and use it for an event venue/space, and the construction of an office/bridal suite and smaller venue building for indoor events.

ADJACENT ZONING		ADJACENT USES
NORTH	RR Rural Residential	Residential
EAST	RR Rural Residential	Residential
WEST	RR Rural Residential	Agricultural
SOUTH	RR Rural Residential	Residential

STAFF RECOMMENDATION:

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

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

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

Nicholas Eastham said two letters were received from residents regarding the original submission.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Kent Huston seconded the motion. The motion passed.

ITEM 5. MOU – VILLAGE OF MILLERSPORT

The Village of Millersport is requesting the RPC's assistance with plan review for the development of 496 acres of land after it is annexed into the village. The Memorandum of Understanding outlines the responsibilities of each party.

A motion was made by Ira Weiss to approve the MOU. Josh Anders seconded the motion. The motion passed.

ITEM 6. CDBG PY 2024 – AGREEMENT FOR SERVICES

The agreement will allow for the reimbursement of grant and administrative services for the CDBG PY 2024.

A motion was made by Darrin Monhollen to approve the Intergovernmental Agreement for Services. Gail Ellinger seconded the motion. The motion passed with Commissioner Levacy abstaining.

ITEM 7. RESOLUTION 2025-1

Appropriations are needed for the purchase of a laptop computer for the Regional Planning office.

A motion was made by Ira Weiss to adopt Resolution 2025-1. Carly Sparrow seconded the motion. The motion passed with Commissioner Levacy abstaining.

ITEM 8. BUILDING DEPARTMENT APPLICATIONS

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

ITEM 9. BILLS

Holly Mattei presented the following bills for payment:

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

A motion was made by Darrin Monhollen to approve the bills for payment. Kent Huston seconded the motion. Motion passed.

ITEM 10. OTHER BUSINESS

Ira Weiss gave updates to the board on several upcoming projects.

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

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary

SUBDIVISION: South Hampton, Section 1, Part 2 – Final Plat

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

ENGINEER/SURVEYOR: Shawn Lanning / Verdantas

DATE: Tuesday, September 2, 2025

LOCATION AND DESCRIPTION:

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

SUBDIVISION REGULATIONS REVIEW COMMITTEE COMMENTS:

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

X:\SOUTH HAMPTON\DRAWINGS\3-FINAL PLAT\SECTION 1, PT 2\SH SEC 1, PT 2 - FINAL PLATTING - 1 XREFS: South Hampton Engineering Base - PLOTTED BY SLANNING - August 01, 2025 - 9:33 AM

FINAL PLAT
FOR
South Hampton
Section 1, Part 2

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

SITUATE

Situated in the Township of Violet, County of Fairfield, State of Ohio, of Violet, Township 15, Range 20, Section 21, Southeast Quarter and being 7.466 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 1, Part 2**, a subdivision containing Lots numbered 14–32 inclusive, Open Space "A", does hereby accept this plat of the same and dedicates to public use, as such, Crescent View Drive, Sophia Way, and Charlotte Court shown hereon.

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

this _____ day of _____, 2025.

Signed and acknowledged
in the presence of:

WITNESS:

SP Hill Road Development, Inc.

WITNESS:

By _____
BERARDINO PALMIERI, President

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.

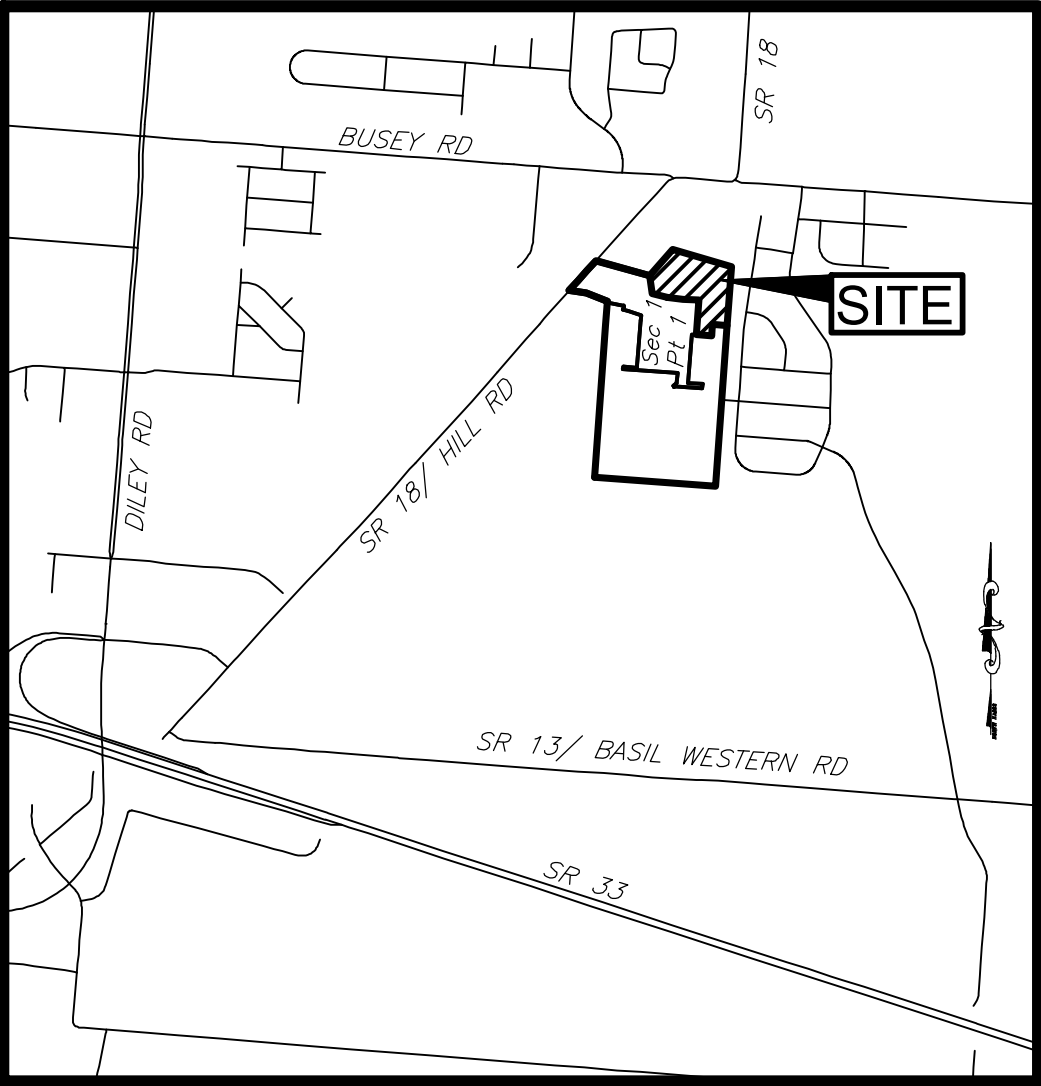
In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2025.

Notary Public, State of Ohio

My commission expires _____

I hereby certify that this plat represents a true and complete survey made by Verdantas, being 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 _____
Bryan D. Butler, P.S. Date
DATE Professional Surveyor NO. 8904



LOCATION MAP
NO SCALE

SITE STATISTICS

Total Acreage = 7.486 Acres
Lot Area = 5.743 Acres
Total # of Lots = 19 Lots
Open Space Area = 0.431 Acres
Right of Way = 1.312 Acres
Length of Street = 908.92 L.F.
Front Setback = 30' Feet (min.)
Side Yard Setback = 6' Feet (each)
Rear Yard Setback = 30' Feet (min.)
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 S 85°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 "VERDANTAS".

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

Tony J Vogel,
Fairfield County Sanitary Engineer

Joshua T. Hillberry,
Director, Fairfield County
Regional Planning Commission

Kelly Sarko,
Violet Township Zoning Inspector

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

Lisa McKenzie,
Fairfield County Recorder

OWNER

SP Hill Road Development, Inc.
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440–498–9411

DEVELOPER



5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440–498–9411

ENGINEER/SURVEYOR

VERDANTAS

1555 W Main St.
Newark, OH 43055
614–352–2914

Y:\SOUTH HAMPTON\DRAWINGS\3-FINAL PLAT\SECTION 1, PT 2\SH SEC 1 PT 2 FINAL PLAT.DWG — 1 XREFS: South Hampton Engineering Base — PLOTTED BY SLAWNING — August 01, 2025 — 9:33 AM

FINAL PLAT
FOR

South Hampton

Section 1, Part 2

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

Legal Description
South Hampton, Section 1, Part 2
7.486 AC.

Situated in the State of Ohio, County of Fairfield, Township of Violet, being a part of the Southeast Quarter of Section 21, Township 15, Range 20 and being part of the 50.904 acre parcel (PID 0370209500) conveyed to SP Hill Road Development, Inc. by Instrument No. 202300004129, Recorder's Office, Fairfield County, Ohio, and being more particularly described as follows:

Beginning at a found 3/4" iron pin (capped PS 7452), at the northeast corner of Open Space "A" of South Hampton, Section 1, Part 1 as recorded in Instrument No. 202400005924 in the Fairfield County Recorder's Office;

Thence along the easterly line of a 2.04 acre tract (PID 037-02095-40) conveyed to Jeffrey and Jacqueline Foster by Instrument No. 202300016743 and a 2.04 acre tract (PID 037-02095-44) conveyed to Michael and Karen Lombardo by Official Record 1537, Page 3684, North 41°38'33" East, 314.41 feet to a 3/4" iron pin (capped PS 7452) found on the southerly line of a 5.09 acre tract (PID 037-02095-30) conveyed to Scott M. and Deena J. Lynd by Official Record 1830, Page 3763;

Thence with the southerly line of said 5.09 acre parcel, South 74°00'07" East, 548.86 feet to a 3/4" iron pin (capped PS 7452) found in the east line of Section 21, also being the westerly line of Woodstream, Section 1 as recorded in P.C. 2, Slide 27;

Thence along the east line of Section 21 and the westerly line of Woodstream, Section 1, South 04°14'53" West, 530.76 feet to a 5/8" iron pin to be set in the easterly line of Section 21;

Thence through the grantor's property on the following three (3) courses and distances:

- North 85°50'01" West, 131.42 feet, to a 5/8" iron pin to be set;
- South 04°09'59" West, 103.41 feet to a 5/8" iron pin to be set;
- North 85°50'01" West, 136.00 feet to a 3/4" iron pin (capped 7452) found at the southeast corner of Lot 33 of said South Hampton, Section 1, Part 1, passing online a mag nail to be set at 25.00 feet and a 3/4" steel rod to be set at 50.00 feet;

Thence with the easterly and southerly lines of said South Hampton, Section 1, Part 1 the following five (5) courses and distances:

- North 04°09'59" East, 310.00 feet to a 3/4" iron pin (capped PS 7452) found;
- North 85°50'01" West, 146.00 feet to a 3/4" iron pin (capped PS 7452) found;
- North 82°49'59" West, 140.17 feet to a 3/4" iron pin (capped PS 7452) found;
- North 75°50'45" West, 139.71 feet to a 3/4" iron pin (capped PS 7452) found;
- North 09°07'10" West, 159.90 feet to the Point of Beginning.

Containing 7.486 acres of land, more or less, and being subject to all rights-of-way, easements, restrictions, covenants and/or conditions of record.

Basis of Bearings: South line of South Hampton, Section 1, Part 1 as recorded in Instrument No. 202400005924.

OWNER

SP Hill Road Development, Inc.
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

DEVELOPER



5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

ENGINEER/SURVEYOR

VERDANTAS

1555 W Main St.
Newark, OH 43055
614-352-2914

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 "A" 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" Open Space "A" 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 "G" New Deciduous and Evergreen Trees will be installed by the developer within the areas designated as "Landscape Easement". Trees within the Open Space areas shall be maintained at the expense of the HOA.

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.

WATERLINE EASEMENTS: Waterline 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 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 or other obstructions to the free use of said sewers and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No other utilities are to be placed or constructed in designated Sanitary Sewer Easements.

DRAINAGE EASEMENTS: An easement is hereby granted for the purpose of construction, operation, reconstruction, usage, and maintenance of storm drainage swales, ditches and underground piping and appurtenant works on any part of easement areas designated "Drainage Easement" hereon including the right to construct, clean, repair, keep unobstructed, and care for said sewers, swales, ditches, piping and appurtenant structures, together with the right of access to the said areas for said purpose. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within the drainage easement areas as delineated on this plat, except those shown on the approved construction drawings.

DRAINAGE MAINTENANCE DISTRICT: A maintenance agreement for drainage facilities is a part of the improvement plans of the above real (South Hampton Section 1, Part 2) 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 portions 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 maintenance district for the maintenance, repair and replacement of the drainage/storm sewer system serving the Subdivision. Each lot shall be assessed in accordance with the rules and regulations governing such district for the inspections, maintenance repair and replacement of such drainage/storm sewer system.

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" shall care for, maintain, and keep open and unobstructed the major storm drainage swale within said portion of the drainage easement area.

