AGENDA
Fairfield County Complete Count Committee Meeting

Date: December 3, 2019
Time: 4:30 PM to 5:30 PM
Location: Commissioners Hearing Room
210 E. Main Street, Floor 3
Lancaster, OH 43130

Purpose: The Fairfield County Complete Count Committee was established increase awareness and motivate residents to respond to the 2020 Census.

A. Welcome Loudan Klein, RPC Director
B. Introductions All Participants
C. Update from Sub-Committees Loudan Klein and All Participants
D. Promotional Update Loudan Klein and Carri Brown
E. Hard to Count Areas Loudan Klein
F. Census Solutions Workshop Loudan Klein, RPC Director
G. Next Steps and Key Dates Loudan Klein
H. Adjourn All Participants
TO: Fairfield County Regional Planning Commission

FROM: Loudan Klein, Executive Director

DATE: November 26, 2019

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on Tuesday, December 3, 2019, at 5:30 p.m. The meeting will be held at the Fairfield County Courthouse, Commissioners’ Hearing Room, 3rd floor, 210 E. Main St., Lancaster, Ohio.

The tentative agenda will be as follows:
1. Approval of minutes of the November 5, 2019, RPC meeting (see attached)

2. President’s Report

3. Presentation – MORPC – Metropolitan Transportation Plan Update

4. Subdivision Activities
   a) Views at Pine Hill Estates Phase 2 – Final Plat
      Bloom Township (see attached)
   b) Violet Meadows Section 5, Phase 2 – Final Plat
      Violet Township (see attached)
   c) Chesapeake Revised Preliminary Plan
      Violet Township (see attached)

5. Proposed Zoning Text Amendments
   a) Applicant: Liberty Township
      Text Amendment (see attached)
   b) Applicant: Greenfield Township
      Text Amendment (see attached)

6. Building Department Applications Under Review for Building Permits (see attached)

7. Proposed Meeting Dates for 2020 (see attached)

8. Bills (see attached)

9. Other Business

Loudan Klein, Executive Director

email: rpc@co.fairfield.oh.us

12/03/2019
MINUTES
November 5, 2019

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: Clement Chukwu, Todd Edwards, Rachel Elsea, Craig Getz, Charles Hockman, Kent Huston, Doug Ingram, Lonnie Kosch, Jerry Rainey, Melissa Tremblay, Ira Weiss, Bill Yaple, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

ITEM 1. MINUTES

The Minutes of the October 1, 2019, Fairfield County Regional Planning Commission meeting were presented for approval. Jerry Rainey made a motion for approval of the minutes. Melissa Tremblay seconded the motion. Motion passed.

ITEM 2. PRESIDENT’S REPORT

Phil Stringer welcomed everyone to the meeting.

ITEM 3. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:
ITEM 3a. Subdivision: Views of Bloom – Preliminary Plan

Owner/Developer: Lendall James Development Group

Engineer: Sands Decker

Location and Description: The proposed development is located in Bloom Township along Brandt Road. The proposal includes 68 lots on 160 acres (PN#009031800, 0080035100). On-site septic and well are proposed for all lots. Two new access points are also proposed along Brandt Road. The preliminary plan was tabled at the July 29th and September 23rd Subdivision Regulations Committee and has since been resubmitted.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the preliminary plan, subject to the following comments:

1. Variance Request: The developer has requested a variance from Table V-B of the Subdivision Regulations to allow for 10% road grade in two locations above the maximum requirement of 8%. The purpose for the request is due to shallow depth to bedrock. The SRC recommends approval of the variance. The FCEO requests additional information to support the request.

2. Variance Request: The developer has requested a variance from Section 4.10.3(A)(2) of the Subdivision Regulations to allow approach to an intersection under the 100’ minimum requirement at Golf View and Farm View Drive. The SRC recommends approval of the variance.

3. Please be aware that given the level of detail in the preliminary plan, final approval of bedroom number and system type for each lot will be determined by Health Department upon the completion of additional soil testing.

4. Upon review of this submittal there remained concerns about the drainage calculations and the proposed outlets for several tributaries. RPC Staff, County Engineer, and Fairfield SWCD met with the developer and project engineer on 10/25/19 to review those concerns. Based upon that meeting, in which the developer agreed to meet the requirements of the County Engineer’s Office, those in attendance were comfortable with recommending conditional approval to the Subdivision Regulations Committee with the condition a revised preliminary plan will be required based upon the 10/25/19 meeting. Those in attendance also agreed that the necessary acquisition and coordination of these offsite easements would not be necessary at the preliminary plan stage.
Subdivision: Views of Bloom – Preliminary Plan - Continued

5. Several proposed outlets will require offsite easements to ensure there is an adequate outlet onto adjacent properties. This was discussed and agreed to at the 10/25/19 meeting and should be displayed on the next submittal.

6. A revised preliminary plan must be submitted and approved administratively prior to the review and approval of construction drawings.

7. The preliminary plan must be revised to comply with the requirements of the Technical Review Committee, County Engineer, Fairfield Soil and Water Conservation District, and the Fairfield County Health Department.

A motion was made by Jerry Rainey to approve the variance request regarding road grade. Bill Yaple seconded the motion. Motion passed.

A motion was made by Kent Huston to approve the variance request regarding approach to an intersection. Carri Brown seconded the motion. Discussion followed regarding the minimum requirements and how much less than the minimum the applicant is requesting. After discussion, a vote was taken and the motion passed.

A motion was made by Ira Weiss to approve the preliminary plan. Todd Edwards seconded the motion. Discussion followed regarding the drainage detention and if there is an access on Winchester Road. Justin Grubby, a representative for the applicant, was present at the meeting and asked to speak. Mr. Grubby said that the drainage issues are being discussed and will be improved. Mr. Grubby and Jeremiah Upp will be discussing these issues. After discussion, a vote was taken and the motion passed.

Loudan Klein presented the following report:
ITEM 4. BLOOM CARROLL ELEMENTARY SCHOOL – SIDEWALK INSTALLATION MOU

MEMORANDUM OF UNDERSTANDING

This memorandum of understanding is entered into by and between the Board of Education of the Bloom-Carroll Local School District ("the School"), the Board of Fairfield County Commissioners ("the County"), and the Fairfield County Regional Planning Commission ("RPC").

WHEREAS the School seeks to develop and build a school on 3 parcels along Carroll-Eastern Road identified as parcel nos. 0130018300, 0138018300, 0130818301 ("the parcels"); and

WHEREAS subdivision regulations developed by RPC and adopted by the County require the construction of a sidewalk on these parcels; and

WHEREAS as of the date of this MOU, any sidewalk construction on the parcels would not connect to any other sidewalk infrastructure;

NOW, THEREFORE, be it understood between the parties;

1. The parties mutually agree that it would be an inefficient use of public funds to construct sidewalks on the Parcels that would not connect to any other sidewalk infrastructure.

2. The parties mutually understand that, at some point in the future, sidewalk infrastructure may be constructed on the westerly side of the Parcels that would allow a sidewalk connection from the Parcels to the Village of Carroll sidewalk infrastructure.

3. It is the understanding of the parties that, in the event that sidewalk infrastructure is constructed up to the westerly side of the Parcels, the School will, at its sole expense, and within a reasonable amount of time, construct a sidewalk on the Parcels in the following manner: 3.1. Said sidewalk will be constructed from the boundary line of the Parcel, along Carroll-Eastern Road to the curb-cut for the entrance to the school, and from that point back to the main entrance of the school, as approximately shown on the attached Exhibit 1.

[SIGNATURES ON FOLLOWING PAGE]
In consideration of the mutual understandings set forth herein, the parties have affixed their signatures hereto as of the dates indicated.
A motion was made by Ira Weiss to approve the MOU. Melissa Tremblay seconded the motion. Motion passed with Craig Getz opposing and Lonnie Kosch abstaining.

