TO: Fairfield County Regional Planning Commission

FROM: Loudan Klein, Executive Director

DATE: March 31, 2020

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on Tuesday, April 7, 2020, at 5:30 p.m. The meeting will be held remotely via livestream and conference call. We encourage voting members to join the meeting one of the following ways to vote and participate. If you have any questions about utilizing these services, please give us a call.

Please join my meeting from your computer, tablet or smartphone. https://global.gotomeeting.com/join/602025293

You can also dial in using your phone. United States (Toll Free): 1 877 309 2073
United States: +1 (646) 749-3129

Access Code: 602-025-293

Livestream for non-voting members: https://boxcast.tv/view/regional-planning-commission-meeting-april-7-2020-557492

The tentative agenda will be as follows:

1. Approval of minutes of the March 3, 2020 RPC meeting (see enclosed)

2. President’s Report

3. Subdivision Activities
   i. Heron Crossing, Section 4, Part 2 – Final Plat
       Violet Township (see enclosed)

4. Building Department Applications Under Review for Building Permits (see enclosed)

5. Bills (see enclosed)

6. Other Business

Loudan Klein
Executive Director

email: rpc@co.fairfield.oh.us

04/07/2020
MINUTES
March 3, 2020

The minutes of the Regional Planning Commission meeting held at the Fairfield County Courthouse, 210 E. Main Street, Third Floor, Lancaster, Ohio.

Presiding: Phil Stringer, President

Present: Betsy Alt, Clement Chukwu, Gail Ellinger, Ralph Hedrick, Charles Hockman, Kent Huston, Doug Ingram, Joe Kemmerer, Randy Kemmerer, Darrin Monhollen, Jennifer Morgan, Jerry Rainey, Ira Weiss, Bill Yapple, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Rick Szabak (Economic Development Director), Jeremiah Upp (County Engineer), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

ITEM 1. MINUTES

The Minutes of the February 4, 2020, Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Jerry Rainey seconded the motion. Motion passed.

ITEM 2. PRESIDENT’S REPORT

Phil Stringer welcomed everyone to the meeting. Ralph Hedrick was welcomed as a new member representing Amanda Township. Phil Stringer announced that April, 2020 will be his last month with the RPC after 25 years. The RPC thanked Phil for his years of service with the RPC.

ITEM 3. PRESENTATION

James Mako gave a CDBG Update and Fair Housing Presentation.

ITEM 4. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:
ITEM 4a).  SUBDIVISION: Spring Creek Section 3, Phase 2, and Replat of Lot 278 Section 3, Part 1B – Final Plat

Owner/Developer: Pulte

Engineer: CESO

Location and Description: The Spring Creek Subdivision is located in Violet Township and can be accessed from both Refugee Road and Milnor Road. The built portion of Spring Creek is within the City of Pickerington corporation limits. Section 3 Phase 2 is within the Township and includes 30 lots on approximately 16 acres. Also included in this final plat is a replat of Section 3, Phase 1B Lot 278 in order to reduce the size of the lot to accommodate additional spacing for the detention basin.

SUBDIVISION REGULATIONS COMMITTEE: The Subdivision Regulations Committee recommends approval of the final plat, subject to the following conditions:

1. If Lot 278 does not remain under the ownership of Pulte, the lot owner will be required to sign the plat.
2. Sheet 1. Drainage Maintenance District language needs updated to reflect the correct district. We will work with the County Engineers office to determine the correct district.
3. Sheet 1. Please provide name and title under all signature’s lines for their respective agencies.
4. Sheet 3. Label all off-site easements as “off-site”. Offsite easements may need to be adjusted per conversations with Fairfield County Utilities. These can be finalized with the signing of the construction drawings.
5. Sheet 3. Define electric easement labeling on Lot 289.
6. Sheet 3. Label change in acreage from Lot 278 and what is now part of Reserve B.
7. No vehicular access easement note appears to be an incorrect reference.
8. Prior to recording of the final plat:
   a. Construction drawings signed and approved
   b. Development Agreement and inspection fee deposits submitted
   c. A bond must be posted in an amount agreed upon by the County.
   d. Recreation fees must also be submitted ($50 per lot) prior to recording.
9. The preliminary plan must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield Soil and Water Conservation District, GIS Department, and Violet Township.