The easement for storm sewer, storm drainage swales, 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

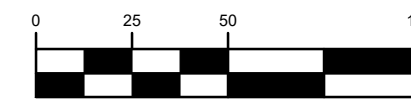
South Hampton

Section 1, Part 2

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

Scott M &
Deena J Lynd Surv
5.09 Acres
O.R. 1830, Pg 3763
P.N. 037-02095-30

GRAPHIC SCALE



1 inch = 50 feet

3
4

Michael & Karen
Lombardo Surv
2.04 Acres
O.R. 1537, Pg 3684
P.N. 037-02095-44

Jeffrey Foster
2.04 Acres
P.N. 037-02095-40

P.O.B.
Section 1
Part 2

LEGEND

- = 3/4" Iron Pin Found
Capped "WATCON 7452"
- = 5/8" Iron Pin Set
Capped "VERDANTAS"
- = 5/8" Iron Pin Found
- = MAG Nail to be set
- ▲ = MAG Nail found
- DE = Drainage Easement
- SE = Sanitary Easement
- UE = Utility Easement

OWNER

SP Hill Road Development, Inc.
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

DEVELOPER

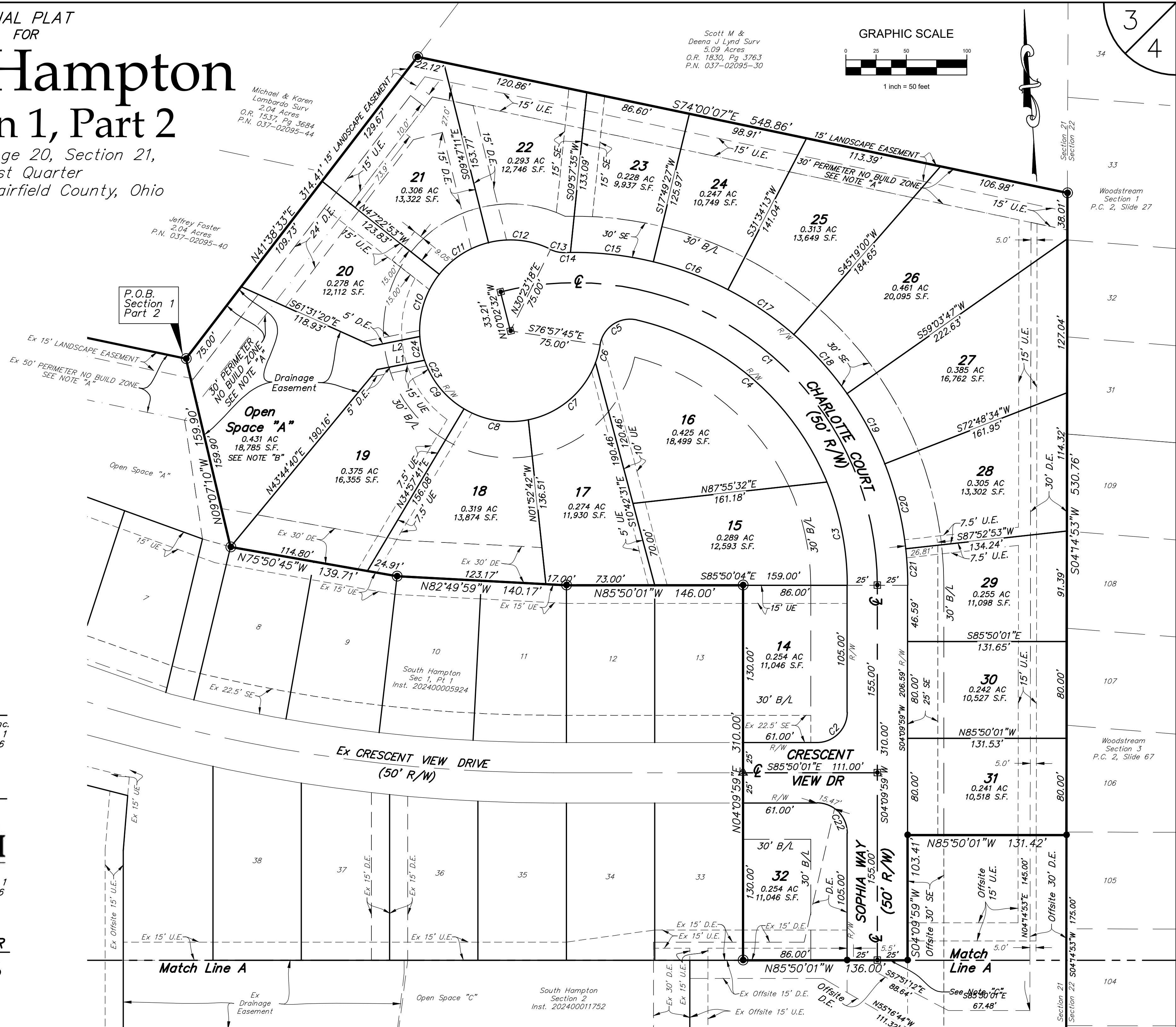


5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

ENGINEER/SURVEYOR

VERDANTAS

1555 W Main St.
Newark, OH 43055
614-352-2914



Y:\SOUTH HAMPTON\DRAWINGS\3-FINAL PLAT\SECTION 1, PT 2\SH SEC 1, PT 2 - FINAL PLAT.DWG -- 1 XREFS: South Hampton Engineering Base -- PLOTTED BY SLANNING -- August 01, 2025 -- 9:33 AM

LEGEND

- = 3/4" Iron Pin Found
Capped "WATCON 7452"
- = 5/8" Iron Pin Set
Capped "VERDANTAS"
- = 5/8" Iron Pin Found
- = MAG Nail to be set
- ▲ = MAG Nail found
- DE = Drainage Easement
- SE = Sanitary Easement
- UE = Utility Easement

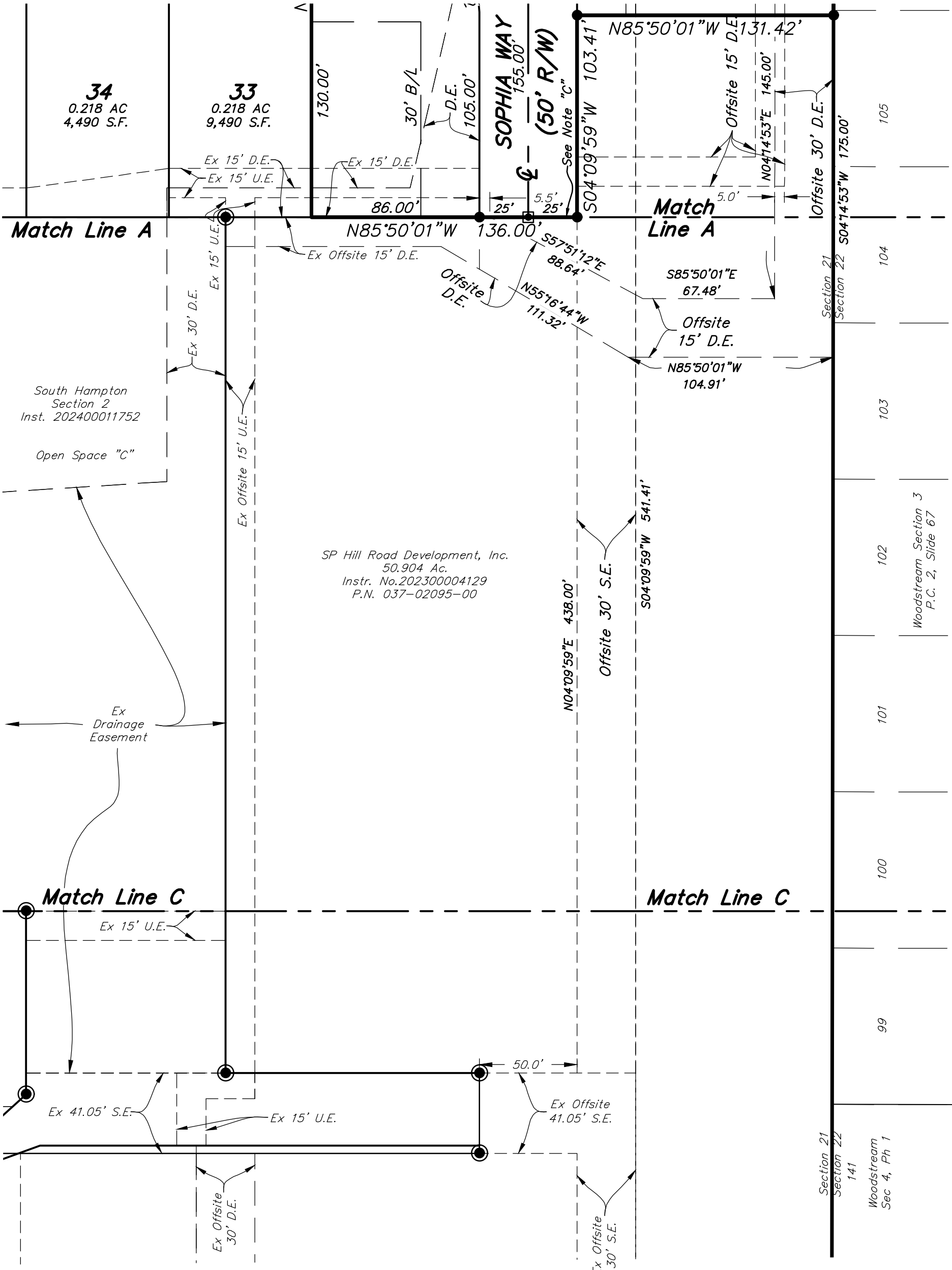
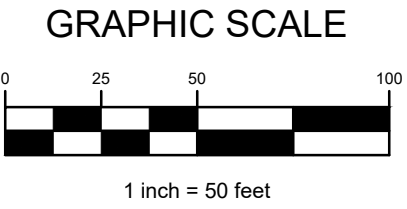
Line Table		
Line #	Direction	Length
L1	N82°57'49"E	40.00'
L2	S82°57'49"W	40.00'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
C1	250.00'	104°12'31"	454.70'	N47°56'17"W	394.57'
C2	25.00'	90°00'00"	39.27'	S49°09'59"W	35.36'
C3	225.00'	22°14'38"	87.35'	N6°57'22"W	86.80'
C4	225.00'	54°34'42"	214.33'	N45°22'00"W	206.31'
C5	25.00'	94°18'22"	41.15'	S60°11'40"W	36.66'
C6	75.00'	11°28'42"	15.03'	S18°46'36"W	15.00'
C7	75.00'	58°13'24"	76.21'	S53°37'39"W	72.98'
C8	75.00'	42°13'20"	55.27'	N76°08'59"W	54.03'
C9	75.00'	40°20'23"	52.80'	N34°52'07"W	51.72'
C10	75.00'	41°59'34"	54.97'	N21°37'20"E	53.75'
C11	75.00'	37°35'39"	49.21'	S61°24'53"W	48.33'
C12	75.00'	40°10'39"	52.59'	N79°42'02"W	51.52'
C13	25.00'	27°56'46"	12.19'	N73°35'05"W	12.07'
C14	275.00'	0°59'28"	4.76'	N87°03'44"W	4.76'
C15	275.00'	14°23'26"	69.07'	S79°22'17"E	68.89'
C16	275.00'	13°44'47"	65.98'	S65°18'10"E	65.82'
C17	275.00'	13°44'47"	65.98'	S51°33'23"E	65.82'
C18	275.00'	13°44'47"	65.98'	S37°48'36"E	65.82'
C19	275.00'	13°44'47"	65.98'	S24°03'49"E	65.82'
C20	275.00'	15°04'19"	72.34'	S9°39'17"E	72.13'
C21	275.00'	6°17'06"	30.17'	S1°01'26"W	30.15'
C22	25.00'	90°00'00"	39.27'	S40°50'01"E	35.36'
C23	75.00'	287°21'03"	376.14'	S23°17'13"E	88.85'
C24	75.00'	15°19'28"	20.06'	N7°02'11"W	20.00'

FINAL PLAT
FOR

South Hampton
Section 1, Part 2

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



ENGINEER/SURVEYOR
VERDANTAS
1555 W Main St.
Newark, OH 43055
614-352-2914

OWNER
SP Hill Road Development, Inc.
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

DEVELOPER
PALMIERI
—BUILDERS—
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411



Fairfield County Engineer

3026 W. Fair Ave.
Lancaster, OH 43130
Main: (740) 652-2300
Fax: (740) 687-7055

August 18, 2025

To: Joshua Hillberry
RPC Planner

From: Todd May, Subdivision Engineer
Fairfield County Engineer's Office

Subject: **South Hampton – Section 1 Part 2 – Final Plat**
Violet Township

Please note the following comments on the **Final Plat** submitted for **South Hampton Section 1, Part 1**:

1. Sheet 1, remove "of Violet,.." after State of Ohio in the situate.
2. Sheet 1, list the individual acreage of each road and the total acreage of the streets in the dedication. Closure for the total has been checked and matches the 1.312 acres listed in the Site Statistics.
3. Sheet 1, Site Statistics, the total lot area is listed as 5.743 acres, individual lot acreages add to 5.744 acres.
4. Sheet 1, in the Commissioner's dedication statement, change the last sentence to read County of Fairfield, State of Ohio."
5. Sheet 1, in the Regional Planning signature line, change the Director's name to Holly Mattei.
6. Sheet 1, in the Recorder's statement, change recording information to "Volume ____ Page ____".
7. Sheet 1, Location Map, change Basil Western Road and Hill Road to a County Road "CR" and label Kings Crossing.
8. Sheet 2, Legal Description, sixth paragraph, call 3, the 3/4" iron pin (capped 7452) is missing on the plat and the 3/4" steel rod to be set shows a 5/8" symbol.
9. Sheet 2, Legal Description, seventh paragraph list pins in passing on all five courses.
10. Sheet 2, Legal Description, Closure has been checked and is within tolerance with an area matching at 7.486 acres.
11. Sheet 2, Sanitary Sewer Easement, follow 7.2.3 to read "removing any and all trees, fencing, or other..."
12. Sheet 2, Drainage Easement, follow 7.2.4 to read "No above grade structures, dams, fencing, or other..."
13. Sheet 2, Drainage Maintenance District, paragraph 3, follow 7.2.7 and add quotation marks around the entire paragraph and revise to "...shall be part of a drainage district..."
14. Sheet 3, 6 permanent monuments are required to be set, follow 5.6 C and D.
15. Sheet 3, all lot corners will need monumented, show symbol.
16. Sheet 3, label the existing drainage easement in Open Space A in Section 1 part 1.