Loudan Klein presented the following report:

**ITEM 5. AGREEMENT FOR SERVICES – FAIRFIELD COUNTY PROSECUTOR’S OFFICE**

**AGREEMENT FOR LEGAL SERVICES**

This Agreement is made as of the last date indicated below by and between the Board of Fairfield County Commissioners (“County Commissioners”) jointly with the Fairfield County Prosecuting Attorney (“the Prosecutor”) and the Fairfield County Regional Planning Commission (“RPC”).

WHEREAS, the RPC is a regional planning commission duly organized under Ohio Revised Code Section 713.21; and
AGREEMENT FOR SERVICES – FAIRFIELD COUNTY PROSECUTOR’S OFFICE -
Continued

WHEREAS, pursuant to R.C. 309.09(J), a prosecuting attorney and a board of county
commissioners jointly may contract with a regional planning commission for the prosecuting
attorney to provide legal services to the regional planning commission; and

WHEREAS, the RPC desires to contract with the Prosecutor for legal services, and the
Prosecutor is willing to provide said services in accordance with this agreement;

NOW, THEREFORE, the parties agree as follows:

1. The Prosecutor shall serve as the legal advisor and general counsel to the RPC (“Legal Ser-vices”) and shall control the scope and provision of legal services to the RPC. Legal services shall include representation of and advice to RPC officers and employees acting within their official capacities, but do not include representation of officers or employees acting in their individual capacity and/or for actions exceeding the scope of their authority as officers or employees of the RPC.

2. The parties acknowledge that the RPC will not be required to pay a fee into the
Prosecuting Attorney’s Legal Services Fund a for services rendered by the Prosecutor as
legal advisor and general counsel during the term of this Agreement. The legal services
provided for in this agreement shall be funded by the County Commissioners through
the standard budgeting process for the Prosecutor’s Office.

3. In the performance of the duties of legal advisor and general counsel, the Prosecutor, in
his sole judgment may decline to provide services if there exists a conflict of interest or
the subject matter of the services or litigation is beyond the expertise of the Prosecutor.
Examples of conflicts include, but are not limited to, annexation proceedings in which
the county is a fact finder or disputes with other governmental entities which the
Prosecutor is obligated by statute to serve as legal counsel. Examples of services which
may be beyond the Prosecutor’s expertise includes such matters as, but may not be
limited to, providing opinions on the issuance of regulated securities, patent law and
other similar specialties.

4. The term of this Agreement shall be from December 1, 2019, through December 31,
2021. The term notwithstanding, either the Prosecutor or the RPC may terminate this
Agreement by providing sixty (60) days written notice to the other. This Agreement shall
be governed by the laws of the State of Ohio.

5. This Agreement constitutes the entire written understanding of the parties. It may not
be contradicted by any oral representations not set forth herein. This Agreement may be
modified only in writing, by mutual agreement of the parties.

In consideration whereof, the parties have affixed their signatures hereto with intent to be fully
bound as of the dates indicated.
AGREEMENT FOR SERVICES – FAIRFIELD COUNTY PROSECUTOR'S OFFICE – Continued

THE FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION
By: ________________________________

Title: ________________________________

Date: ________________________________

THE FAIRFIELD COUNTY PROSECUTING ATTORNEY

______________________________
R. Kyle Witt, Prosecuting Attorney

Date: ________________________________

THE FAIRFIELD COUNTY BOARD OF COUNTY COMMISSIONERS
By: ________________________________

Title: ________________________________

Date: ________________________________

A motion was made by Doug Ingram to approve the Agreement for Services. Ira Weiss seconded the motion. Motion passed with Dave Levacy and Carri Brown abstaining.

Loudan Klein presented the following report:

ITEM 6.  APPROVAL OF 2020 FINAL BUDGET
A motion was made by Todd Edwards to approve the 2020 Final RPC budget. Jerry Rainey 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

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>543000</td>
<td>REPAIR &amp; MAINTENANCE</td>
<td>$106.99</td>
</tr>
<tr>
<td>558000</td>
<td>TRAVEL &amp; EXPENSES</td>
<td>$131.60</td>
</tr>
</tbody>
</table>

TOTAL $238.59

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

ITEM 9. OTHER BUSINESS

Loudan Klein stated that next month MORPC will give a presentation on the Metropolitan Transportation Plan. Carri Brown announced that Fairfield County is now an entity of MORPC. Carri congratulated Jerry Rainey on the Thomas Ewing Project. There will be an open house on December 4th.

There being no further business, a motion was made to adjourn the meeting by Todd Edwards and seconded by Kent Huston. Motion passed.

Minutes Approved By:

Phil Stringer, President
Kent Huston, Secretary
Subdivision: Views at Pine Hill Estates Phase 2 – Final Plat
Owner/Developer: Price Custom Homes
Engineer: 2LMN, Inc
Location and Description: Located in Bloom Township Section 13, Township 14, Range 20 (6 lots) and Greenfield Township Section 18, Township 15, Range 19 (9 lots). Phase 2 will be 15 lots and total and will access from existing Eagle Drive and Countryview Drive. There will also be a second access point created at Carroll-Southern Road. Lots will be services by on-site septic and well systems.

Date: November 25, 2019

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

1. Technical review agencies have met and discussed with the project engineer regarding the construction drawings. The review agencies are amenable to what the engineer has provided and as the drawings evolve the plat must continue to be updated.
2. In order to record the final plat, the following must occur:
   a. Signed construction drawings
   b. Inspection fees deposited
   c. Construction assurance posted
   d. Executed Developers Agreement
   e. Recreation fees
3. The final plat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, Fairfield Soil and Water, and the GIS Department.
November 12, 2019

To: Loudan Klein, Executive Director
Fairfield County Regional Planning

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

Subject: Final Plat – The Views at Pine Hill Estates Phase 2
Bloom and Greenfield Township

Please note the following comments on the Final Plat submitted for The Views at Pine Hill Estates
Phase 2 Subdivision:

1. Title block of all sheets, Greenfield is misspelled. Also, section, township and range are reversed.

2. We are not able to verify the easements until revised and close to approved construction plans are available. Specifically, the offsite easement for the pond outlet is not shown in the construction plans to verify it covers the improvements, the drainage easement for the pond, and the drainage easement on the back lots of 19-27.

3. Sheet 1, legal description
   a. 4th paragraph, fix to “passing a permanent monument set at 1150.85 feet.”
   b. 5th paragraph, second course state “passing a concrete monument found”, is this different from the “previously set” monuments?

4. Sheets 1 and 2, show existing adjacent and proposed easements.
   a. Existing 20’ utility on lots 5 and 12 south lines.
   b. Existing 10’ drainage on lots 11 and 13 west lines. Does the 10’ drainage easement need to extend through lot 15 now?
   c. Existing 10’ and 75’ drainage easement on lot 10 south and east line.
   d. Existing 20’ utility on lot 10 east line.

5. Sheet 2, legal description
   a. 3rd paragraph, state iron monument found in passing.
   b. 6th paragraph, fix to “passing permanent monuments set at…”

6. Sheet 2, label existing lot 10.

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

12/03/2019
To:             Loudan Klein, Executive Director

From:          Nicholas L. Dilley, Senior Specialist

Date:          November 12, 2019

Subject:       Views at Pine Hill – Phase 2 – Final Plat

The GIS Department has reviewed the proposed plat for Views at Pine Hill – Phase 2 received November 6, 2019 located in Bloom and Greenfield Townships.