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

Loudan Klein presented the following report:
ITEM 4b.  Subdivision: Heron Crossing West – Preliminary Plan - Violet Township

Owner/Developer: MI Homes

Engineer: EMH&T

Location and Description: The proposed preliminary plan is for 61 acres along Pickerington Road in Violet Township. The proposal is for single-family residential at a gross density of 2.25 units per acre. There are proposed 136 lots varying in size and five reserves totaling 24 acres of open space, or 40%. The development is proposing two access points, one newly created access from Pickerington Road and one connection to Green Meadows Drive in Heron Crossing Section 2. Two additional stubs are proposed to the south. Central services will be provided to this development by Fairfield County Utilities.

SUBDIVISION REGULATIONS COMMITTEE: The Subdivision Regulations Committee recommends approval of the preliminary subject to the following conditions:

1. A variance request has been made to Section 4.10.3(A)(2) minimum approach tangent to an intersection of 100°. The request is being made at three locations: Green Meadows Drive to McQueen Drive, Fenwick Street to Ribault Drive and Tybee Way to Ribault Drive. The Subdivision Regulations Committee supports this variance request.
2. Minor comments remain from County Engineer regarding the stormwater report.
3. Previous discussions have centered around a field tile running north and south through the property as a possible outlet from the Fox Run parcels to the north. Tests have been completed by Fairfield Soil and Water Conservation District have come back under the thresholds to be considered a public nuisance.
4. Please see revised Note D regarding temporary turn arounds. Turnarounds must comply with Exhibit 3A of the Subdivision Regulations which is cul-de-sac design.
5. Depending on the phase lines, turn lanes may be required with the construction of Phase/Section 1. Further discussion will need to occur related to the results of the traffic impact study. Regardless, it would be the County’s desire to have these installed as soon as possible.
6. Offsite drainage and sanitary easements located south of the property and Reserve C must be acquired prior to construction approval.
7. The preliminary plan must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield Soil and Water Conservation District, GIS Department, and Violet Township.

A motion was made by Bill Yaple to approve the Subdivision Regulations Committee recommendation regarding the Preliminary Plan. Ira Weiss seconded the motion. Motion passed with Darrin Monhollen abstaining. A motion was made by Bill Yaple to approve the Subdivision Regulations Committee recommendation regarding the variance. Ira Weiss seconded the motion. Motion passed with Darrin Monhollen abstaining.

Loudan Klein presented the following report:
ITEM 4c). Subdivision: Estates at Lake Forest – Preliminary Plan - Violet Township

Owner/Developer: Harmony Development

Engineer: CESO

Location and Description: The proposed preliminary is located in Violet Township (PN#’s 0360093563 & 0360093570) along Milnor Road. The proposal is for 55 lots on 27 acres. The subdivision will be accessed from the existing Lake Forest Subdivision (Pickerington Corp.) which is accessed from Refugee Road. The site will be serviced by central water and sewer provided by Fairfield County Utilities.

SUBDIVISION REGULATIONS COMMITTEE: The Subdivision Regulations Committee is recommending approval of the preliminary plan, subject to the following conditions:

1. Stream classification has been updated with a revised wetland delineation report. Please show the streams on the preliminary plan as identified in the report. The necessary permits for mitigation will be required prior to construction approval.
2. A variance will be required from Section 4.10.2(E) Temporary Turn Arounds to dismiss the required turnaround for stubs greater than one lot deep. The second lot will be platted as a reserve and would be required to be replatted in order to become a lot. The Subdivision Regulations Committee is in support of the variance request.
3. The developer has agreed to supply off-site easements for along the Milnor Road frontage to for a pedestrian easement and an offsite water easement as necessary.
4. The preliminary plan must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield Soil and Water Conservation District, GIS Department, and Violet Township.

A motion was made by Jerry Rainey to approve the Subdivision Regulations Committee recommendation regarding the variance. Kent Huston seconded the motion. Motion passed with Darrin Monhollen abstaining. A motion was made by Jerry Rainey to approve the Subdivision Regulations Committee recommendation regarding the preliminary plan. Ira Weiss seconded the motion. Motion passed with Darrin Monhollen abstaining.

ITEM 5. PROPOSED ZONING MAP AMENDMENT

James Mako presented the following report:
ITEM 5a).  APPLICANT: Scott and Bethany Lines

LOCATION & DESCRIPTION: The applicant proposes to rezone 1.64 acres of land (parcel # 013-00395-15) located at 3600 Havensport Road in Greenfield Township, R 19 T 15 S 15 SW.

EXISTING ZONING: The property is zoned R-1 (Rural Residential District). The R-1 District is established to provide areas for the continuance of agriculture as well as large lot single family residential development reflecting very low density and a rural lifestyle. Such development may occur as a transitional area between agricultural and urban areas, and is typically not served by public water or sewer systems.