Jeremiah D. Upp, P.E., P.S., County Engineer

C: Original sent by email
File
Reading File

17. Sheet 3, lots 20 and 21, the utility easement overlaps the drainage easement which is for flood routing. We will allow for a 5' overlap in easements if it doesn't affect the flood routing section N-N.
18. Sheet 3, adjacent property owner to the west should be Jeffrey and Jaqueline Foster.
19. Sheet 3, label proposed width of right-of-way for Crescent View (50' R/W).
20. Sheet 3, we will need access to the storm and flood routing on the back of lots 26-31, a 24' drainage easement will be required for access.
21. Sheet 3, fix the overlapping text south of Match Line A, Note "C" and an easement bearing.
22. Sheet 4, missing the $\frac{3}{4}$ " found at the southeast corner of lot 33.
23. Sheet 4, the existing easement shown on the south end as a 41.05' S.E. is on the S1 P1 plat as a 37' width.
24. Sheet 4, what are Match Line A and C used for?



FAIRFIELD COUNTY UTILITIES

Tony Vogel
Utility Director

TO: Josh Hillberry
FROM: Joshua TC Anders, P.E.
DATE: August 18, 2025
SUBJECT: South Hampton
Final Plat Section 1, Part 2

Fairfield County Utilities (FCU) has reviewed the Final Plat Section 1, Part 2 for South Hampton in Violet Township and has no further comments.

If you have any questions, please contact me.

Sincerely,

Joshua TC Anders, P.E.
Deputy Director of Utilities

County Administrator
Aundrea N. Cordle

Fairfield County
Commissioners
Steven A. Davis
Jeffrey M. Fix
David L. Levacy

Administrative Office
6670 Lockville Road
Carroll, Ohio 43112
(740) 652-7120

www.co.fairfield.oh.us/util/



Fairfield Soil and Water Conservation District

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

Telephone: (740) 653-8154

Date: August 18, 2025

To: Joshua Hillberry
Regional Planning Commission

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

Subject: **South Hampton S1 P2**
Final Plat

Please note the following comments on the South Hampton, Section 1, Phase 2 final plat:

1. Need to use easement language from the current Fairfield County Subdivision Regulations.
2. There is no easement language for the landscape easement. Need to contact Violet Township to determine if there is specific language about landscape easement. There is a note indicating that trees will be planted, but nothing about if a tree dies or needs to be replaced.



OFFICE OF COUNTY AUDITOR

County Auditor

Carri L. Brown, PhD, MBA, CGFM
carri.brown@fairfieldcountyohio.gov

To: Fairfield County Regional Planning, Executive Director

From: Curtis L Truax, GIS / Mapping Manger

Date: August 6, 2025

Subject: South Hampton Section 1, Part 2 – Final Plat

The GIS Department has reviewed the Final Plat proposed for South Hampton Section 1, Part 2, received August 5, 2025, located in Violet Township.

Our comments are as follows:

Page 1 of 4

1. Signature line for Fairfield County Regional Planning Commission needs revised.
 - a. **Holly Mattei** is the Director.
2. There are typographical errors in the **Situate, Location Map, & Surveyor's Signature** areas.
 - a. **Situate** - Remove "of Violet" after State of Ohio.
 - b. **Situate** - Revise Acreage to **7.486**
 - c. **Location Map** - Correct **Basil-Western Rd** with hyphen and change SR to **CR**.
 - d. **Surveyor's Signature** – Remove "DATE".

Page 2 of 4

1. In the legal description, paragraph 4, change Slide to **Slot**.
2. End of legal description needs revised.
 - a. Basis of Bearing must be stated.
 - b. Statement of surveyor i.e.: This description is based on an actual field survey performed by or under the direct supervision of (surveyor name), Registered Surveyor (#) in (date i.e.: August 2025).

Page 3 of 4

1. Adjoiner in upper left area of map is missing information.
 - a. **Jeffrey & Jacqueline Surv**
Inst. 202300016743
2. Reference's on right side of plat need changed from Slide to **Slot**.
3. Reference of South Hampton Section 2 at bottom of page is incorrect. That area is still **South Hampton Section 1, Part 1**.

S E R V E • C O N N E C T • P R O T E C T



OFFICE OF COUNTY AUDITOR

County Auditor

Carri L. Brown, PhD, MBA, CGFM
carri.brown@fairfieldcountyohio.gov

Page 4 of 4

1. Reference on right side of plat needs changed from Slide to **Slot**.
2. Woodstream Section 4, Phase 1 needs plat reference added. **P.C. 2, Slot 100**
3. Reference of South Hampton Section 2 at center of page is incorrect. That area is still **South Hampton Section 1, Part 1**.

This concludes any GIS Department comments at this time. If you have any questions, please contact me at (740) 652-7055.

SERVE • CONNECT • PROTECT



VIOLET TOWNSHIP ZONING OFFICE

10190 Blacklick Eastern Road
Pickerington Ohio 43147
(614) 575-5560 • fax (614) 575-5562

August 20, 2025

Joshua Hillberry, Planner
Fairfield County Regional Planning Commission
138 W Chestnut Street
Lancaster, Ohio 43130

Subject: South Hampton Section 1 Part 2 – Final Plat Review

Dear Mr. Hillberry:

Thank you for providing us the opportunity to review the final plat for South Hampton Section 1 Part 2. We have the following comments/questions.

1. South Hampton is a Planned District; therefore, the Township Trustees must approve the final plats for each Section of the Subdivision. Once Fairfield County Regional Planning Commission hears and approves the final plats for this Section, then a public hearing will be scheduled with the Township Trustees for their review.
2. What is the total acreage for Reserve "A" – platted in Section 1 Part 2 and this plat. What is the balance of the Open Space which remains to be platted.
3. Need to know the widths of the lots as measured at the front building lines for each lot. The minimum width at the front building line is required to be at least 73 feet.
4. While the layout of the plat is somewhat consistent with the approved Development Plan for the South Hampton Planned District, many of the dimensions and area calculations are inconsistent with the lot dimensions and lot areas on the approved Development Plan. Some lots contain hundreds of square feet more than that shown on the Development Plan, the lengths of some side property lines are significantly greater than those on the approved Development Plan, some of the lots are smaller than lots on the approved Development Plan. Why has this occurred? In a couple of instances where the lot is not as deep as previously proposed, variances may have to be obtained in order to now place a home on the lot – at least two of the lots are not as deep as the lots in South Hampton Section 2. The departures from the approved Development Plan are concerning.
5. Covenants and Restrictions must be reviewed separately.

Should we have additional comments, we will be sure to forward them to you. Again, thank you for the opportunity to review this final plat. If you have any questions, please do not hesitate to contact me.

Respectfully,

K Sarko

Kelly Sarko
Zoning Inspector

SUBDIVISION/REQUEST: Minor Subdivision Variance to Section 2.3 – Lake Rd – Walnut Township

OWNER/DEVELOPER: Michael Hiles

ENGINEER/SURVEYOR: The Kleingers Group

DATE: Monday, August 25, 2025

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

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

APPLICATION FOR VARIANCE TO FAIRFIELD COUNTY

SUBDIVISION REGULATIONS

Contact information

Name of Applicant : Michael Hicks

Mailing Address: 7246 Lake RD Pleasantville, Ohio 43148

Phone Number: Home : 740-438-7672 Business : _____

Site Location

Road Lake RD Parcel No. 0470222400

Section _____ Township No. _____ Range _____ Township Walnut

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.

I am applying for a variance on Minor Subdivision Procedures, Section
2.3: Road Frontage Requirements. I am applying for this variance because
of the abnormal shape of my Parcel of Land. We have ample land but
we lack Road frontage. we would like to split off 2 Acres for my family
to build a home on.

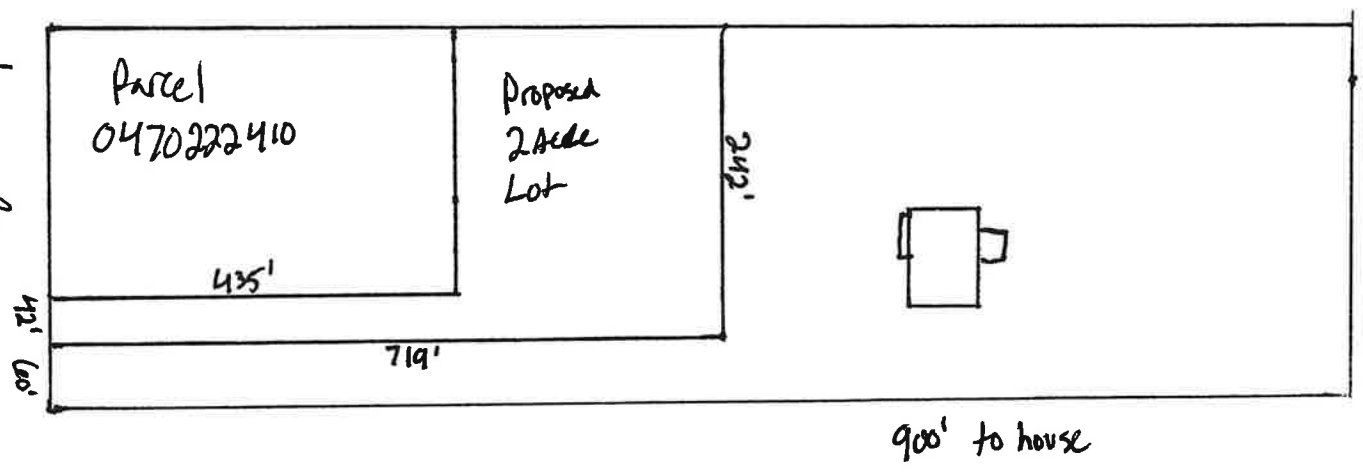
In addition to this sheet, you must provide us copy of plan, drawn to scale, which shows the dimensions and shapes of the lot, the size and the locations of the existing and proposed buildings, the location of any adjoining property owned by the applicant, and any natural and topographic peculiarities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