Our comments are as follows:

Page 1 of 3

1. Title Block is incorrect
   a. Township names are flipped

2. Legal Description
   a. References to the 16.630 acre tract are incorrect, references to 45.89 acres on previous submittal was correct. Only the legal on page 2 was supposed to be updated to the 16.630 acre reference.
   b. Missing space in call: … found at 527.54 feet…

Page 2 of 3

3. Title Block is incorrect
   a. Township names are flipped

Page 3 of 3

4. Title Block is incorrect
   a. Township names are flipped

This concludes any GIS Department comments at this time. If you have any questions, please contact me at (740) 652-7057.
Subdivision: Violet Meadows Section 5, Phase 2 - Final Plat
Owner/Developer: Ehab Eskander
Engineer: EMH&T
Location and Description: The Violet Meadows Subdivision is located in Violet Township along S.R 204 (Blacklick-Eastern Road). Section 5, Phase 2 includes 9 lots on approximately 9.7 acres. Access to this Section/Phase will be from the existing Drucilla Street and Bianca Court.

Date: November 25, 2019

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

1. As discussed, and agreed to at the time of preliminary plan approval, the owner of Lot 18 (Section 2, Phase 1) currently platted along “Bianca Court” agreed to be included in the plat for this Phase in order to replat this portion of roadway as Bianca Drive. Please include this lot as part of this plat. Please include a signature line for the owner of Lot 18. There may be alternatives to addressing the street name issue, RPC will be working with the County Prosecutor’s Office to reach the most appropriate method.

2. Reserve “H” should not be noted as a drainage easement and the “20 Utility Easement” should be revised for a drainage easement. Refer to County Engineer comment #15 for further clarification.

3. Existing easement #3 within Reserve “H” is a drainage easement.

4. Easements between lots 171/172, 174/175 and the rear of lots 171-177 do not correspond with the approved construction drawings. Refer to County Engineer comment #14 for further clarification.

5. Please update the Commissioners to the current slate.

6. Prior to final plat recording:
   a. Construction assurance must be provided
   b. Recreation fees must be paid

7. The final 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.

Loudan Klein
Executive Director

email: rpc@co.fairfield.oh.us
VIOLET MEADOWS
SECTION 5 PHASE 2

Situated in the State of Ohio, County of Fairfield, Township of Violent, and in Section 23, Township 16, Range 20, Range Line Lands, containing 9.5 acres of land more or less, and 870.1 acres being comprised of all that tract of land conveyed to VIOLET DEVELOPMENT GROUP, LLC by deed of record in Official Record 1806, Page 93, and part of that tract of land conveyed to VIOLET DEVELOPMENT GROUP, LLC by deed of record in Official Record 1806, Page 822, Recorded Office, Fairfield County, Ohio.

The undersigned, being the owners of the lands herein described, do voluntarily consent to the execution of said Plat, and dedicate Buncha Drive NW shown hereon, consisting of a total of 0.599 acres to the public use forever.

UTILITY EASEMENTS (USE): 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 purpose of removing any and all trees or other obstructions to the free use of said services and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

SANITARY SEWER EASEMENTS (SSE): 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 purposes of removing any and all trees or other obstructions to the free use of said services and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

DRAINAGE EASEMENTS (DE): An easement is hereby granted for the purpose of drainage facilities to a part of the improvement plans of the above real estate Violent Meadows Section 5 Phase 2, and the obligation to pay the maintenance fees shall pass with the title to said property. There shall be inserted in each deed passing title to any of the land herein by the owner or developer.

"Title to the fee includes the obligation to pay the drainage fees assessed, or to be assessed, by the County, pursuant to the Ohio Revised Code 6537 and following sections. This includes the obligation to pay such portion of the drainage fees assessed, or to be assessed, to the public corporation(s) as established in the original schedule, as amended from time to time.

All fees included in the subdivision shall be paid in full prior to the final certification of the subdivision. Each fee shall be assessed in accordance with the laws and regulations governing such fee for the improvement, maintenance, repair and replacement of such drainage facilities system.

The owner or owners of the fee simple title to each of the lots and lands shown herein that has within it a portion of the area designated herein as "DRAINAGE EASEMENT" or "Drainage and Sanitary Sewer Easement" shall care for, maintain, and keep open and unobstructed the minor storm drainage swales within said portion of the drainage easement or drainage and sanitary sewer easement area.

The easement for storm sewer, storm drainage swales, and swales applicable sanitary sewer, and appurtenant works is hereby granted to the Board of Fairfield County Commissioners and its assigns, for use at such time as it is determined that such easements are necessary for reasons of public health, safety, and welfare, it is necessary to construct, reconstruct, maintain, and keep open and unobstructed the minor storm drainage swales within said drainage easement or drainage and sanitary sewer easement area, and that the costs thereof, both direct and indebtedness thereon, shall be paid for by the owner or owners of the fee simple title to the lot and land upon which such maintenance is performed, unless paid by a drainage maintenance district established for the subdivision.

Easement areas shown herein outside of the platted areas are within lands owned by the undesignated and easements are hereby reserved therein for the use and purposes expressed herein.

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

Property owners association is required as a condition of this plat. All property owners shall be members of said association, and shall be responsible for items specified in the document establishing said association.

In Witness Whence, Natosha T. Eskander, Managing Member of VIOLET DEVELOPMENT GROUP, LLC, has heretofore set her hand this ______ day of ______, 20__

Signed and Acknowledged

In the presence of:

VIOLET DEVELOPMENT GROUP, LLC

Natosha T. Eskander
Managing Member

Witness

STATE OF OHIO
COUNTY OF FAIRFIELD

Before me, a Notary Public in and for said State, personally appeared Natosha T. Eskander, Managing Member of VIOLET DEVELOPMENT GROUP, LLC, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed for the user and purpose expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ______ day of ______

My commission expires

Notary Public, State of Ohio

Violet Development Group, LLC
1209 Heil Road North
Pickerington, Ohio, 43147

Fairfield County Commissioners
Steven A. Davis
Jeff Finfrock
David E. Levy
Jeremiah E. Upp
Fairfield County Engineer
Terry J. Yoga
Fairfield County Sanitary Engineer
Loudon Knaeppel
Fairfield County Regional Planning Commissioner
Kelly Strickland
Violet Township Zoning Inspector
Jon A. Stottel Jr.
Fairfield County Auditor
Gina Wood
Fairfield County Recorder

Rev $5.00 SURVEYED & PLATTED
BY
EMHT Engineers • Surveyors • Planners • Consultants
EMHT

I hereby certify that the plat described by this plat was transferred on the ______ day of ______, 20__

I hereby certify that this plat was filed for recording on the ______ day of ______, 20__

I hereby certify that the plat was recorded on the ______ day of ______, 20__

By
Professional Surveyor No. 7660
Date
NOTE "A": The purpose of this plot is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plan shows some of the limitations and requirements of the zoning code in effect on the date of platting for reference only. The limitations and requirements may change from time to time and should be reviewed for determination of the current applicable use and development limitations and requirements that may be shown on this plat. This plat should not be construed as creating a plan or subdivision reservation, public or private reservations, covenants running with the land, or other encumbrances of any nature, except to the extent specifically identified as such.

NOTE "B": This plat is designed and designated hereon to be owned, maintained, managed, and governed by an association composed of the owners of all the single lots in the Violet Meadows subdivision for the purpose of common recreation, open space, and storm water management.