EXISTING LAND USE: Non-Residential Building (Pole Barn-type structure)

PROPOSED REZONING: HB (Highway Business District) The HB District is established to provide areas for a diverse range of commercial and business activity within specific areas of Greenfield Township, while controlling the adverse impacts of this development on nearby residential uses. In particular, the HB District must be intended to accommodate high intensity business uses such as those found along major highway corridors. Furthermore, this district may be applied to new development within Greenfield Township when located within a major highway corridor.

PROPOSED LAND USE: Generator sales & electrical contracting office

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

ADJACENT USE
Single Family Home
Single Family Home
Single Family Home
Single Family Home

RPC STAFF RECOMMENDATION:

RPC Staff recommends disapproval to the rezoning request with the following comments:

1. The property appears to contain an existing non-conforming use (non-residential structure in a R-1 District). RPC Staff does not believe that proposed re-zoning/ land use fits into the rural residential character of the neighborhood. In addition, the proposed land use (Highway Business) is not supported by the land use recommendations found in the County’s Comprehensive Plan.

2. It does not appear that the property is “located within a major highway corridor” as specified in the definition of the HB (Highway Business) District.

A motion was made by Bill Yaple to approve the RPC staff recommendation. Darrin Monhollen seconded the motion. Motion passed.
ITEM 6.  ELECTION OF OFFICERS AND EXECUTIVE COMMITTEE MEMBERS

The following Slate of Officers and Executive Committee members was presented to the RPC for approval:

Slate of Officers:
President
  • Betsy Alt
Vice-President
  • Ira Weiss
Second Vice-President
  • Doug Ingram
Secretary
  • Kent Huston

Recommendations for Executive Committee Members:
  • Doug Ingram (Second Vice-President*)
  • Betsy Alt (President*)
  • Kent Huston (Secretary*)
  • Todd Edwards (Retail Merchant)
  • Jerry Rainey (Education)
  • Ira Weiss (Vice-President*)
  • Darrin Monhollen (Violet Township)
  • Jennifer Morgan (Finance)
  • Bill Yaple (At-Large)

*If elected as officer, would automatically be a member of the Executive Committee.

A motion was made by Dave Levacy to accept the proposed slate as presented. Gail Ellinger seconded the motion. Motion passed.

ITEM 7.  BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

RPC staff presented a list of building permit applications under review.
Loudan Klein presented the following bills for payment:

**ITEM 8.** **BILLS**

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A motion was made by Doug Ingram to approve the bills for payment. Ira Weiss seconded the motion. Motion passed.

**ITEM 9.** **OTHER BUSINESS**

No other business was presented at the meeting.

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

Minutes Approved By:

Phil Stringer, President

Kent Huston, Secretary
**Subdivision:** Heron Crossing Section 4, Part 2 – Final Plat  
**Owner/Developer:** MI Homes  
**Engineer:** Watcon  
**Location and Description:** Located in Violet Township along Refugee Road. Section 4 is the last remaining section to be developed with the Heron Crossing Subdivision. Section 4 is accessed from existing Sections 1-3. It includes 46 lots on approximately 22 acres. MI Homes has since requested to split Section 4 into two parts. Part 2 will be 28 lots on 15 acres.

**Date:** March 30, 2020

**SUBDIVISION REGULATIONS COMMITTEE:** The Subdivision Regulations Committee recommends approval of the final plat, subject to the following conditions:

1. Prior to recording of the final plat:
   a. A bond must be posted in an amount agreed upon by the County.
   b. Recreation fees must also be submitted ($50 per lot) prior to recording.

2. The plat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield Soil and Water Conservation District, GIS Department, and Violet Township.
NOTES

NOTE "A": The purpose of this plat is to show certain property rights of ways, easements, and boundaries as of the time of plotting. At the request of zoning and planning authorities at the time of plotting, 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 on this plat.

NOTE "B": All lots in the Heron Crossing 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 Heron Crossing 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 "C": Areas designated as "Prentice No Build Zone" shown herein will be owned and maintained by the Heron Crossing Homeowners Association, Inc. (HOA). Said Perimeter No Build Zone shall be left in its natural state. No tree cutting (other than dead or diseased) pruning or thinning, or other than where necessary to maintain fire breaks, for drainage facilities, utility lots and/or utility structures within said Perimeter No Build Zone shall be used and maintained by the Heron Crossing Homeowners Association, Inc. Only trees within the "Perimeter No Build Zone" shall be included as part of the Open Space acreage that they are within.