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

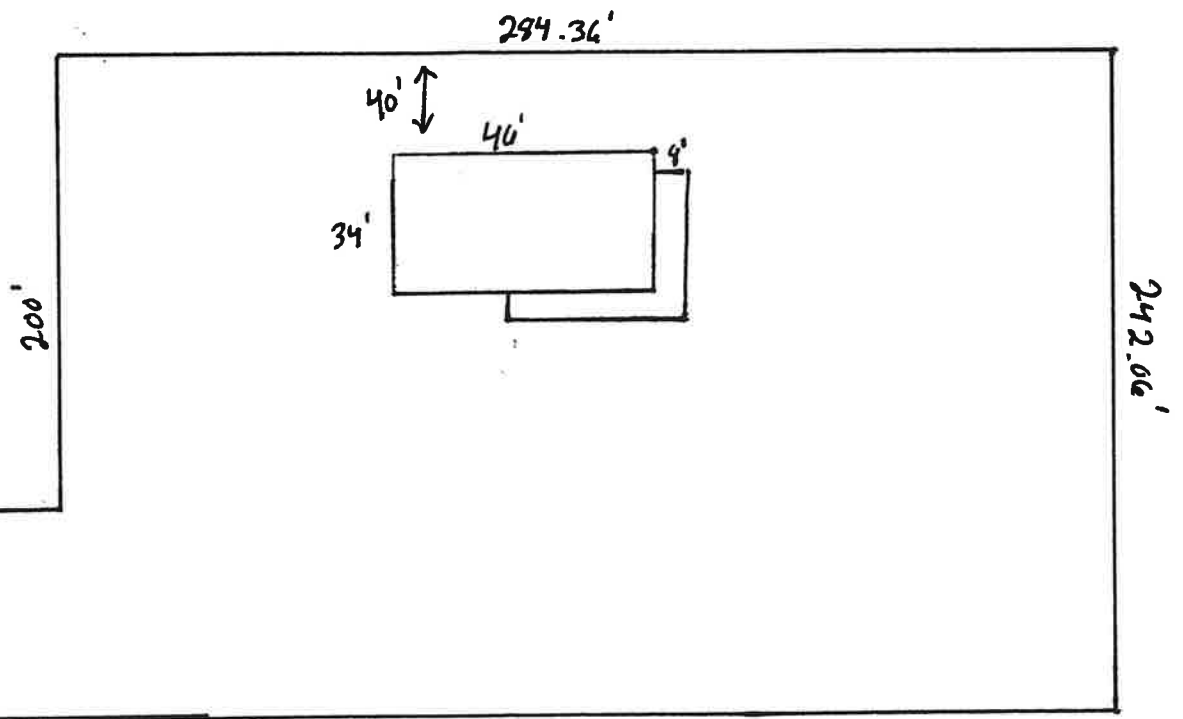
Applicant: Miriam Hies Date: 5-29-25

7246 Lake ED variance application
Michael Hies

Lake ED

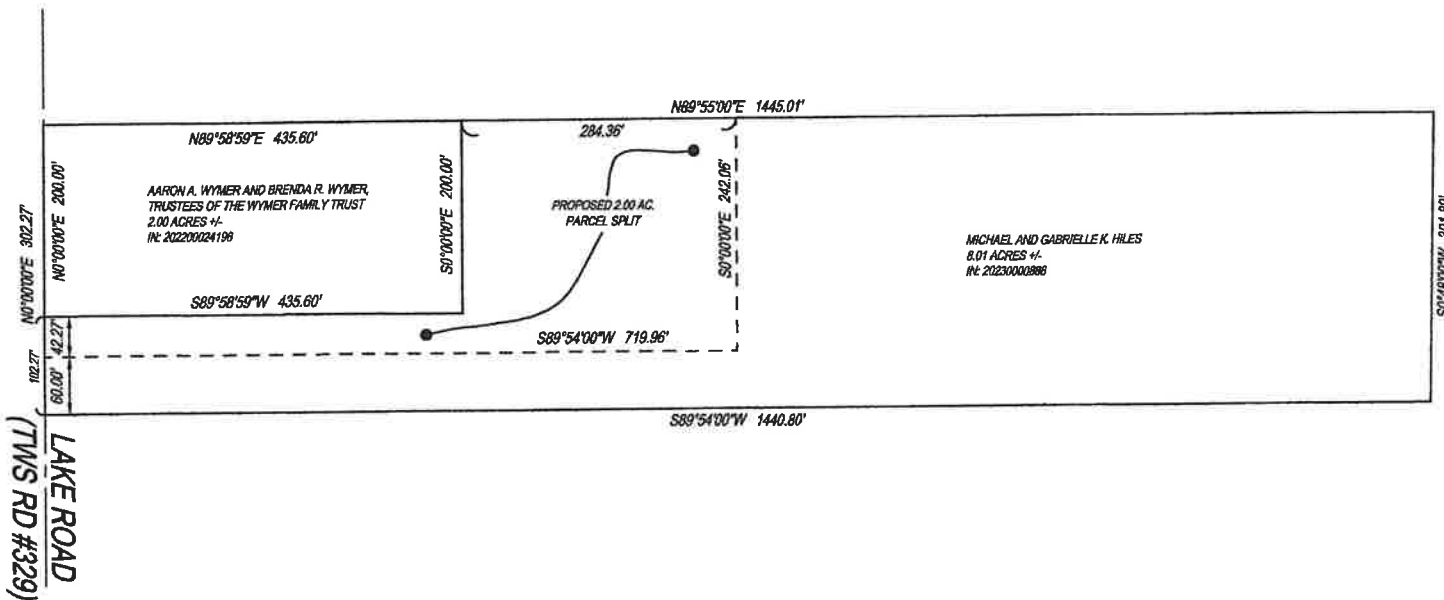


Proposed Home
Size on Lot





NOTES:
DRAWING WAS PREPARED BY
THE KLEINGERS GROUP BASED
ON RECORD INFORMATION.



THE KLEINGERS GROUP
CIVIL ENGINEERING www.kleingers.com
SURVEYING 360 Worthington Rd
LANDSCAPE Suite H
ARCHITECTURE Westerville, OH 43082
614.962.4511

**HILES PROPERTY
7426 LAKE ROAD**
TWP 18, BN 18, SEC. 28
WALNUT TOWNSHIP
COUNTY OF FAIRFIELD
STATE OF OHIO

SEAL:

NO. DATE DESCRIPTION

PROJECT NO: 241081.000

DATE: 12-20-2024

SCALE:



SHEET NAME:

VARIANCE EXHIBIT

SHEET NO.

1 OF 1

WALNUT Township

Fairfield County, Ohio

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

25-57
Application #

Previous BZA Permit if applicable # 22-25

60 FT OF ROAD FRONTAGE

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:

Michael Hiles

Mailing address: 7246 Lake Rd Pleasantville, Ohio, 43148

Phone number: Home: (740)-438-7672 Mobile: (740) 438-7672 Business: 7404387672

Email Address: 9hilesm@gmail.com

2. Physical address of property for this application:

7246 Lake Rd Pleasantville, Ohio, 43148

Subdivision Name: None

Parcel No. 0470222400

Section: _____, Range: _____, Lot No.: _____, Zoning District: RR

(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 # 22-25...

4. When was the property purchased? 09-27-2022

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 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.

APPLICATION FOR ZONING - **Variance**

Application # 25-57

- 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.*

I am seeking a variance on Article IX Zoning Districts, Section 9.2 part F. 2. on the issue of Rural Residential minimum road frontage for a dwelling. I am seeking to split my parcel of 8 acres into a parcel of 6 acres and a new parcel of 2 acres. All of the requirements to split and separate the parcels are conforming except for the road frontage aspect. I am requesting that a variance be granted to separate the original road frontage of 102.27' into 60' and 42.27' for each parcel. After discussing with the Zoning Inspector and Fairfield County Regional Planning Commission before applying for this variance this is the best solution for the issue we could devise. (Variance address 7246 Lake Rd, Pleasantville, Ohio, 43148)

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.*

The circumstances for this variance are unique solely because of there shape of the parcel. 3 years ago we applied for a similar variance to build the home we now live in. Now we are seeking to add an additional parcel to the land we own. We acquired the land from my wife's grandfather and were blessed to be able to build and live close to family, now we are seeking approval so my wife's parents are able to build a home next to us as well. We were not sure if the process would be possible but after meaningful conversations with people at the Regional Planning Commission we realized that splitting our land to allow for family to build on the land is possible. The flow of traffic and welfare of the neighborhood would most likely see no change in its effect. My in-laws are seeking to build a smaller home close to their family and grand kids to retire in. And as for me and my wife we have built our forever home and have no plan of moving in our future so we love the possibility of having family close. With the 2 acre lot split in our front field there is ample room to build a home and still conform well withing the lines of the Zoning Resolution. The proposed parcel that my home is in has a road frontage measurement of 60' and is above 5 acres so it conforms with the county requirements. The split parcel I am proposing has a road frontage of 42.27' as per our Surveyor drawn site map. This will require a variance at the county level as well but still leaves plenty of room for required access and driveway construction. (Variance address 7246 Lake Rd, Pleasantville, Ohio, 43148)

WALNUT Township

Fairfield County, Ohio

Board of Zoning Appeals

11420 Millersport Rd. NE

Millersport, OH 43046

25-56
Application #

42.27 FT OF ROAD FRONTAGE

Previous BZA Permit if applicable # 22-25

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:

Michael Hiles

Mailing address: 7246 Lake Rd Pleasantville, Ohio, 43148

Phone number: Home: (740) 438-7672 Mobile: (740) 438-7672 Business: 740 438 7672

Email Address: 9hilesm@gmail.com

2. Physical address of property for this application:

7246 Lake Rd Pleasantville, Ohio, 43148

Subdivision Name: None Parcel No. 0470222400

Section: _____, Range: _____, Lot No.: _____, Zoning District: RR

(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 # 22-25...

4. When was the property purchased? 09-27-2022

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 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.

APPLICATION FOR ZONING - **Variance**

Application # 25-56

- 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.*

I am seeking a variance on Article IX Zoning Districts, Section 9.2 part F. 2. on the issue of Rural Residential minimum road frontage for a dwelling. I am seeking to split my parcel of 8 acres into a parcel of 6 acres and a new parcel of 2 acres. All of the requirements to split and separate the parcels are conforming except for the road frontage aspect. I am requesting that a variance be granted to separate the original road frontage of 102.27' into 60' and 42.27' for each parcel. After discussing with the Zoning Inspector and Fairfield County Regional Planning Commission before applying for this variance this is the best solution for the issue we could devise. (Variance address 7246 Lake Rd, Pleasantville, Ohio, 43148)

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.*

The circumstances for this variance are unique solely because of there shape of the parcel. 3 years ago we applied for a similar variance to build the home we now live in. Now we are seeking to add an additional parcel to the land we own. We acquired the land from my wife's grandfather and were blessed to be able to build and live close to family, now we are seeking approval so my wife's parents are able to build a home next to us as well. We were not sure if the process would be possible but after meaningful conversations with people at the Regional Planning Commission we realized that splitting our land to allow for family to build on the land is possible. The flow of traffic and welfare of the neighborhood would most likely see no change in its effect. My in-laws are seeking to build a smaller home close to their family and grand kids to retire in. And as for me and my wife we have built our forever home and have no plan of moving in our future so we love the possibility of having family close. With the 2 acre lot split in our front field there is ample room to build a home and still conform well withing the lines of the Zoning Resolution. The proposed parcel that my home is in has a road frontage measurement of 60' and is above 5 acres so it conforms with the county requirements. The split parcel I am proposing has a road frontage of 42.27' as per our Surveyor drawn site map. This will require a variance at the county level as well but still leaves plenty of room for required access and driveway construction. (Variance address 7246 Lake Rd, Pleasantville, Ohio, 43148)



Fairfield County
**Health
Department**

R. Joseph Ebel RS, MS, MBA
Health Commissioner

July 23, 2025

Michael Hiles
7246 Lake Rd
Pleasantville, OH 43148

RE: Subdivision of Land #2025-037
Lake Rd, Walnut Township, Fairfield County, Ohio

Dear Mr. Hiles:

This letter is in response to the proposed subdivision of land (2025-037) referenced above. The property is located at 0470222400, Walnut Township, Fairfield County, Ohio. The current parcel is 8 acres. The proposed lot split would create a new lot of 2 acres.

The remainder of 6 acres was not evaluated during the split due to the lot being over 5.01 acres. A 2-bedroom approval has been given to the 2 acres split off. Due to there only being 2 acres and 1 soil test hole, I believe that a 2 bedroom home would fit on site. If you wish to build a home that is larger than 2 bedrooms, we will need to see a system and replacement area laid out on contour and in the soil test hole area to ensure that both will fit.

On June 27th, 2025, Steve Miller, soil evaluator, conducted a soil and site evaluation for this split to determine the location of a primary and reserve sewage treatment system for the new lot. A soil survey was conducted with the following results:

- Test hole #3, perched seasonal water table at 8 inches

The Fairfield Department of Health conducted a site evaluation at this proposed subdivision of land to determine if the proposed lot split will allow for a reserve sewage treatment system for the existing house.

Based on the above information, the new lot is approved for a **2-bedroom** sewage treatment system:

- Test hole #3, a mounded system would be required.

For final approval of this subdivision of land, the following would be required.

- All approved lots must be recorded and deeded within one year of permit approval date.
- Map Room "Blue Sheets" submitted to the Fairfield Department of Health for signature.

If you have any questions, please contact me at 740-652-2800, Monday through Friday.

Sincerely,


Nicholas McConnaughey, EHST
Environmental Program



Fairfield Soil and Water Conservation District

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

Telephone: (740) 653-8154

Date: August 18, 2025

To: Nicholas Eastham
Regional Planning Commission

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

Subject: **Hiles**
Variance Request

Please note the following comments on the Hiles variance request:

1. Our concerns about the septic system for the 2.0 acres lot have been satisfactorily addressed.

From: [Anders, Joshua T \(Josh\)](#)
To: [Eastham, Nicholas P](#)
Subject: RE: Hiles Variance Follow-up
Date: Monday, August 18, 2025 9:22:01 AM
Attachments: [image002.png](#)

Nicholas,

Utilities has no further comments

Thanks



From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>
Sent: Friday, July 25, 2025 12:40 PM
To: Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>
Cc: hollym <hollym@crossroadscommunityplanning.com>
Subject: Hiles Variance Follow-up

Hello,

The applicant from the previous variance hearing (Michael Hiles) has requested the variance application to be un-tabled, and to be heard at the 08/25 Subdivision Regulations Meeting.