NOTE "C": ACREAGE BREAKDOWN:
- Total acreage: 9.731 acres
- Acreage in lots: 4.343 acres
- Acreage in reserve: 4.283 acres
- Acreage in Bluestem Drive NW: 100 acres

NOTE "D": ACREAGE BREAKDOWN: Violet Meadows Section 5 Phase 2 is out of the following Fairfield County Auditor's Parcel Numbers:
- 036-00857-14
- 036-00857-40

NOTE "E": The existing oil well is to remain in service until development of Violet Meadows Section 6. ODNR's requirement is that no one living in or using the oil well may change within 50' of the well and no closer than 50' from a road right-of-way. The well must be fenced with a minimum of 8' tall, 6 gauge fence (or board on board fence) of located between 150' of a residence. Ultimately this well will be abandoned per ODNR's requirements.

NOTE "F": STREAM CORRIDOR PROTECTION ZONE (SCPZ). The Stream Corridor Protection Zone shall forever be reserved from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed. It is also the intent of the Stream Corridor Protection Zone to restrict and forbid any activity or use which would contribute to the erosion of the land and to steel shall be cut or removed, except for the removal of such dead material, debris, or decayed material which may be required for conservation or for the purpose of removing public safety hazards. No private encroachment shall be permitted, such as, but not limited to, planting of flowers, shrubs, garden material, etc., dumping of trash or debris, or the installation of any type of recreation or other facility or conveniences.

No roadway or any facility of any public utility other than existing conduits and public utility facilities or stores outlined in the original plan shall be constructed or installed in the premises.

VIOLET MEADOWS
SECTION 5 PHASE 2
9.731 ACRES

Situated in the State of Ohio, County of Fairfield, Township of Viol, in Section 23, Township 39 Range 28, Fairfield Township, being comprised of all the tract of land conveyed to Violet Development Group, LLC by deed of record in Official Record Book 2006, Page 818 and part of that same of land conveyed to Viol Development Group, LLC by deed of record in Official Record Book 1808, Page 892. All references to the records of the Recorder's Office, Fairfield County, Ohio are to the county specifically identified as such.

BEGINNING at an iron pin set at the northeast corner of Reserve A of the subdivision entitled "Violet Meadows Section 2 Phase 3", on record in Plat Cabinet 2, Sheet 7A, in the northwesterly line of the subdivision entitled "Violet Meadows Section 5 Phase 1", of record in Plat Cabinet 2, Sheet 27;

Thence with the boundary of said "Violet Meadows Section 2 Phase 3" the following courses and distances:
- South 31° 31' 47" West, a distance of 111.68 feet to a 1" iron pin found.
- North 86° 54' 49" West, a distance of 60.00 feet in a magnetic nail found in the root of a tree.
- South 43° 44' 42" West, a distance of 99.00 feet to a 1" iron pin found.
- South 28° 21' 01" West, a distance of 177.00 feet to a 1" iron pin found.
- South 54° 11' 11" East, a distance of 205.84 feet to a 1" iron pin found at the northeast corner of Lot 3 of the subdivision entitled "Violet Meadows Section 2 Phase 1", of record in Plat Cabinet 2, Sheet 27;

Thence with the boundary of said "Violet Meadows Section 2 Phase 2" the following courses and distances:
- South 35° 08' 12" West, a distance of 85.79 feet to a 1" iron pin found.
- South 26° 22' 22" West, a distance of 123.47 feet to a 1" iron pin found.
- South 46' 18' 18" West, a distance of 223.34 feet to a 1" iron pin found.
- South 26° 27' 23" West, a distance of 20.00 feet to a 1" iron pin found.
- North 82° 33' 33" West, a distance of 200.00 feet to a 1" iron pin found.
- South 34° 32' 27" West, a distance of 100.00 feet to a 1" iron pin found at a point of curvature to the right.

With the use of said survey, having a central angle of 90° 07' 08" a radius of 33.00 feet, arc length of 37.43 feet, a chord of bearing of North 40° 36' 09" West and chord distance of 38.28 feet to a 1" iron pin found.
- North 85° 32' 33" West, a distance of 153.71 feet to a 1" iron pin found at a point of curvature to the right and

With the arc of said survey, having a central angle of 91° 45' 06", a radius of 143.00 feet, arc length of 34.02 feet, a chord of bearing of North 40° 43' 05" West and chord distance of 34.45 feet to an iron pin set.

Thence crossing said Violet Meadows Development Group, LLC tract, the following courses and distances:
- North 04° 10' 29" East, a distance of 919.03 feet to an iron pin set.
- East 85° 36' 46" East, a distance of 160.66 feet to a permanent marker set in the center of the roadway.

Thence with the boundary of said Violet Meadows Section 5 Phase 1 the following courses and distances:
- South 04° 10' 29" West, a distance of 11.00 feet to an iron pin set.
- South 85° 36' 46" East, a distance of 313.79 feet to an iron pin set.
- North 04° 24' 25" East, a distance of 10.00 feet to an iron pin set.
- South 85° 36' 46" East, a distance of 162.58 feet to the point of beginning, containing 9.731 acres of land, more or less.

SURVEY DATA:
BASIS OF BEARINGS: The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are referenced from a field traverse which was reoriented to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations of selected CORS base stations in the National Spatial Reference System. The westerly right of way line of Beech Drive N.W., having a bearing of North 04° 09' 26" East, is designated as the basis of bearing for this plat.

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

IRON PINS: Iron pins, where indicated herein, unless otherwise noted, are to be set and are iron pipes, thirteen-inches inside diameter, thirty inches long, with a plastic plug placed in the top and bearing the initials EMBT INC.

PERMANENT MARKERS: Permanent markers, where indicated herein, are to be one-inch diameter, thirty-inch long, solid iron pins enclosed, six-inch-diameter, thirty-inch long concrete surround and are to be set to monument the parcel indicated herein. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

Deed Restrictions Recorded in Official Record

Page

VIOLET MEADOWS SECTION 5 PHASE 2 2016029
November 14, 2019

To: Loudan Klein, Executive Director  
Fairfield County Regional Planning

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

Subject: Violet Meadows Section 5 Phase 2 Final Plat  
Violet Township

Please note the following comments on the Violet Meadows Section 5 Phase 2 Final Plat:

1. All sheets of the plat must include the Subdivision Name, County and Township as a minimum somewhere on the sheet.
2. Check Bianca Drive closure acreage. I have a closure of 0.00 feet and an acreage of 0.9017 acres. Dedication lists 0.903 acres.
3. Closure for boundary is within tolerance.
4. Sheet 1, remove drainage and utility easement language. We will require an exclusive drainage easement for storm pipe and flood routing.
5. Sheet 1, replace Mike Kiger with Jeff Fix as commissioner and add middle initial L. to David Levacy.
6. Sheet 1, under the Auditor signature, use lower case “r” in Jr.
7. Sheet 1, Recorder statement should read “Plat Cabinet ______.”
8. Sheet 1, name and address of the subdivider is required.
9. Sheet 2, descriptions of new tracts that encompass more than one existing tract must state the acreage from each existing tract to the nearest thousandths, the total acreage of the new tract to the nearest thousandths and state in the situation if the new tract contains all or part of the original tracts.
10. Sheet 2, state direction of each curve in the description, left or right.
11. Sheet 3, existing Bianca Court will need a name change. Existing lot 18 is currently addressed to Bianca Court NW and will need involved in the name change.
12. Sheet 3, label existing rights-of-way for Optimara Drive NW and Bianca Court NW.
13. Sheet 3, remove centerline south of Optimara Drive NW. Show ownership of this parcel and label as on previous plats as “Future Road Extension to South”.
14. Sheet 3, back of lots 171-177, between lots 174/175, between lots 172/173 should be exclusive drainage easements for the storm and flood routing. We have allowed a 5’ overlap if needed as long as it is not over the pipes/structures. Utility Easements can cross perpendicular but not run parallel over our storm.