NOTE "D": Open Spaces E" shall be owned, maintained, managed, and governed by the Heron Crossing Homeowners Association, Inc. (HOA) and shall be used as Passive Open Space and Recreation. All amenities located on and within 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 Heron Crossing Subdivision shall be owned and maintained by the Heron Crossing Homeowners Association Inc.

NOTE "E": North Tree Preservation Zone: For the purpose of preserving wildlife habitat, a Tree Preservation Zone has been established at the property line on the Approved Development Plan and on this plat. Within this Tree Preservation Zone, no trees may be disturbed, cut or removed unless such trees are dead or in poor condition and/or constitute a safety hazard. The area shall remain in its existing condition, and the North Tree Preservation Zone shall be owned, maintained, managed and governed by the Subdivision Association. This North Tree Preservation Zone has been delineated on page 5 of this final plat and shall be restricted as set forth herein.

SURVEY DATA

BASE OF BEARINGS: For the purpose of this plat a bearing of "N 80° 32' 24" W" was established on the west line of the Plat as shown in the Plat. This document is based on a survey completed by Watson Consulting Engineers & Surveyors in March of the year 2005.

SITE STATISTICS

Acreage Breakdown:
Lot Area = 6,431 Acres
Open Spaces = 1,706 Acres
Right-of-Way = 1,232 Acres
Total Acreage = 15,152 Acres
Total # of Lots = 38 Lots

Current Zoning = Planned Residential District (PDR)
DESCRIPTION of an 11.153 acre parcel of land.

Situated in the State of Ohio, County of Fairfield, Township of Violet, Township 16, Range 20, Section 25, and being 15,152 acres out of 28,355 acre parcel of record in G.S. 1962, Fig. 3563 being conveyed to M.J. Honey of Central Ohio, LLC, all references to records being on file in the Office of the Recorder, Fairfield County, Ohio.

Beginning on a 3/4" iron pin previously set at the northwest corner of Lot 1 of Heron Crossing Section 4, Part 1, as conveyed in Plat Cabinet 3, Slot 63.

Thence with the next 5 courses along the north line of Open Space "D" of Heron Crossing Section 3:

1. Thence, N 12°36'70" E, a distance of 58.69 feet to a 5/8" solid bar previously set;
2. Thence, N 03°49'54" E, a distance of 544.80 feet to a 5/8" solid bar previously set;
3. Thence, N 08°13'06" W, a distance of 114.00 feet to a 5/8" solid bar previously set;
4. Thence, N 03°47'54" E, a distance of 134.56 feet to a 3/4" iron pin previously set;
5. Thence 54.76 feet along the arc of a non-tangent curve to the right, having a radius of 475.00 feet, a central angle at 08°36'18", the chord of which bears S 71°30'58" E, a chord distance of 54.73 feet to a 3/4" iron pin previously set at the southeast right of way corner of Prairie View Drive;

Thence, N 23°36'46" E, a distance of 50.35 feet to a 3/4" iron pin previously set at the northeast right of way corner of Prairie View Drive;

Thence with the next 7 courses along the east line of said Heron Crossing Section 3:

1. Thence, N 03°47'54" E, a distance of 247.76 feet to a 3/4" iron pin previously set at the northeast corner of Lot 117 of said Heron Crossing Section 3;
2. Thence, N 57°40'52" E, a distance of 68.21 feet to a 3/4" iron pin previously set at the northeast corner of Lot 116 of said Heron Crossing Section 3;
3. Thence, N 04°25'33" E, a distance of 90.42 feet to a 5/8" iron pin previously set at the northeast corner of Lot 115 of said Heron Crossing Section 3;
4. Thence, N 15°28'27" W, a distance of 68.63 feet to a 3/4" iron pin previously set;
5. Thence, N 40°01'32" W, a distance of 70.25 feet to a 3/4" iron pin previously set at the northeast corner of Lot 114 of said Heron Crossing Section 3;

6. Thence, N 49°40'17" W, a distance of 8.70 feet to a 5/8" iron pin previously set at the southeast corner of Open Space "E" of said Heron Crossing Section 3;
7. Thence, N 05°19'59" E, a distance of 60.00 feet to a solid iron pin permanent marker previously set at the northeast corner of said Open Space "E", said permanent marker also being on the south line of a 22,695 acre parcel conveyed to Evie J. and Paulaine M. Veronick in record in Official Record 1168, Page 1638;