Attached is the cover letter, previous variance application, previous variance report, and a letter from the Fairfield County Health Department.


Please provide all comments no later than 08/15.

If you have any questions, please let me know.

Thank you.

Nicholas Eastham, AICP Candidate
Regional Planner | Regional Planning Commission

 138 W Chestnut St.
Lancaster, OH 43130

 740-652-7111 (t)



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

Greenfield Township Map Amendment

APPLICANT: Havens Limited

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

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

EXISTING LAND USE: Residential/Agricultural use.

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

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

ADJACENT ZONING		ADJACENT USES
NORTH	R-1 Rural Residential District	Residential
EAST	R-1 Rural Residential District	Agricultural
WEST	R-1 Rural Residential District	Residential
SOUTH	R-1 Rural Residential District	Agricultural

Land Use, Environmental, and Regulatory Issues:

1. The Fairfield County Comprehensive Plan (2024) shows that this parcel is within the Traditional Agriculture District of the Future Land Use map (see Appendix).
2. According to the most recently available GIS map, there are three parcels that are zoned PRB – Planned Rural Business District within the township. These include uses for warehouse/storage (parcel number 0140123000 and 0130039515), and a construction office headquarters (parcel number 0130070100).
3. While a development plan is provided, the plan does not provide “Suitable measures and

restrictions ... so as to promote compatibility with adjacent and nearby properties” according to Section 350.0.(C)(2) of the Greenfield Township Zoning Code.

4. The submitted site plan does not identify the setbacks of buildings, parking and other training facilities. It also does not include provisions for landscaping/buffering, lighting, and sound. These items need to be addressed prior to the Township approving this rezoning.
5. The application indicates that this site will include a campground with 10-12 electric RV sites for overnight weekend stays during trials/competitions. Short-term accommodations for handlers, trainers, judges, and helpers during trials and training courses is proposed. Options for this include: a smaller dormitory-style housing facility or temporary smaller housing units.

Environmental Health:

1. The Fairfield County Health Department did not provide comment on the rezoning. Campgrounds must be approved by the Fairfield County Health Department, but since they did not provide comments, RPC staff are unable to determine compliance with their regulations.

Soil and Water Conservation District:

1. The Fairfield County Soil and Water Conservation District shared that this site will need to contact the Fairfield County Health Department and/or Ohio EPA regarding well and septic systems.
2. The site will also need to address water quality and quantity requirements from the Ohio EPA.

Water and Sewer Services:

1. Fairfield County Utilities shared that the site did not have access to public water or sewer and would have to meet on-site system requirements from the Fairfield County Health Department and the Ohio EPA.

Transportation and Access:

1. The Fairfield County Engineer’s Office shared that the existing drive can be used, and that it met intersection requirements and sight distance standards.

STAFF RECOMMENDATION:

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

1. That the applicant provides sufficient setbacks and notes these setbacks on the development plan.
2. That the applicant provides landscaping/buffering, lighting, and noise provisions on the

development plan that are satisfactory to the Township Zoning Commission.

3. To contact the Fairfield County Health Department and Ohio EPA for issues related to the site's septic system, water quality, and water quantity requirements. Health Department approval will also be required for the campground component of the plans.
4. To contact the Fairfield County Building Department for any building permits related to the construction or modification of commercial buildings or buildings for commercial uses.
5. To contact the Fairfield County Regional Planning Commission for the application of a major subdivision if the site requires an extension or improvement of streets or utilities.

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



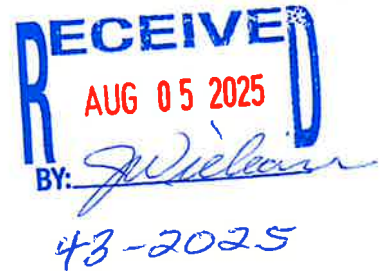
(Street view; Google Maps, 2024)



(Fairfield County Auditor's Office, 2025)



(Havens Limited, 2025)



APPLICATION FOR ZONING AMENDMENT
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO

DATE August 1, 2025

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

1. Name of Applicant Havens Limited c/o Chris Wallace, Attorney
2. Mailing Address 141 E Town Street, Suite 200, Columbus, Ohio 43215
Phone Number: Home _____ Business (614) 832-9654
3. Location Description: Subdivision Name (if applicable) _____
Parcel Number(s) 0150119820
Property Address (if applicable) 463 Pleasantville Road NW, Baltimore, Ohio 43105
4. Existing Use Residential / Agriculture
5. Present Zoning District R-1 Rural Residential District
6. Proposed Use Multi-Functional Canine Facility - Training, Sports, Speciality Breeding, Grooming, Boarding, etc.
7. Proposed Zoning District PRB Planned Rural Business District

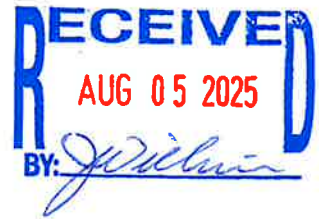
8. Supporting Information: Attach the following items to the application:

- a. A vicinity map showing property lines, streets, and existing and proposed zoning.
- b. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.
- c. The proposed amendment to the zoning map or text in resolution form, approved as to form by the Greenfield Township, Fairfield County, Ohio Legal Advisor.
- d. Fee as established according to Ohio Revised Code 519.12 A 1 by the Greenfield Township Trustees.

Date 8/1/25 Applicant [Signature]
Signature

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

For Official Use Only



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

Date Filed AUGUST 5, 2025 43-2025

Date of Notice in Newspaper _____

Date of Notice to Adjacent Property Owners _____

Date of Public Hearing _____

Fee Paid \$ 1,200 8/6/2025

Recommendation of Zoning Commission: Approval _____ Denial _____

Reason for Recommendation/Denial _____

Date _____

Chairman Zoning Commission

For Official Use Only
Greenfield Township Trustees

Date of Recommendation Received _____

Date of Notice in Newspaper _____

Date of Public Hearing _____

Action by Greenfield Township Trustees Approval _____ Denial _____

If denied, reason for denial _____

Date _____ Fiscal Officer _____



GREENFIELD TOWNSHIP ZONING OFFICE

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

RECEIPT

Date: August 6, 2025

Name: Havens Limited/Jessica Stewart

Item	Amount
Planned Rural Business Application <i>43-2025</i> 463 Pleasantville Rd NW, Baltimore OH 43105 PID 0150119820	\$1,200.00
Tax	0.00
Total Due	\$1,200.00

PAID

Date: *8/6/25*

Check No *1453*

Greenfield K9 Rezoning Summary

463 Pleasantville Rd NW, Baltimore OH 43105

1. Purpose of Rezoning

The rezoning aims to enable a multi-functional canine facility supporting training, sports, specialty breeding, and overall canine wellness. It promotes rural economic development while preserving the agricultural character of the area and provides a local and regional destination for dog enthusiasts and professionals.

2. Community Benefits

The project will create jobs in animal care, training, and hospitality, offer educational opportunities through seminars and clinics, increase tourism and local business engagement, and provide a safe, structured environment for working and companion dogs. It will be the first facility of its kind in Ohio and support youth engagement through 4-H, FFA, and scouting programs.

3. Performance Center Vision

The center will include facilities for canine sports such as dock diving, Fast CAT, agility, wall climbing, and protection sports. It will also feature indoor and outdoor training areas, an aquatic rehabilitation center, boarding facilities, selective breeding programs, trial fields, a premier grooming facility, and accommodations for handlers and students.

4. Canine Sports

The facility will host various canine sports including:

- Dock Diving: Dogs jump into a pool to retrieve toys, aiming for distance or height.
- AKC FAST Cat: A timed 100-yard dash where dogs chase a lure.
- Agility Course: Dogs navigate obstacle courses for time and accuracy.
- Protection Sports: Competitive activities showcasing obedience and agility.
- Environmentals: Training programs to manage behavior through environmental influence, including climbing walls and confidence-building exercises.

5. Training and Boarding Facilities

The indoor and outdoor training facility will support obedience, companion, and working/service dog training. It will host workshops, seminars, and handler courses. The boarding facility will be climate-controlled and soundproof, with services for both large and small breeds. Ethical and selective breeding will be practiced.

6. Grooming Facility

A premier grooming facility will be established for full-service grooming of all breeds. It will support an existing grooming business currently operating in Baltimore, Ohio.

7. Accommodations

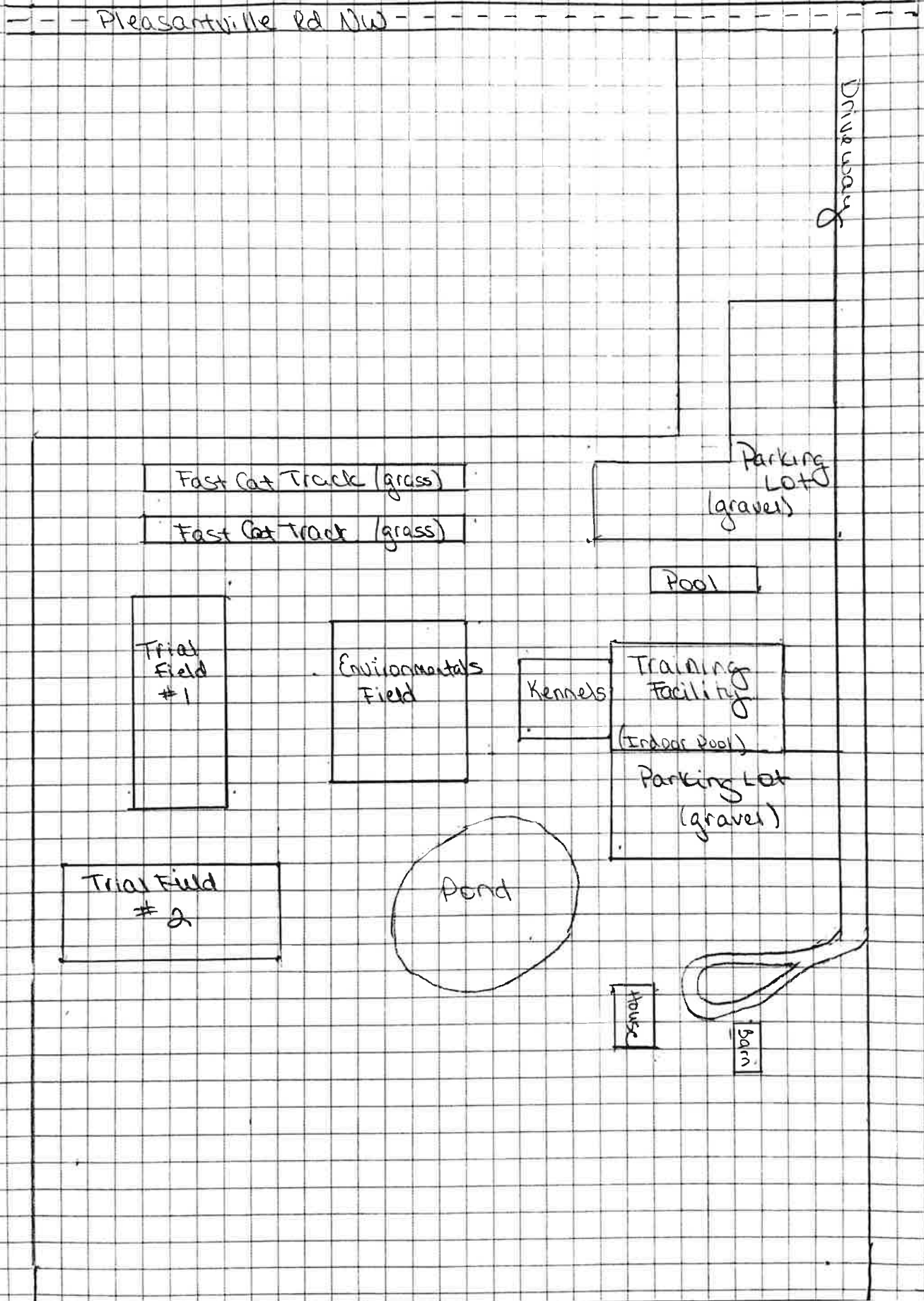
The site will include a campground with 10–12 electric RV sites for overnight weekend stays during trials/competitions. Short term accommodations for handlers, trainers, judges, and helpers during trials and training courses is proposed. Options for this include: a smaller dormitory-style housing facility or temporary smaller housing units.