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

12/03/2019
15. Sheet 3, Reserve ‘H’ should have drainage easement covering it for the stream and storm outlets. Should be clear that it is maintained by the HOA, but county can perform maintenance on pipes and what is determined to be public health, safety and welfare. Easements should be added to the following for the storm outlets to help clear it up
   a. Easement (3) should be an existing drainage easement. Label width and length.
   b. The 20’ UE will need changed to a drainage easement for the storm between lots 174/175 extension. Label length dimension.
   c. Will need a drainage easement to cover the storm extension from between lots 172/173. Label width and length.
16. Sheet 3, what is the dimension at the north end of Bianca Drive, east side, of 279.82’ referring to?
17. Sheet 3, Lot 177, label line segment dimension along west property line/Bianca Drive, NE corner.
18. Sheet 3, Note ‘D’, parcel numbers appear to be incorrect. Check parcels 036-00857-14 being 3.959 acres, and 036-00857-40 being 5.785 acres, make sure acreage is correct and adds up.
19. Sheet 3, monumentation
   a. Pins along the north boundary line are symbolled as being set, these should have been set with previous plat and marked as found. Pin indicated in NW corner of Bianca Drive r/w was supposed to be a permanent marker.
   b. Previous plats show the east boundary line being 1” O.D. pipe with J&J Surveying caps.
   c. Verify monumentation was field verified and is correct.
November 15, 2019

Mr. Loudan Klein
Fairfield County Regional Planning
210 East Main Street

Re: Violet Meadows Section 5 Phase 1 & 2
Final Plat

Dear Mr. Klein:

Below are the comments for the above referenced project.

1. Sheet 1/4, need to use the current Fairfield County Commissioners.
2. Sheet 1/4, there are no utility and sanitary sewer easements (USSE) shown on the plat.
3. Sheet 1/4, the drainage and utility easements (DUE) need to be separate easements.
4. Sheet 3/4, note 3 should be XDE.
5. Sheet 3/4, under the legend, there is no USSE.
6. Sheet 3/4, under the legend, the DUE need to be separate easements.
7. Sheet 3/4, the easement between lots 174/175 and 173/172 needs to be labeled as a DE.
8. Sheet 3/4, the 20' UE easement in Reserve H needs to be a DE.
9. Sheet 3/4, Reserve H should be labeled as a DE to allow for access and maintenance of all drainage infrastructure located within the Reserve.
10. Sheet 3/4, there is a missing 15' UE on lot 177.
11. Sheet 3/4, the 24' DUE at the rear of lots 171-177 needs to be DE.
12. Sheet 3/4, the 10' offsite DUE at the rear of lots 171-177 needs to be a 15' UE with 5' overlap into the 24' DE.
13. Sheet 3/4, the 34' offsite DUE needs to be shown as in comments 11 and 12.
14. Sheet 3/4, the 15' UE on lots 175/176 is pointing to the wrong lines.

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.
To: Loudan Klein, Executive Director

From: Nicholas L. Dilley, Senior Specialist

Date: November 13, 2019

Subject: Violet Meadows, Section 5 Phase 2 – Final Plat

The GIS Department has reviewed the Final Plat proposed for Violet Meadows, Section 5 Phase 2 received November 6, 2019 located in Violet Township.

Our comments are as follows:

Page 1 of 4
1. Please remove “NW” from Bianca Drive in the dedication statement. This is a directional used for mailing and not a part of the official road name.
2. Commissioner’s name needs updated to current Commissioner.

Page 2 of 4
3. Please remove “NW” from road names shown in the Location Map. This is a directional used for mailing and not a part of the official road name.
4. Blank spaces for Deed Restriction reference will need filled in prior to recording.

Page 3 of 4
5. Lots 171, 172, 173, & 174 calculate to 0.477 acres according to the closure report.
6. Lot 179 calculates to 0.423 acres according to the closure report.
7. Lot 178 calculates to 0.417 acres according to the closure report.
8. Note “C” remove “NW” from Bianca Drive.
9. Note “D” Acreage Breakdown
   a. Parcel numbers are incorrect.
   b. Acreage amounts are incorrect, see Official Record 1806, page 1818.
10. Please remove “NW” from road names shown on the Plat. This is a directional used for mailing and not a part of the official road name.
11. According to Violet Meadows, Section 2 Phase 1, a small portion of the road was platted as Bianca Ct.

Page 4 of 4
12. Please remove “NW” from road names shown on the Plat. This is a directional used for mailing and not a part of the official road name.

This concludes any GIS Department comments at this time. If you have any questions, please contact me at (740) 652-7057.
November 18, 2019

Loudan Wade Klein
Fairfield County Regional Planning Commission
210 East Main Street
Room 302
Lancaster, Ohio 43130

Subject: Violet Meadows Section 5 Phase 2, Final Plat Review

Dear Mr. Klein:

Thank you for providing us the opportunity to review the Final Plat for Violet Meadows Section 5 Phase 2.

In August 2016, The Violet Township Trustees approved a modification to the Development Plan and Development Text for Violet Meadows Sections 5 and 6.

In review of this Final Plat, we have the following comments:

1. Violet Meadows is a Planned District; therefore, the Township Trustees must approve the Final Plat 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 “C” — Reserve “H” language which helps protect the stream needs to be incorporated into the text notes for this Reserve.

   The text note should also reference a required 30-foot buffer south of the south boundary line of Lot 169 in order to provide privacy for Lot 169.

   Additionally, it should be noted the Development Text, dated August 2, 2016, with regards to the sediment basin states in part “Once the Developer has been given the ok to remove, they will fill in the temporary basin with native soils compacted in place to create a relatively flat, (sloped to drain) area to be utilized by the Violet Meadows HOA, for passive recreation. The developer shall also seed and mulch the area. The HOA may landscape and install benches at their discretion. A minimum of 30’ buffer area shall be kept south of lot 169’s south property line, to provide privacy for lot 169”.

3. The Development Text provides 7.064 acres of Open Space and the Buffer for Violet Meadows Sections 5 and 6. The Open Space shown on this plat is 4.485 and the Open Space platted in Section 5 Phase 1 is .678 acres. How much Open Space in Reserves and Platted Buffer areas remains to be platted?
In summary, the dimensions and lot configuration on this plat appears to be consistent with the approved Development Plan. However, we would like the text notes on the plat to be modified to protect the stream corridor within the Reserve as discussed above.

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.

Respectfully,

Kelly Sarko
Zoning Inspector
Subdivision: Chesapeake Revised Preliminary Plan  
Owner/Developer: Grand Communities, Ltd.  
Engineer: Watcon  
Location and Description: Located in Violet Township along Milnor Road the Chesapeake Subdivision was originally approved as 80 lots on December 5, 2017. The developer has decided to forgo developing a portion of the tract to the north. The new proposal is for a total of 62 lots, 23 of the lots are already platted as Section 1. In addition to the removal of the northern portion the developer has also proposed to remove the stub to the east and replace with a cul-de-sac and add a stub to the north within Section 2. The revised preliminary plan was tabled at the September Subdivision Regulations Committee meeting and has since been resubmitted.

Date: November 25, 2019

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

1. Revised drainage calculations to be submitted with final engineering plans. Through discussions with technical review agencies and the project engineer, the plan shows previously approved pond size however, there is now less lot and road acreage, therefore sizing should be sufficient. This will be further discussed when the construction drawings are submitted.

2. Revised Army Corp permits must be submitted for stream and wetland impact.

3. In the phasing exhibit, the T-turnaround is not accepted by the County at this time and is not an acceptable turnaround per the Subdivision Regulations. A temporary cul-de-sac in compliance with Exhibit 3A of the Subdivision Regulations must be shown on the preliminary plan. Upon review of the construction drawings, further discussion between the technical review agencies and Violet Township may determine an acceptable alternative to the bulb turnaround.