Thence, S 86°02'50" E, a distance of 45.77 feet to a 5/8" solid bar found on the south line of said 22,665 acre parcel and being on the north line of said 28,355 acre parcel;

Thence, S 89°13'40" E, with the south line of said 22,665 acre parcel and the north line of said 28,355 acre parcel, a distance of 516.60 feet to a 5/8" solid bar found at the northeast corner of said 28,355 acre parcel and also being the northwest corner of a 12,626 acre parcel conveyed to Eugene Venema in record in Official Record 1167, Page 2026;

Thence, S 03°47'41" W, with the east line of said 28,355 acre parcel, the west line of said 12,626 acre parcel, the west line of a 6,64 acre parcel conveyed to Robert R. and Cathy A. Jarvis in record in Official Record 1572, Page 32, the west line of a 10,000 acre parcel conveyed to Robert R. and Cathy A. Jarvis in record in Official Record 1844, Page 2415, the west line of a 10,000 acre parcel conveyed to William R. and Margaret A. Miller in record in Official Record 1960, Page 2983 and the west line of a 35,075 acre parcel conveyed to Roger A. and Patricia A. Groves in record in Official Record 1709, Page 1460 a distance of 1,325.57 feet to a 5/8" iron pin found at the southwest corner of Open Space "E" of said Heron Crossing Section 4, Part 1;

Thence with the next 7 courses along the north line of said Heron Crossing Section 4, Part 1:

1. Thence, N 86°12'16" W, a distance of 65.04 feet to a 5/8" solid iron pin permanent marker previously set;
2. Thence, S 03°47'56" W, a distance of 87.00 feet to a 5/8" iron pin previously set;
3. Thence, N 16°44'20" W, a distance of 71.82 feet to a 5/8" solid iron pin permanent marker previously set at the northeast corner of Lot 116 of said Heron Crossing Section 4, Part 1;

4. Thence, N 18°20'05" W, a distance of 143.35 feet to a 5/8" solid iron pin permanent marker previously set at the northeast corner of Lot 115 of said Heron Crossing Section 4, Part 1;
5. Thence, N 03°47'54" W, a distance of 247.76 feet to a 5/8" iron pin previously set at the northeast corner of Lot 117 of said Heron Crossing Section 4, Part 1;

6. Thence, N 49°40'17" W, a distance of 8.70 feet to a 5/8" iron pin previously set at the southeast corner of Open Space "E" of said Heron Crossing Section 3;
7. Thence, N 05°19'59" E, a distance of 60.00 feet to a solid iron pin permanent marker previously set at the northeast corner of said Open Space "E", said permanent marker also being on the south line of a 22,695 acre parcel conveyed to Evie J. and Paulaine M. Veronick in record in Official Record 1168, Page 1638.

For the purpose of this description bearings were held from Heron Crossing Section 2 as conveyed in Plat Cabinet 3, Slot 42 which were based on the Ohio State Plane Coordinate System, South Zone, HAD201 (1921 adjustment). Said bearing was established by States and RTK GPS Observations, and was determined by using National Geodetic Survey, QPS-GS service. This document is based on a survey completed by Watcon in February 2015.
Heron Crossing, Section 4
Section 4, Part 2
March 25, 2020

To: Loudan Klein, Executive Director
   Fairfield County Regional Planning

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

Subject: Heron Crossing Sections 4 Part 2 – Final Plat
         Violet Township

Please note the following comment on the Heron Crossing Sections 4 Part 2 Final Plat:

1. Sheet 2 of 5, Survey Data, last paragraph states Iron Pins are 30" x 1" Iron Pipe w/cap inscribed PS 7452. The Legend on sheet 4 of 5 states they are ¾" Iron Pin Set, P.S. 7452.
2. Sheet 3 of 5, all ¾" iron pin found callouts are referred to as “Previously Set” on the plat/legend. Please make all monumentation consistent between legend, plat and description.
3. Sheet 3 of 5, follow description around the boundary and make sure all monumentation matches the plat on sheets 4 and 5.
4. Sheet 3 of 5, course 7 does not match the plat bearing. Was 19" in the description and 28" on the plat, now is 28" on the description and 19" on the plat.
5. Sheet 4 of 5, monumentation is missing at the following locations
   a. NE corner of Open Space “E”
   b. East end of C6
   c. East end of C23
   d. West end of C7
   e. West end of C22
   f. East end of C7, might need to detail.
   g. South end of C16
7. Sheet 5 of 5, label bearing and distance on east boundary.
8. Sheet 5 of 5, monumentation is missing at the following locations
   a. SE and SW corners of Open Space “E”
   b. North end of C4
9. Sheet 5 of 5, curve information is needed from the northwest corner of lot 169 to the southeast corner of Prairie View Drive right-of-way. This is needed to verify closure of the roads.
10. Sheet 5 of 5, label point of beginning.