8. Site Plan and Next Steps

The conceptual layout includes ADA-compliant parking and access. Next steps involve community engagement, environmental review, zoning application, and phased development:

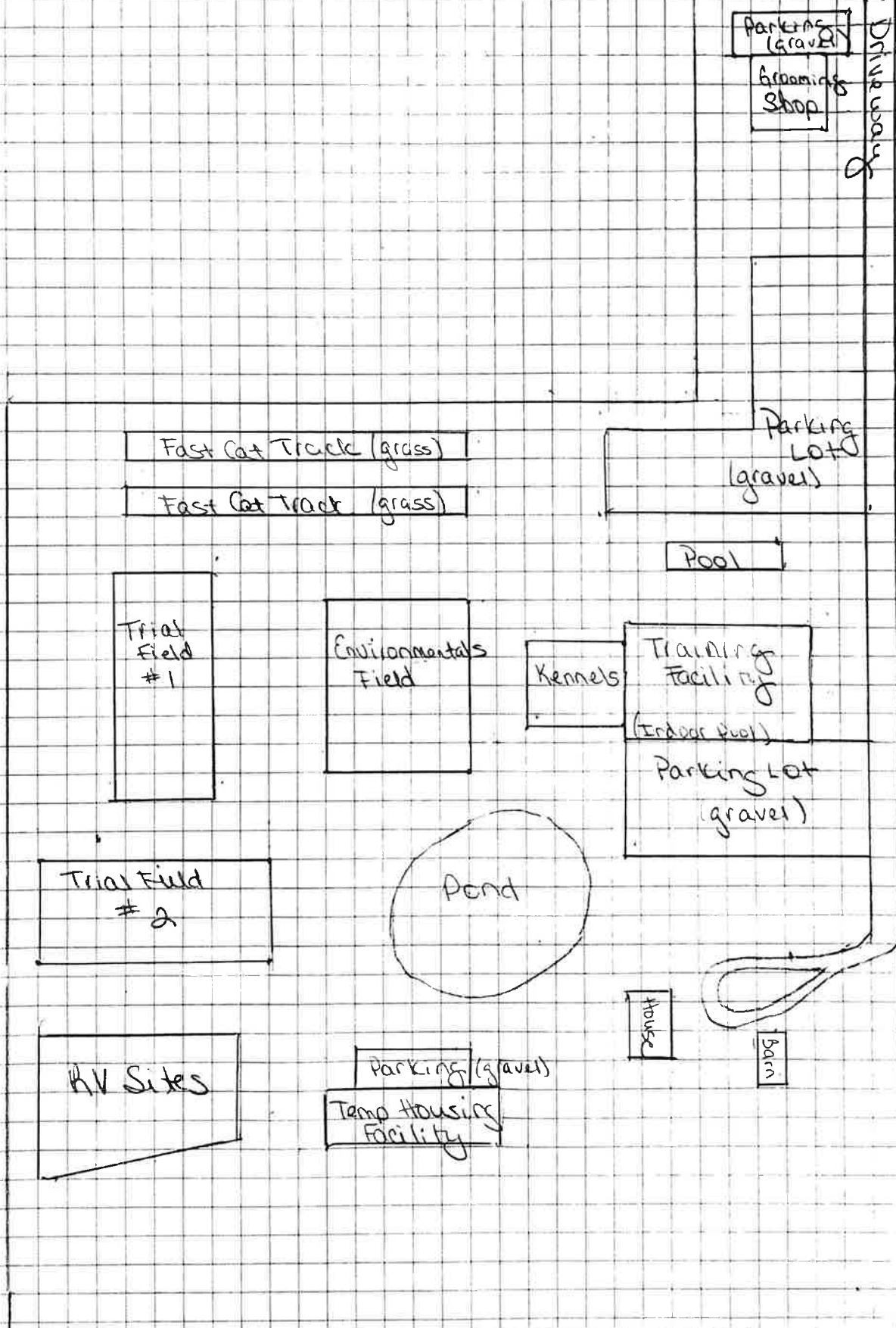
- Phase One: Training and boarding facilities, outdoor pool, and field development.
- Phase Two: Handler/student accommodations, campground, and grooming facility.

Phase One



Phase Two

--- Pleasantville Rd NW ---





August 4, 2025

Greenfield Township
4663 Carroll Cemetery Road
Carroll, Ohio 43112

RE: Zoning Amendment
463 Pleasantville Rd NW

To whom it may concern:

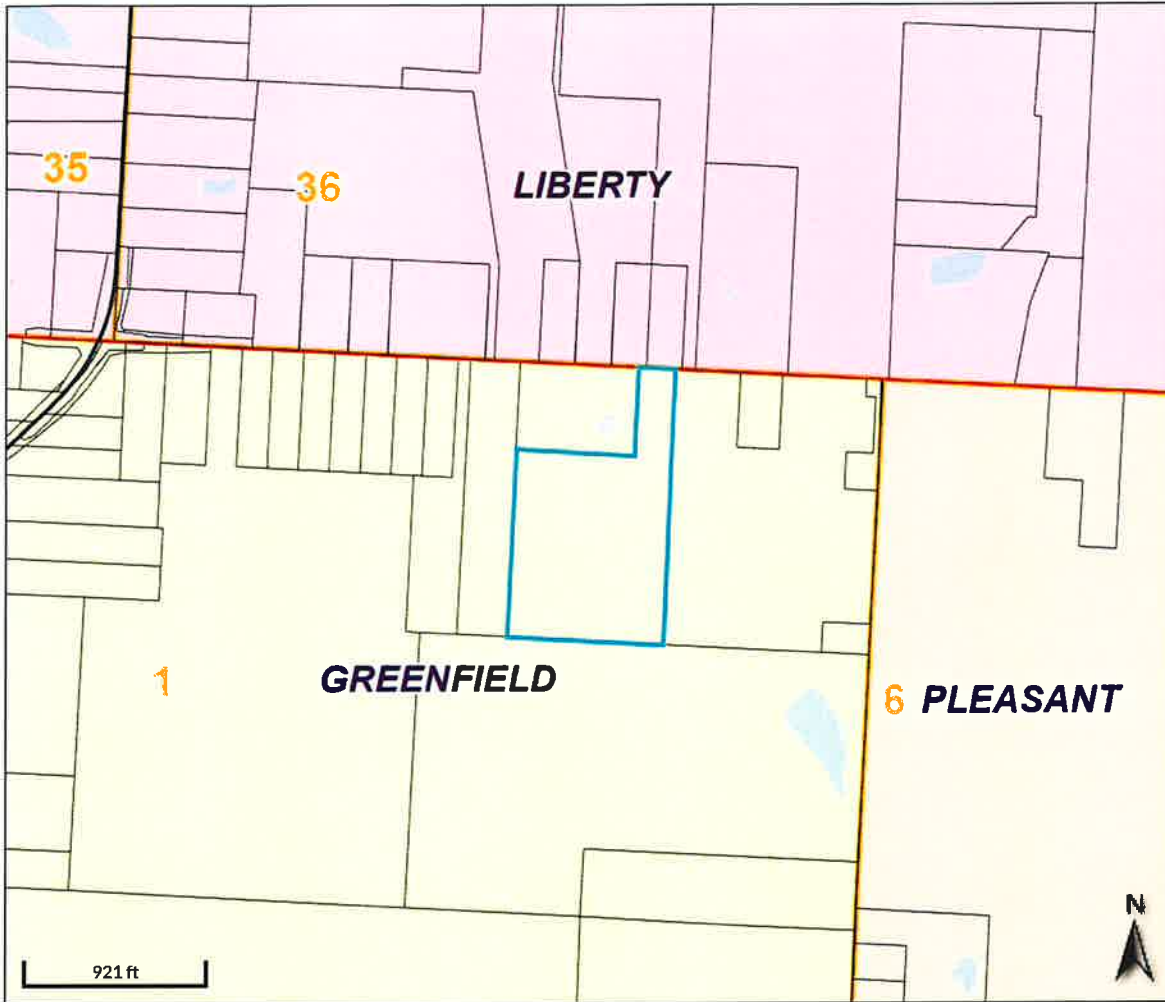
Enclosed please find our check in the amount of \$1,200 for the zoning application fee for the above-referenced property.

If anything else is needed, please feel free to contact our office at 614-228-6888.

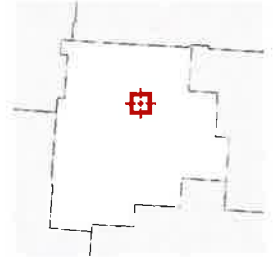
Thank you.

Erica R. Goldman
Paralegal

Enclosure



Overview



Legend

- Parcels
- Streets
 - Unaccepted Built Roads
 - Unaccepted Roads
 - Private
 - Private/Dedicated Roads
 - Alleys
 - Municipal Roads
 - Township Roads
 - County Roads
 - State Routes
 - US Routes
 - Interstate Routes
 - Ramps
 - Unknown

Parcel ID	0150119820	Alternate ID	n/a	Owner Address	STEWART JESSICA
Property Address	463 PLEASANTVILLE RD NW	Class	A - AGRICULTURAL		463 PLEASANTVILLE RD NW
	BALTIMORE	Acreage	17.81		BALTIMORE, OH 43105
District	(015) GR TWP-LUTLSD				
Brief Tax Description	R 19 T 15 S 1 NE				
	(Note: Not to be used on legal documents)				

Date created: 6/7/2025

Last Data Uploaded: 6/7/2025 10:17:00 AM

Developed by SCHNEIDER
GEOSPATIAL



0210084610

0210084613

0210084700

0210084800

0210084600

36

PLEASANTVILLE RD

0150119810

0150119820

0150120900

STRINGTOWN RD

0150120820

1

Name

CAMPBELL WES & JANET

WEST HEATHER R

BELL JAMIE THOMAS & BACHMANN KRISTEN

LEWELLEN MICHAEL E & LEWELLEN KATHY R CO TRUSTEES

BEITER GEORGE A TRUSTEE

SMITH LOUISE A & LOUISE

Address

480 PLEASANTVILLE RD NW BALTIMORE OH 43105

540 PLEASANTVILLE RD BALTIMORE OH 43105

575 PLEASANTVILLE RD NW BALTIMORE OH 43105

635 PLEASANTVILLE RD NW BALTIMORE OH 43105

5565 STRINGTON RD NW BALTIMORE OH 43105

5955 STRINGTOWN RD NW BALTIMORE OH 43105

OWNER ACKNOWLEDGMENT

Zoning Amendment

Greenfield Township, Fairfield County, Ohio

I, **Jessica Stewart**, as the legal owner of the property located at **463 Pleasantville Road NW, Baltimore, Ohio 43105** (Fairfield County Parcel No. **0150119820**), do hereby acknowledge that I have authorized **Attorney Chris Wallace of Havens Limited** to act as my representative in connection with the zoning amendment application being submitted to Greenfield Township.

I understand that all communications with the Township regarding this matter may be handled through my representative.

Signed this 25th day of July, 2025.

Jessica Stewart

Jessica Stewart (Jul 28, 2025 08:54:12 EDT)

Jessica Stewart

Owner

OWNER ACKNOWLEDGMENT - Stewart

Final Audit Report

2025-07-28

Created:	2025-07-25
By:	Chris Wallace (cwallace@havenslimited.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAADKYtBnVR1L822zhHDAFORq3XVzaD8uTv

"OWNER ACKNOWLEDGMENT - Stewart" History

-  Document created by Chris Wallace (cwallace@havenslimited.com)
2025-07-25 - 9:14:11 PM GMT
-  Document emailed to Jessica Stewart (jstewart@sooh.org) for signature
2025-07-25 - 9:14:15 PM GMT
-  Email viewed by Jessica Stewart (jstewart@sooh.org)
2025-07-26 - 10:56:57 PM GMT
-  Email viewed by Jessica Stewart (jstewart@sooh.org)
2025-07-27 - 10:08:42 PM GMT
-  Email viewed by Jessica Stewart (jstewart@sooh.org)
2025-07-28 - 12:53:48 PM GMT
-  Document e-signed by Jessica Stewart (jstewart@sooh.org)
Signature Date: 2025-07-28 - 12:54:12 PM GMT - Time Source: server
-  Agreement completed.
2025-07-28 - 12:54:12 PM GMT



REZONING CONCEPT PRESENTATION

463 PLEASANTVILLE RD NW, BALTIMORE, OH 43105



PROPOSED REZONING: RURAL RESIDENTIAL → PLANNED BUSINESS RURAL

WHO WE ARE



Jessica Stewart currently serves as President and CEO of Special Olympics Ohio. Jessica has spent the last 30 years working in the nonprofit industry holding positions from grassroots execution to strategic global leadership. Jessica has received national recognition for her work with Special Olympics North America and the American Cancer Society. She brings an entrepreneurial spirit of social impact and passion to not only her work, but to all aspects of her life. Outside of her professional life, her passion lies with the power of working dogs, service dogs, canine companions, and the ability they have to completely fulfill our lives.



Owner of Triple Threat K9, Bryan Dell is a graduate of the Department of Defense Military Working Dog Handler, K-9 Trainer and Kennel Master Courses. His skills as a Trainer have been tried, tested and proven at the highest levels throughout the years. He and his K-9 Teams under his command have served across the globe in support of the President of the United States and many foreign dignitaries. They also served in Afghanistan, Iraq, Africa and various undisclosed locations to detect explosives and weapon caches. In the United States, he and his teams patrolled numerous U.S Military installations and supported various federal, state and local agencies with K-9 mutual aid support. Bryan built a network with over 50 K-9 teams in southern Illinois St. Louis Metro area and now in Ohio too. He provided and actively provides training to Law Enforcement K-9 Teams in Obedience, Patrol, Detection, Tracking and many more areas of instruction.