4. Prior to plat recording of Section 2 or 3, the turn lanes must be accepted by the County Engineer.

5. The revised 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, and Violet Township.
To: Loudan Klein, Executive Director  
Fairfield County Regional Planning  

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

Subject: Chesapeake Subdivision – Revised Preliminary Plan – 2nd Submittal  
Violet Township  

September 13, 2019  

Please note the following comments on the Chesapeake Revised Preliminary Plan:  

1. Agreed to look at revised drainage calculations during final engineering stage since ponds remained the same size with less lots and streets proposed. Also, 100-year flood plain will be calculated during final engineering with developer/engineer noting our concerns with lots 49 through 52 buildable area.  
2. A full temporary turn around will need to be shown at the stub end of Baybridge Lane to the south with the approved preliminary. We can work through details and approvals during final engineering if needed.

C:  
Reading File  

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

29  
12/03/2019
November 15, 2019

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

Re: Chesapeake  
Revised Preliminary Plan

Dear Mr. Klein:  

Below are the comments for the above referenced project.

1. Revised drainage calculations need to be submitted at time of final engineering.
2. The 100-year floodplain at the rear of lots 49-51 needs to be calculated at time of final engineering.
3. The wetland that will remain in Open Space C needs to be located within a 25' preservation easement.
4. The Riparian & Wetland No Disturb Zone Preservation Easement at the rear of lots 49-51 and Open Space D needs to encompass the entire wetland and stream. It is currently shown to the western edge of the wetland.

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.

12/03/2019
November 18, 2019

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

Subject: Chesapeake Revised Preliminary Plan

Dear Mr. Klein:

Thank you for providing us the opportunity to review the revised Preliminary Plan for the Chesapeake Subdivision.

In July of this year, the Violet Township Board of Trustees approved a modification to the Development Plan and Development Text for the Chesapeake Planned District.

In review of the revised preliminary plan for this Planned District, we have the following comments:

1. Chesapeake is a Planned District; therefore, the Township Zoning Resolution requires the Board of Trustees to review and approve each Plat for the subdivision.

2. A question was raised about the 15-foot, Perimeter No-Build Zone on the north side of Lot 25. This is consistent with the approved Development Plan. The No-Build Zone on this lot was adjusted due to the addition of the River Road stub street.

3. The dimensions for Lots 37 and 39 do not appear to match the approved Development Plan. Is this due to the location of the storm sewers and catch basins?

In summary, the configuration and open space areas shown on this revised preliminary plan appear to be consistent with the approved Development Plan for Chesapeake Planned District.

If we have additional questions or comments, we will promptly forward them to you. Should you have any questions, please do not hesitate to contact us.

Respectfully,

Kelly Sarko
Zoning Inspector

12/03/2019
Applicant: Liberty Township

Proposed Revisions: Liberty Township has submitted a list of text amendments to their zoning code. The amendments are on file at the RPC office and summarized below:

1. Article III, DEFINITIONS. Add several definitions including:
   a. Water Well (as defined in the ORC)
   b. Septage/Sewage Management (As defined by the ORC)
   c. Revise Dwelling definition to read - ...residential occupancy, include detached single-family dwelling Units, Single-Family Cluster Dwellings, two-family Dwelling Units, and Multi-Family Dwelling Units, but excluding Hotels and Motels. A dwelling must have an approved and functioning well and septic system approved by the Fairfield County Health Department.

2. Article IX USE DISTRICTS
   a. In Section 9.2 (Rural Residential District) the township wishes to change the road frontage requirements for lots in the district. For lots of 2.0 acres to 4.99 acres the frontage will increase from 175’ to 200’, lots of 5.00 acres to 14.99 acres the frontage will increase from 300’ to 350’ and lots of 15.0 acres and more the frontage will increase from 60’ to 100’. The minimum side yard setback for the R-R District is proposed to be increased from 15’ to 25’.

3. Article X GENERAL DEVELOPMENT STANDARDS.
   a. Language has been added that will allow one pre-existing Accessory Structure on lot splits between 2.00 acre and 5.01 acres. The accessory structure cannot exceed 2,400 square feet.
   b. Language has been added that will allow one pre-existing Accessory Structure on lot splits over 5.01 acres. The accessory structure cannot exceed 3,200 square feet.
   c. Increase the minimum building size for a single family home from 1,350 SF to 1,600 SF
   d. Add language to Section 10.16 L (Agritourism) to read “To ensure the safety of the public who will be attending events at agritourism facilities, the facility shall comply with the Ohio Fire Code.”

REGIONAL PLANNING COMMISSION STAFF RECOMMENDATION:

RPC staff recommends modifying the proposed text amendments with the following comments:

1. As stated in May of 2019, RPC staff would not be supportive of the proposed amendments to Section 10.3, which would allow one pre-existing accessory structure on new lot splits. Staff believes that allowing accessory buildings to be split off of lots with the primary structure would create a non-conforming use. Further, staff believes these two sections would contradict the definition of an
accessory structure found in Article III and is also in conflict with Section 10.3 (A) which states “Accessory structures shall be located on the same lot as the Primary Building to which it is subordinate. No lot shall contain an Accessory Structure without a Principal Building.”

2. As stated in September of 2018, RPC Staff believes that changing the road frontage requirements in Section 9.2 for lots in the 5.00 acre to 14.99 acre range is unnecessary. If approved, this would become the highest standard for any township in the county. Staff believes that the existing 300’ frontage requirement is sufficient.

3. In 2018, the township proposed changing the minimum square footage for single family homes from 1,350 to 1,800. At the time, RPC Staff believed this change could create hardships. RPC Staff believes the 1,600 square foot minimum is a better alternative to 1,800 square feet and would be supportive of this change.

4. RPC Staff would recommend that the township have the County Prosecutor review the proposed language regarding Agritourism and compliance with the Ohio Fire Code.
Zoning Commission Motion Approved Changes 11-12-19

- Change Title of Article V to Non-Conformance

- Section 10.3 A – add the following to the end... unless approved under Section 10.3 L or M.

- Add Section 10.3 L to read - For a new lot split creating a new parcel with a minimum of 2.00 acres and less than 5.01 acres, one pre-existing Accessory Structure shall be permitted, provided said Accessory Structure does not exceed two thousand four hundred (2,400) square feet of floor space and is subject to the conditions of Section 10.3.

- Add Section 10.3 M to read - For a new lot split creating a new parcel 5.01 acres or larger, one pre-existing Accessory Structure shall be permitted, provided said Accessory Structure does not exceed three thousand two hundred (3,200) square feet of floor space and is subject to the conditions of Section 10.3.


- Add definition – Septage/Sewage Management – As defined by ORC 3701-29-20.

- Section 10.9 A 5 remove reference to two family dwelling.

- Revise Adult Motion Picture Theater definition to read – a commercial establishment where, for any form of consideration, any image, audio or photographic reproductions are regularly shown which are ...

- Revise Adult Theater definition to read – ...State of Nudity or Semi-Nudity...

- Revise Building definition to read - ...educational, agricultural, recreational purposes or other similar Uses.

- Revise Clinic definition to read - ...care of outpatients for human care.

- Revise Dwelling definition to read - ...residential occupancy, include detached single-family Dwelling Units, Single-Family Cluster Dwellings, two-family Dwelling Units, and Multi-Family Dwelling Units, but excluding Hotels and Motels. A dwelling must have an approved and functioning well and septic system approved by the Fairfield County Health Department.

- Add to end of Dwelling, Unit definition - A dwelling must have an approved and functioning well and septic system approved by the Fairfield County Health Department.

- Revise Section 10.16 H to read "...and shall comply as required by the Ohio Revised Code."