Jeremiah D. Upp, P.E., P.S., County Engineer
March 20, 2020

Mr. Loudan Klein  
Fairfield County Regional Planning  
210 East Main Street  
Lancaster, OH 43130

Re: Heron Crossing S4 P2  
Final Plat

Dear Mr. Klein:

Below are the comments for the above referenced project.

1. Sheet 4/5 on the plat still shows it as a 20' utility easement. Sheet 16/22 on the approved construction drawings shows a 27' drainage easement at the rear of lot 157 and 158. There is proposed grading occurring within the easement.

2. Sheet 4/5, the watermain easement still does not match the legend or how it is shown throughout the remainder of the plat between lots 154&155, 155&156, and 156&157.

If you have any questions about the above comments, do not hesitate to contact me at 740-653-8154.

Professionally,

Chad Lucht, CPESC  
Sr. Urban Spec.

04/07/2020
To:        Loudan Klein, Executive Director
From:     Nicholas L. Dilley, Senior Specialist
Date:     March 17, 2020
Subject:  Heron Crossing, Section 4 Phase 2 – Final Plat

The GIS Department has reviewed the Final Plat proposed for Heron Crossing, Section 4 Phase 2 received March 10, 2020 located in Violet Township.

Our comments are as follows:

Page 1 of 5
1. Situate needs revised. According to official record 1762/3583, this subdivision is the remainder of a 28.355 acre parcel.

Page 2 of 5
2. No comments at this time.

Page 3 of 5
3. Legal description:
   a. Title should state 15.152 acres
   b. Situate needs revised. According to official record 1762/3583, this subdivision is the remainder of a 28.355 acre parcel.
   c. Call #5 (first section) should be a curve to the right, and chord bearing should be NW.

Page 4 of 5
4. Open Space “E” shows incorrect acreage, should be 7.399 acres.
5. Adjoining property along East boundary should be corrected to Eugene Venetta

Page 5 of 5
6. Open Space “E” shows incorrect acreage, should be 7.399 acres.

This concludes any GIS Department comments at this time. If you have any questions, please contact me at (740) 652-7057.
March 19, 2020

Loudan Wade Klein
Fairfield County Regional Planning Commission
210 East Main Street
Lancaster, Ohio 43130

Subject: Heron Crossing Section 4 Part 2—Final Plat

Dear Mr. Klein:

Thank you for providing us the opportunity to review and comment upon the Final Plat for Heron Crossing Section 4 Part 2. At this time, we have the following comments:

1. Heron Crossing 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/Phase, then a public hearing will be scheduled with the Township Trustees.

2. Note “E” references the delineation of the Tree Preservation Zone on page 5. The Tree Preservation Zone appears to be delineated on page 4.

3. We need a complete breakdown of each and every Open Space area provided for all plats. The Open Space shown for Reserve “E” does not appear to match the area provided on the approved Development Plan for this Reserve.

4. Page 5, the Tree Preservation Zone in Reserve “E” references “see Note “G” — it does not appear there is a note “G” in the text notes on Page 1.

5. The configuration of the lots, streets and open spaces is consistent with the approved Development Plan.

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

Respectfully,

Kelly Sarko
Zoning Inspector
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<td>175,000 sq ft</td>
<td>04/01/2020</td>
<td>04/01/2025</td>
</tr>
</tbody>
</table>

Note: The table contains information on property addresses, cities, lot sizes, and dates for renewal and receipt.
### AGENDA ITEM 5

**BILLs**

**REGIONAL PLANNING COMMISSION**  
**APRIL 7, 2020**

<table>
<thead>
<tr>
<th>Account</th>
<th>Description</th>
<th>Vendor</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>561000</td>
<td>OFFICE SUPPLIES</td>
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<td>Subtotal</td>
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<td>543000</td>
<td>REPAIR AND MAINTENANCE</td>
<td>Gordon Flesch Co.</td>
<td>$ 78.35</td>
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<tr>
<td>558000</td>
<td>TRAVEL &amp; EXPENSES</td>
<td>Loudan Klein</td>
<td>$ 80.70</td>
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<td></td>
<td></td>
<td>James Mako</td>
</tr>
<tr>
<td></td>
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<td>Subtotal</td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>