PURPOSE OF REZONING

ENABLE A **MULTI-FUNCTIONAL CANINE FACILITY** THAT SUPPORTS **TRAINING, SPORTS, SPECIALTY BREEDING, AND OVERALL CANINE WELLNESS.**

PROMOTE **RURAL ECONOMIC DEVELOPMENT** WHILE PRESERVING THE **AGRICULTURAL CHARACTER** OF THE AREA.

PROVIDE A **LOCAL AND REGIONAL DESTINATION** FOR DOG ENTHUSIASTS, PROFESSIONALS, AND WORKING DOG HANDLERS.



COMMUNITY BENEFITS

JOB CREATION IN ANIMAL CARE, TRAINING, AND HOSPITALITY

EDUCATIONAL OPPORTUNITIES THROUGH SEMINARS AND CLINICS

INCREASE TOURISM AND LOCAL BUSINESS ENGAGEMENT

SAFE, STRUCTURED ENVIRONMENT FOR WORKING AND COMPANION DOGS

FIRST FACILITY OF ITS KIND IN OHIO

USE OF THE PERFORMANCE CENTER AND TRAINING GROUNDS FOR 4-H, FFA, SCOUTING, AND YOUTH ENGAGEMENT OPPORTUNITIES



PERFORMANCE CENTER VISION

- CANINE SPORTS: DOCK DIVING, FAST CAT, AGILITY, WALL CLIMBING, ENVIRONMENTAL COURSE, PROTECTION SPORTS
- TRAINING FACILITY (INDOOR AND OUTDOOR) TO INCLUDE CLASSROOM
 - OBEDIENCE
 - WORKING DOG TRAINING (POLICE, SEARCH AND RESCUE, SERVICE DOGS, DETECTION)
 - SERVICE DOGS
 - COMMUNITY ACCESS
 - AQUATIC REHABILITATION CENTER
- BOARDING FACILITY
 - SELECTIVE BREEDING AND ANIMAL HUSBANDRY PROGRAM
 - LARGE AND SMALL DOGS: CLIMATE-CONTROLLED, SOUNDPROOF, NEIGHBOR-FRIENDLY, QUIET HOURS
- TRIAL FIELDS: PROTECTION SPORTS ASSOCIATION, SCHUTZHUND, AKC AGILITY
- PREMIER GROOMING FACILITY
- HANDLER ROOM AND BOARD FACILITIES:
 - SMALL FACILITY TO HOUSE K9 HANDLERS AND STUDENTS FOR LONGER TERM SEMINARS
 - SMALL CAMPGROUND FOR OVERNIGHT ACCOMMODATIONS FOR TRAILS AND EVENTS

CANINE SPORTS – DOCK DIVING

A DOG SPORT WHERE DOGS JUMP FROM A PLATFORM INTO A POOL OF WATER TO RETRIEVE A TOY. THE GOAL IS TO ACHIEVE THE LONGEST OR HIGHEST JUMP, OFTEN MEASURED BY THE DISTANCE FROM THE DOCK'S EDGE TO WHERE THE DOG'S TAIL BREAKS THE WATER'S SURFACE. IT'S A FUN AND EXCITING SPORT THAT COMBINES RUNNING, JUMPING, AND SWIMMING. THIS WILL BE CENTRAL OHIO'S ONLY DOCK DIVING FACILITY.



CANINE SPORTS – AKC FAST CAT

(COURSING ABILITY TEST) IS A TIMED 100-YARD DASH WHERE DOGS CHASE A LURE. IT'S A POPULAR, FAST-PACED SPORT OPEN TO DOGS OF ALL SIZES AND BREEDS, WHERE THEY RACE INDIVIDUALLY AGAINST THE CLOCK. THE DOG'S SPEED IS MEASURED IN MILES PER HOUR, AND POINTS ARE AWARDED BASED ON SPEED AND SIZE HANDICAP.



CANINE SPORTS – AGILITY COURSE

DOG **AGILITY** IS A DOG SPORT IN WHICH A HANDLER DIRECTS A DOG THROUGH AN OBSTACLE COURSE IN A RACE FOR BOTH TIME AND ACCURACY.



CANINE SPORTS – PROTECTION SPORTS

PROTECTION SPORTS ASSOCIATION AND SCHUTZHUND(IGP): COMPETITIVE ACTIVITIES THAT SHOWCASE A DOG'S ABILITY TO PERFORM SPECIFIC TASKS INVOLVING PROTECTION WORK, SUCH AS OBEDIENCE, AND AGILITY. THESE SPORTS ASSESS A DOG'S TEMPERAMENT, TRAINABILITY, AND PHYSICAL AND MENTAL SOUNDNESS.



CANINE SPORTS - ENVIRONMENTALS

ENVIRONMENTAL COURSE TRAINING PROGRAMS FOCUS ON MANAGING A DOG'S ENVIRONMENT TO INFLUENCE THEIR BEHAVIOR POSITIVELY. THESE COURSES TEACH STRATEGIES TO ADDRESS ISSUES LIKE ANXIETY AND IMPULSE CONTROL BY MODIFYING THE DOG'S SURROUNDINGS AND BUILDING CONFIDENCE.

CLIMBING WALLS INVOLVE DOGS SCALING VERTICAL WALLS, SOMETIMES UP TO SEVERAL METERS HIGH, WITH HANDLERS GUIDING THEM. THESE COMPETITIONS OFTEN INCLUDE OTHER EVENTS LIKE WEIGHT PULLING AND SPRING POLE CHALLENGES.



TRAINING FACILITY

OUR INDOOR AND OUTDOOR TRAINING FACILITY WILL BE HOME TO A VARIETY OF DOG TRAINING OPTIONS, TO INCLUDE OBEDIENCE, COMPANION, AND WORKING/SERVICE DOGS. WE WILL FOCUS PRIMARILY ON THE WORKING DOG INDUSTRY INCLUDING POLICE K9S, SEARCH AND RESCUE, AND SCENT DETECTION. WE WILL HOLD WORKSHOPS, SEMINARS, AND HANDLER COURSES, WITH SOME TO INCLUDE 6–12-WEEK SESSIONS WITH OPTIONS TO BRING A WORKING K9. THE INDOOR FACILITY WILL HAVE A CLASSROOM TO FACILITATE COURSE WORK AND WILL BE MADE AVAILABLE TO YOUTH AND COMMUNITY GROUPS FOR RENTAL OPTIONS.



BOARDING AND BREEDING FACILITY

CENTRAL OHIO'S STATE OF THE ART BOARDING AND BREEDING FACILITY

BOARDING FACILITY:

Size: 50' x40' with 12 KENNELS

ATTACHED DIRECTLY TO TRAINING FACILITY

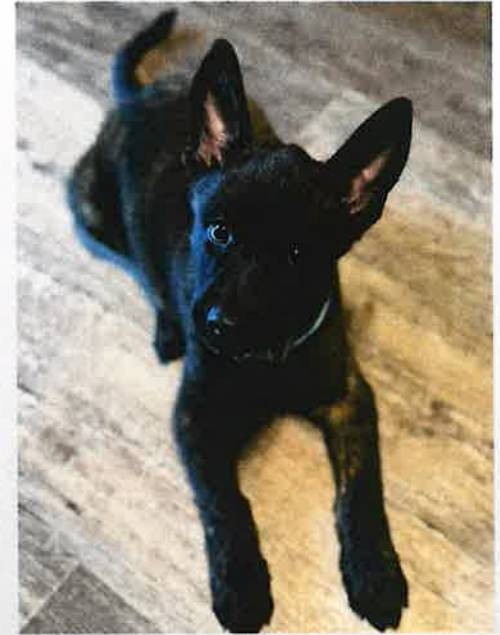
SERVICES FOR BOTH LARGE AND SMALL BREEDS

CLIMATE CONTROLLED AND SOUNDPROOF

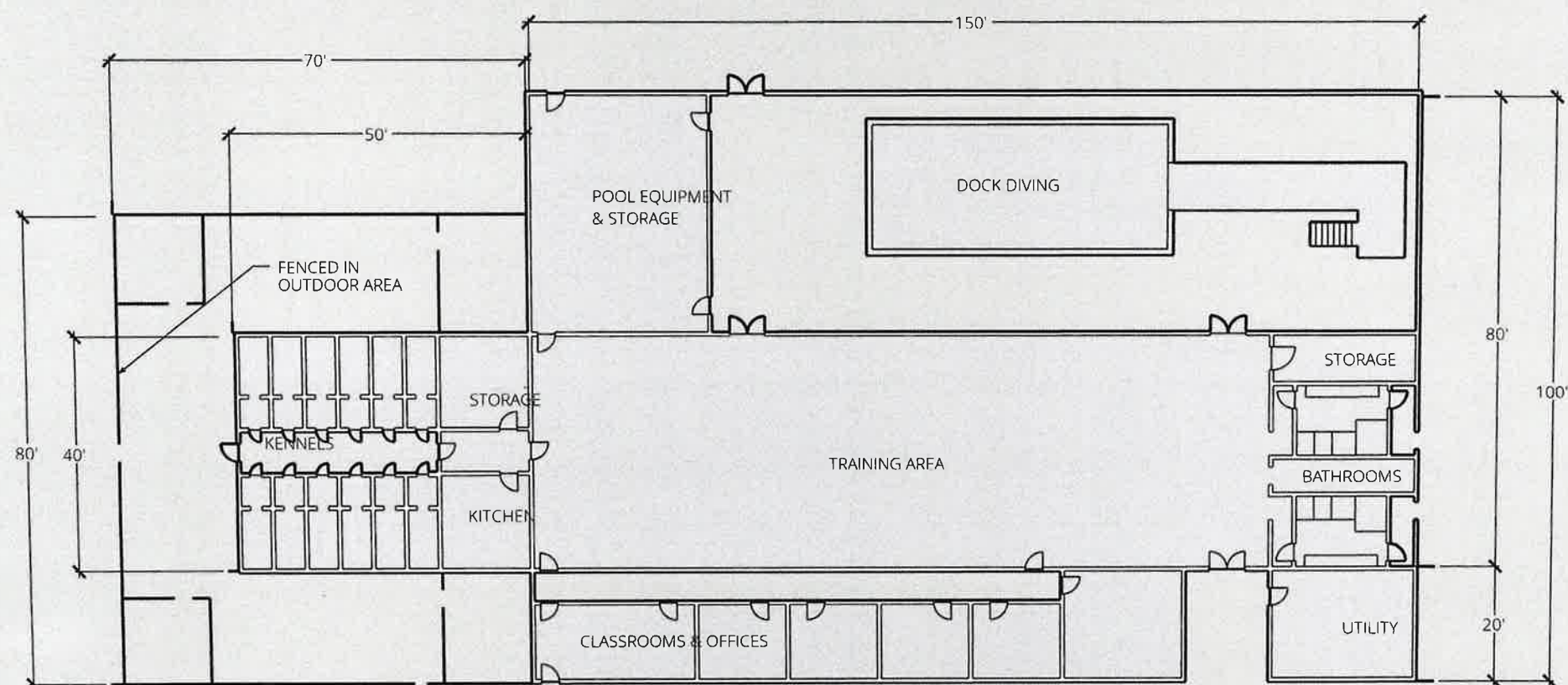
BREEDING:

ETHICAL AND SELECTIVE BREEDING OF PREMIER WORKING-LINE DOG

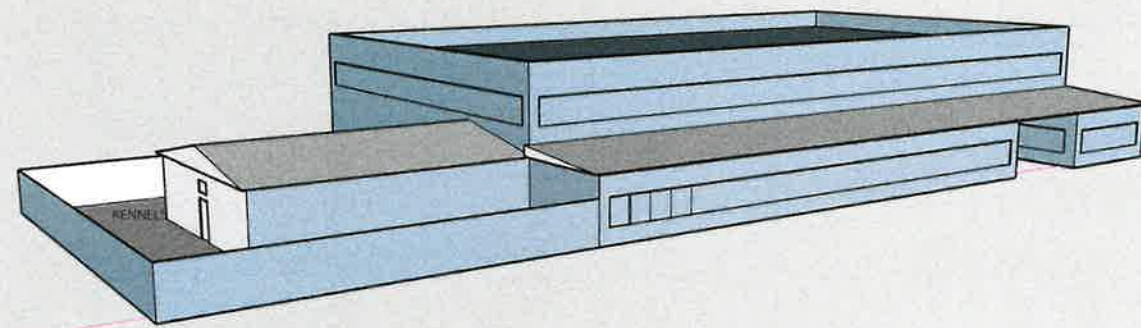
EARLY SOCIALIZATION AND ENVIRONMENTAL EXPOSURE



TRAINING AND BOARDING FACILITY



Elevation: 24'



TRIAL FIELDS AND ENVIRONMENTALS

OUTDOOR TRIAL AND SPORT FIELDS

TWO 200'x100' FULLY-FENCED FIELDS WILL BE REGULATION SIZE TO ACCOMMODATE THE FOLLOWING SPORTS:

PROTECTION SPORTS ASSOCIATION

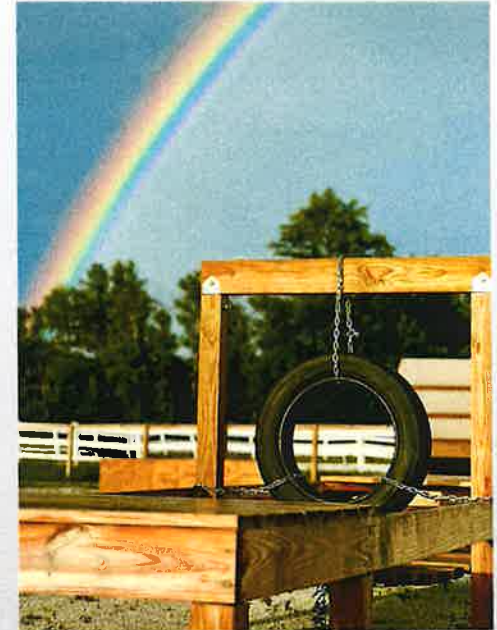
SCHUTZHUND (IGP)

FRENCH RING

AKC AGILITY

TWO AKC FAST CAT FIELDS – 25'x300'

ENVIRONMENTAL FIELD – 200' x200'



GROOMING FACILITY

PREMIER GROOMING FACILITY

FOR EXISTING GROOMING BUSINESS IN BALTIMORE, OHIO (CURRENTLY RENTING)

BUILDING SIZE: 60'X60' - HEIGHT 15'

FULL-SERVICE GROOMING FOR ALL BREEDS



ACCOMMODATIONS

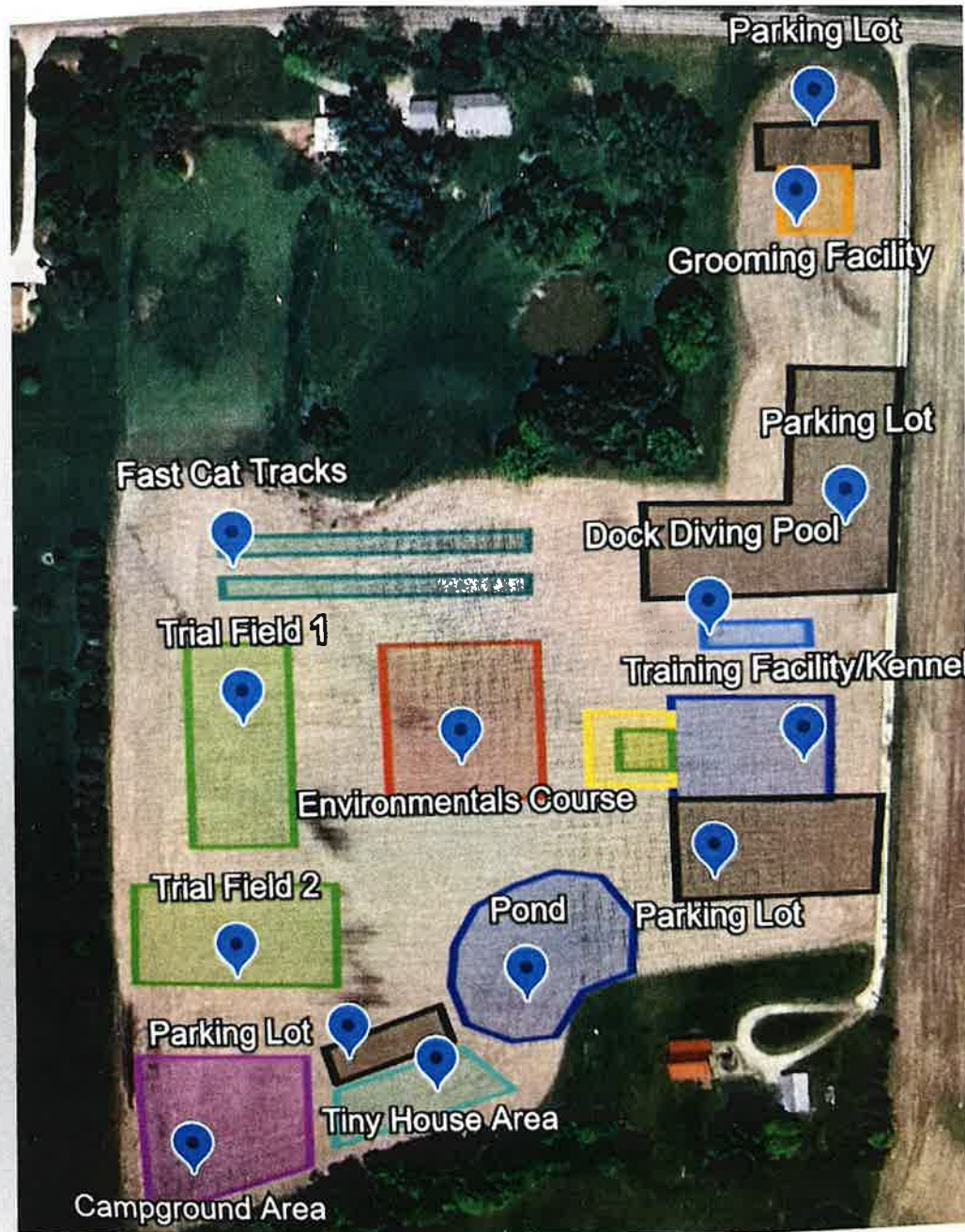
CAMPGROUND AREA FOR OVERNIGHT STAYS DURING TRIALS AND EVENTS

○ 10-12 ELECTRIC RV SITES

"TINY HOUSES" TO TEMPORARILY HOUSE HANDLERS AND TRAINERS STAYING FOR LONGER TRAINING COURSES. THIS WILL ALSO BE USED FOR SHOW/TRIAL JUDGES AND HELPERS.



PROPOSED PROPERTY MAP (DRAFT)



SITE PLAN & NEXT STEPS

- CONCEPTUAL LAYOUT - ADA-COMPLIANT PARKING AND ACCESS
- COMMUNITY ENGAGEMENT – INFORMATIONAL CONVERSATIONS WITH LOCAL RESIDENTS
- ENVIRONMENTAL REVIEW – ENSURE MINIMAL IMPACT ON SURROUNDING LAND
- ZONING APPLICATION – FOLLOWING INITIAL CONCEPT PRESENTATION ADJUSTMENTS
- PHASED DEVELOPMENT:
 - PHASE ONE
 - TRAINING FACILITY
 - BOARDING FACILITY
 - OUTDOOR POOL (DOCK DIVING AND AQUATIC REHABILITATION CENTER)
 - FIELD DEVELOPMENT
 - PHASE TWO
 - HANDLER/STUDENT ACCOMMODATIONS
 - CAMPGROUND
 - GROOMING FACILITY

QUESTIONS AND DISCUSSION



THANK YOU!



Fairfield Soil and Water Conservation District

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

Telephone: (740) 653-8154

Date: August 26, 2025

To: Nicholas Eastham
Regional Planning Commission

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

Subject: **Greenfield Rezoning**
Parcel 0150119820

Please note the following comments on the Greenfield Rezoning, parcel 0150019820

1. This project will need to contact Fairfield Health Department and/or Ohio EPA about well and septic system.
2. The site will need to address water quantity and water quality to comply with Ohio EPA requirements as it develops.
3. There is a stream that passes through the rear of the property. The proposed property map does not show any improvements in the vicinity of the stream.
4. The rezoning does not negatively impact our office, therefore we recommend approval.

From: [Anders, Joshua T \(Josh\)](#)
To: [Eastham, Nicholas P](#)
Subject: RE: Greenfield Township Zoning Map Amendment
Date: Tuesday, August 26, 2025 1:11:41 PM
Attachments: [image002.png](#)

Nicholas,

Fairfield County Utilities does not have any objections to the rezoning just a comment that the proposed property does not have access to public water and sanitary sewer and will need to address these issues with the County Health Department and Ohio EPA with onsite systems.

Thanks,



From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>
Sent: Thursday, August 14, 2025 1:33 PM
To: May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>
Cc: hollym <hollym@crossroadscommunityplanning.com>
Subject: Greenfield Township Zoning Map Amendment

Hello,

We received a map amendment application for Greenfield Township for a proposed rezoning from R-1 Rural Residential District to PRB – Planned Rural Business District. The proposed use is to build and operate “a multi-functional canine facility supporting training, sports, specialty breeding, and overall canine wellness.” The application is attached to this email for your review.

Please provide all comments by no later than **08/22**.

Please let me know if you have any questions.

Thank you.

Nicholas Eastham, AICP Candidate
Regional Planner | Regional Planning Commission



138 W Chestnut St.
Lancaster, OH 43130



740-652-7111 (t)



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

From: [May, Kristopher Todd](#)
To: [Eastham, Nicholas P](#); [Noland, Mitch A](#); [Lucht, Chad M](#); [Valentine, Jennifer M](#); [Anders, Joshua T \(Josh\)](#); [Vogel, Tony J](#)
Cc: [Mattei, Holly R](#)
Subject: RE: Greenfield Township Zoning Map Amendment
Date: Tuesday, August 26, 2025 3:02:18 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image001.png](#)

Nicholas,

The proposed development may continue to use the existing drive to 463 Pleasantville Road NW. It meets intersection spacing requirements as well as our drive sight distance standards.



Todd May

Subdivision Engineer • Engineer's Office

📍 3026 West Fair Ave. ☎ (740) 652-2384

(t) Lancaster, Ohio ☎ (740) 808-7475

(c) 43130 ☎ (740) 652-2300

(f)

🌐 <https://www.co.fairfield.oh.us/Engineer>

✉ todd.may@fairfieldcountyohio.gov

From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>

Sent: Friday, August 22, 2025 11:19 AM

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

Cc: hollym <hollym@crossroadscommunityplanning.com>

Subject: RE: Greenfield Township Zoning Map Amendment

Hello,

Just as a reminder, all comments are due before end of day today.

Please let me know if you have any questions.

Thank you.

Nicholas Eastham, AICP Candidate
Regional Planner | Regional Planning Commission

138 W Chestnut St.
Lancaster, OH 43130

740-652-7111 (t)



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

From: Eastham, Nicholas P

Sent: Thursday, August 14, 2025 1:33 PM

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

Cc: Holly Mattei <hollym@crossroadscommunityplanning.com>

Subject: Greenfield Township Zoning Map Amendment

Hello,

We received a map amendment application for Greenfield Township for a proposed rezoning from R-1 Rural Residential District to PRB – Planned Rural Business District. The proposed use is to build and operate “a multi-functional canine facility supporting training, sports, specialty breeding, and overall canine wellness.” The application is attached to this email for your review.

Please provide all comments by no later than **08/22**.

Please let me know if you have any questions.

Thank you.

Nicholas Eastham, AICP Candidate
Regional Planner | Regional Planning Commission

138 W Chestnut St.
Lancaster, OH 43130

740-652-7111 (t)



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

RESOLUTION #2025-2

**RESOLUTION AUTHORIZING TO APPROPRIATE FROM
UNAPPROPRIATED FUNDS**

WHEREAS, appropriations are needed in the major expenditure object category for other; and

WHEREAS, appropriate from unappropriated funds will allow proper classification in the major expenditure object categories.

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

1. The Regional Planning Commission appropriate from unappropriated into the following categories:

74703000 590300 - \$3,000
Refunds/Reimbursement

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

YEAS: _____ NAYS: _____

ABSTENTIONS: _____

Adopted: _____

Jennifer Morgan, President
Fairfield County Regional Planning Commission

Fairfield County Building Department Monthly Report - August 2025

Final Approved	Address	City/Village	Township	Cost Estimate	Date Received
Lancaster Schools Garage - HVAC	2780 Coonpath Rd NE	Lancaster	Pleasant	48,250.00	01/17/24
Life Church - Fire Alarm	5550 Lancaster-Newark Rd NE	Pleasantville	Pleasant	10,601.33	06/05/25
Path Healthcare - COO	3044 Columbus-Lancaster Rd	Lancaster	Greenfield	0.00	08/05/25
Bremen Drive In - COO	51 Angle Street	Bremen	Rushcreek	0.00	07/14/25
New Applications	Address	City/Village	Township	Cost Estimate	Date Received
Marathon Signs	539 S Main St	Baltimore	Liberty	10,000.00	08/05/25
Phoenix Group Home - COO	3044 Columbus-Lancaster Rd	Lancaster	Greenfield	0.00	08/05/25
Real Church Addition	5780 Reynoldsburg Baltimore Rd	Pickerington	Liberty	10,000.00	08/06/25
JoJo's Pizza - COO	2330 E Main Street	Thurston	Walnut	0.00	08/12/25
Wolfe Pizza Shop Addition	12100 Lancaster Street	Millersport	Walnut	None Listed	08/12/25
Dollar General HVAC	50 Logan-Thornville Rd	Bremen	Rushcreek	24,500.00	08/12/25
T-Mobile Generator	1800 Sugar Grove Rd	Lancaster	Berne	20,000.00	08/15/25

BILLS
REGIONAL PLANNING COMMISSION
September 2, 2025

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