- Add Section 10.16 L to read "To ensure the safety of the public who will be attending events at agritourism facilities, the facility shall comply with the Ohio Fire Code.

- Remove Section 11.14.
• Renumber Section 11.15 to 11.14.

• Section 9.2 G 2 A change one hundred seventy five (175) to two hundred (200).

• Section 9.2 G 2 B change three hundred (300) to three hundred fifty (350).

• Section 9.2 G 2 C change sixty (60) to one hundred (100).

• Section 9.2 G 5 change fifteen (15) to twenty-five (25).

• Section 10.1 A change one thousand three hundred fifty (1,350) to sixteen hundred (1,600).

• Add plastic to Recycling Transfer Facility definition.

• Section 10.3 D – remove last sentence.

• Section 10.3 E – remove the sentence “If the cumulative square footage exceeds....considered a Conditional Use and subject to the conditions in Section 11.14.

• Section 10.11 A 6 – remove the “a copy of which is attached hereto and incorporated herein as Appendix 12-2, effective April 21, 2013, expiration April 20, 2018.” and remove “(example in Appendix)” and remove “A template of the Liberty Township Storm Water Management/BMP Facilities Maintenance Agreement is attached hereto and incorporated in Appendix 12-3.”
Applicant: Greenfield Township

Proposed Revisions: Greenfield Township has submitted a list of text amendments to their zoning code. Minor revisions have been proposed throughout the code to address grammar, cross references, and formatting errors. Major revisions are summarized below:

1. Part I, Section 105, DEFINITIONS. Add several definitions including:
   a. Accessory Dwelling Unit
   b. Agricultural Buildings and Structures
   c. Kennel/Animal Boarding

2. Part II, Section 205, ENFORCEMENT, under the approval for zoning certificates, language has been changed to whereby the zoning inspector is now solely responsible for zoning certificates. The current code references both the zoning inspector and the zoning secretary.

3. Part III, Section 310, Under the R-1 District,
   a. Language has been added that mandates that commercial kennels be located no less than 100 feet from any property line on properties less than 5 acres.
   b. Swimming pools, playhouses and tennis courts are removed as examples of accessory structures.
   c. Adds language that states that parcels that are 5 acres or more are considered Agricultural.
   d. Changes the minimum side yard and rear yard setbacks for accessory structures from 10’ to 15’.

4. Part III, Section 330, Removes the Office (O) District
5. Part III, Section 360, Changes the name from Planned Development District to Planned Unit Development District.
6. Part IV, Section 415, ACCESSORY STRUCTURES,
   a. Remove swimming pools and tennis courts as accessory structures
   b. Remove allowing an additional accessory structure in the R-1 District.
   c. Language is added that allows the permitted area of an accessory structure to be 2% of the area of a lot or a maximum of 4,000 square feet, whichever is smaller.
REGIONAL PLANNING COMMISSION STAFF RECOMMENDATION:

RPC staff recommends modifying the proposed text amendments with the following comments:

1. Under Article III, the township should remove the language that states that parcels that are 5 acres or more are to be considered Agricultural. There are several parcels in currently in the township which are 5 acres or more which are residential.

2. RPC Staff believes that if the township wishes to remove swimming pools and tennis courts as an accessory use in the R-1 District, they should remove reference to them in the R-2 District as well.

3. It appears that the township will create a conflict in their code if they delete reference to swimming pools as accessory structure in Section 415.01. What happens to Section 415.04 (Private Swimming Pools)? The township needs to address this conflict by either deleting this section or having stand along swimming pool regulations.
NOTES FOR ZONING CODE REVISIONS (if all revisions are adopted the page numbering in the Table of Contents will need to be updated)

Spacing is not uniform throughout the document in particular pages 1-13, 2-3, 3-20, 3-37, 4-18 and 4-26

Page 3-6 F should have a dash for ‘(1-1/2)’ for consistency

Page 3-18 Section 335 should have a page break

Page 1-5 #2 and 1-7 #12 - Definitions are not code and they should only define.. see below

2. Accessory dwelling unit – Also referred to as an “Accessory Apartment”, “Mother in Law Suite”, or “Granny Flat”, is a residential dwelling unit located within the same building as the single-family dwelling unit and typically intended to be used for the care and housing of a family member with special needs.

12. Agricultural Buildings and Structures- Agricultural Buildings and structures are defined as such structures that are customarily used primarily to house animals and support agricultural uses such as barns, sheds, pole barns, silos, grain structures, feed structures, etc.

Page 1-12 #61 - remove the word ‘junk’ within the definition of Junk #61

Page 1-12 #64 – ORC section 955.02 does NOT refer to 6 domestic pets as part of a description of a kennel however add ‘for profit’ in the definition.. see below

64. Kennel/Animal Boarding- Those Building or Buildings used to house domestic pets and further as defined by Ohio Revised Code, Sec. 955.02 for profit.

Page 1-18 #101 – ‘consumption.’ Remove – on the premises.. see below

101. Restaurant- means a business establishment where food and beverages are prepared and presented for human consumption.

Page 2-1, C 5 add certified mail and replace all ‘mail’ with ‘certified mail’ throughout the entire document see example below

5. Notify applicants and adjoining property owners by certified mail of zoning hearing details.

Page 2-8 205.03 add when a zoning permit is issued MUST be visible from the road to be valid..see below

205.03 Approval of Zoning Certificates

Within thirty (30) days after the receipt, the application shall be either approved or disapproved by the Zoning Inspector, in conformance with the provisions of this Code. Zoning certificates issued on the
basis of plans and applications approved by the Zoning Inspector shall authorize only the use and arrangement as set forth in such approved application. All zoning certificates shall be conditional upon the commencement of work within six (6) months. One (1) copy of the application shall be returned to the applicant by the Zoning Inspector, after such copy is marked as either approved or disapproved and attested to same by the signature of the Zoning Inspector, or his/her designated agent on such copy. In the case of disapproval, the Zoning Inspector shall state on the returned plans the specific reasons for disapproval. Two (2) copies of plans, similarly marked, shall be retained by the Zoning Inspector. One (1) copy retained by the Zoning Inspector shall be forwarded to the County Auditor upon issuance of a certificate of zoning compliance along with one (1) copy of the application. Once a Zoning Permit is issued, it must be visible from the road to be valid.

Page 2-11 210.01 add this Code..see below

210.01 Intent

Within the districts established by this Code, or amendments hereinafter adopted, there may exist lots, structures, uses of land and structures which were lawful before this Code was passed or amended, but which would be prohibited, regulated or restricted under the terms of this Code or future amendments. It is the intent of this Code to permit these nonconformities to continue until they are removed and to permit reasonable extensions and improvements as allowed by law and this Code.

Page 2-11 210.04 R should be changed to ‘Residential’..see below

210.04 Substitution

The Board of Zoning Appeals may allow the nonconforming use of a building or structure to be changed to another nonconforming use of the same or of a more restricted classification. However, in any residential district, no change shall be authorized by the Board of Zoning Appeals to any use which is not a permitted or conditional use in any Residential District.

Page 2-12 210.07 1 add this Code..see below

210.07 Maintenance and Repair

Nothing in this Article shall be deemed to prevent normal maintenance and repair of a building or structure containing a nonconforming use. Structural alterations may be made to a building or structure containing a nonconforming use as follows:

1. When required by law and this Code.

Page 2-18 #5 tick sheet – change ‘first class mail’ to ‘certified mail’ see above to change all mail to certified mail

Page 2-22 230.05 change ‘first class mail’ to ‘certified mail’ throughout document see example below and per above
230.05 Public Hearing by the Board of Zoning Appeals

The Board of Zoning Appeals shall hold a public hearing within a reasonable period of time following its receipt of application. Notice shall be given at least 10 days in advance of the public hearing by publication in at least one newspaper of general circulation in the area. The notice shall state the date, time, and place and the nature of the proposed hearing. The same information shall be mailed by certified mail to the applicant and all owners of property within and contiguous to and directly across the street from the property in question to the addresses of those owners appearing on the county auditor’s current tax list. Any party may appear in person, or by attorney.

Page 3-4 310.04 eliminate swimming pools, playhouses and tennis courts..see below

310.04 Accessory Uses

Accessory buildings or structures customarily associated with single-family residential use, including detached garages or carports, tool or garden sheds and similar facilities for primary use by occupants of the principal use of the property on which the facility is located, subject to the requirements of Section 415 of this Code.

Page 3-5 310.05 8 see change to E and add 9) Partials that are 5 acres or more are considered Agriculture...see below

310.05 Conditional Uses

8. Commercial Boarding Kennels and/or Veterinary Clinics, providing the following:

   A. The use is secondary and incidental to the principal residential use of the property

   B. The applicant must submit a written statement showing the practices he/she will use to alleviate levels of noise that may be associated with such use.

   C. Outdoor runs shall be screened from public view.

   D. No dead animals shall be buried on the site.

   E. Commercial Boarding Kennels or any building structure pertaining to kennels should be located no less than 100 feet from any property line on properties less than 5 acres.

9. Partials that are 5 acres or more are considered Agriculture.

Page 3-6 310.06 D and E Minimum yard width change from 10 to ‘15’

Page 3-9 320.01 instead of shall say may..see below
320.01 Purpose

The R-3 District is established to accommodate a variety of housing types suited to the various life styles of individuals and families, including single and multiple-family residences. The objective is to provide for a diversity of housing opportunity and choice within Greenfield Township. As a result of the higher residential densities, the R-3 District may be used in areas served by public water and sewer.

Page 3-16 section 330 remove Office District entirely leave one page for future use (remove pages 3-16 thru 3-18)

See page 3-18 should have page break per beginning of this document

Page 3-30 350.01 Planned Development District should read Planned Unit Development District..see below

350.01 Purpose

The Planned Rural Business District is established to allow for the development of limited business activity that will be located where commercial activity as permitted in the HB District would be inappropriate. Generally, the district will allow a higher level of activity than would typically be permitted as a home occupation. The district permits the property owner to design a business environment which may meet his/her general objectives, while providing a suitable level of protection for present and future owners of adjacent property. Because of the increasing scale of new development, and its potential impact on the township, it is required that future large scale commercial development be developed under the Planned Unit Development District detailed in Section 360 of this Code.

Page 3-33 355.02 Permitted Uses ‘in’ should be ‘is’

Page 3-34 355.05 C2 add commercial and residential..see below

355.05 Minimum Development Standards

C. Side Yards

When abutting:

2. Commercial and Residential - fifty (50) feet with five (5) feet of green space strip from property line for all principal and accessory structures
Minimum Rear Yard Depth

When abutting:

2. Commercial and Residential – fifty (50) feet with five (5) feet of green space strip from property line for all principal and accessory structures.

Page 3-36 (PUD) should be before the title of PLANNED UNIT DEVELOPMENT DISTRICT per the entire document

Page 3-37-38 360.04 A. remove listed in section 22.06 should say 360.03 and section 5.1 should be 215.01..see below

360.04 Procedures and Requirements for Amending A Planned Unit Development.

A. Procedure. Planned Unit Development (PUD) Districts shall be approved as a district on the zoning map in accordance with the procedures set forth in this section and the PUD standards listed in Section 360.03. It is the intent of this section to incorporate the review and approval of a development plan with the amendment process. In addition, to the procedures set forth in this section, Section 215.01 shall apply at such time an amendment to a PUD designation is adopted by the Board of Township Trustees.

Page 3-39 section E 22.07 D should be 360.04..see below

E. Notice of Public Hearing. The Zoning Commission shall give notice of the public hearing required in Section 360.04 by one publication in one (1) or more newspapers of general circulation in the township at least ten (10) days before the date of such hearing. The published notice of the public hearing shall state the information required in Section 519.12 of the Ohio Revised Code. Written notice of the public hearing shall also be mailed by the Zoning Commission, by first class mail, at least twenty (20) days before the date of the public hearing to all owners of the property within and contiguous to and directly across the street from such area proposed for rezoning to the addresses of such owners appearing on the country auditor’s then current tax list. Notices to the individual property owners shall state the information required in Section 519.12 of the Ohio Revised Code.

Page 3-40 G required in 22.07D should be 360.04 D..see below

G. Recommendation by Zoning Commission. Within thirty (30) days after the public hearing required in 360.04 D, the Zoning Commission shall recommend to the Board of Township Trustees that the application, including the development plan, be approved as requested, approved with conditions, or denied.
365.03 Development Standards

Lot and Area Requirements

The area or parcel of land for a special use shall not be less than that required to provide space adequate for off-street parking areas, yards and open spaces sufficient to maintain the character of the neighborhood. The size of the parcel of land occupied by the proposed use, and all setbacks, shall be shown on the Development Plan required in Section 365.01.

415.01 Accessory Uses and Structures Defined

6. Detached garages, sheds, gazebos or other similar structures or detached opened aired structures shall be classified as accessory structures and shall be governed by the regulations of this section.

415.03 Accessory Structures

A. Residential Accessory Structures Permitted

One (1) single detached accessory structure not exceeding 144 square feet in area may be erected on any residential lot without a zoning certificate, provided such structure is located to the rear of the principal structure, and no closer to any property line than the setbacks required for the residential zoning district in which the structure is located. Accessory structure(s) must meet the following requirements:

1. Permitted Area and Height

The total area of all accessory uses or structures on a residential parcel shall not exceed two percent (2%) of the area of the lot on which the structure or use is located, or a maximum of four thousand (4,000) square feet, whichever is smaller. These area requirements shall not apply to lakes and ponds. An accessory structure shall not exceed the maximum height permitted in the residential zoning district.

2. Location and Setbacks

All new accessory structures or additions to existing accessory structures shall meet all setback requirements for the applicable zoning district in which the structure resides.
435.03 General Requirements

Design

All off-street parking areas within the MH-R, O, LB, B-1, HB, PRB, I, SU and PD zoning districts shall, at a minimum, be designed to meet the following standards:

Page 4-26 straighten boxed area (#5) at the top of the page

Page 4-39 section 445 should be removed and a page left for future use

See 445.01 B there is a reference to section 450, there is no section 450 in our book
### Fairfield County Building Department Monthly Report [November 2019]

<table>
<thead>
<tr>
<th>Item</th>
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<th>Township</th>
<th>Cost Estimate</th>
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### New Projects/Approved/Completed Projects

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### New Submitted Applications

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MAJOR SUBDIVISION DEADLINE GUIDE
REVISED NOVEMBER 14, 2019

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<tr>
<th>RPC MEETING DEADLINE</th>
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<th>SUB REGS COMM. MEETING</th>
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Example: If you want to submit a subdivision application for the May 5, 2020, Regional Planning Commission meeting, you are required to submit a complete application and review fees to the Regional Planning Commission office by April 3, 2020, at the close of business (4:00 p.m.). After that date, the application will not be reviewed until the June 2, 2020, Regional Planning Commission meeting.
REZONING APPLICATIONS
Revised November 14, 2019

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Example: If the rezoning application is to be considered at the February 4, 2020, RPC meeting, you must submit your application no later than January 13, 2020, at the close of business. Applications submitted after that date cannot be considered until the next RPC meeting.
### AGENDA ITEM 8

**BILLS**  
**REGIONAL PLANNING COMMISSION**  
December 3, 2019

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