




210 East Main St.  
Room 302  
Lancaster, OH 43130  
[www.co.fairfield.oh.us](http://www.co.fairfield.oh.us)

TO: Fairfield County Regional Planning Commission

FROM: Loudan Klein  
Executive Director 

DATE: February 27, 2018

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, March 6, 2018, at 7:30 p.m.** The meeting will be held at the Fairfield County Courthouse, Commissioners' Hearing Room, 3rd floor, 210 E. Main St., Lancaster, Ohio. **Please call 740-652-7110 to check the status of the meeting on our voice mail in case of inclement weather conditions.**

The tentative agenda will be as follows:

1. Approval of minutes of the January 2, 2018, RPC meeting (see enclosed)
2. President's Report
3. Public Hearing to Adopt the Update to the Land Use Plan (see enclosed)
4. Election of Officers and Executive Committee (see enclosed)
5. Building Department Applications Under Review for Building Permits (see enclosed)
6. Bills (see enclosed)
7. Other Business

Loudan Klein  
**Executive Director**

**email:** [rpc@co.fairfield.oh.us](mailto:rpc@co.fairfield.oh.us)

# AGENDA ITEM 1

## MINUTES

**January 2, 2018**

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

Presiding: Bill Yaple, President

Present: Charles Hockman, Kent Huston, Doug Ingram, Dean LaRue, Darrin Monhollen, Jennifer Morgan, Larry Neeley, Phil Stringer, Ira Weiss, Jeff White, Dave Levacy (County Commissioner), Dave Burgei (GIS Dept. Administrator), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

### **ITEM 1. MINUTES**

The Minutes of the December 5, 2017, Fairfield County Regional Planning Commission meeting were presented for approval. Jeff White made a motion for approval of the minutes. Ira Weiss seconded the motion. Motion passed.

### **ITEM 2. PRESIDENT'S REPORT**

Bill Yaple welcomed everyone to the meeting. Mr. Yaple introduced Darrin Monhollen, the new Violet Township representative.

### **ITEM 3. PRESENTATION**

Dave Burgei, GIS Department Administrator, gave a presentation on the LUCA Program and the GIS Department.

### **ITEM 4. SUBDIVISION ACTIVITIES**

James Mako presented the following report:

**ITEM 4a). SUBDIVISION:** Lake Forest Ventures–Violet Township–Variance to Section 1.4.1 (B)

**OWNER/DEVELOPER:** Sharon Buccilla

**LOCATION AND DESCRIPTION:** An application has been submitted requesting variance to Sections 1.4.1 (B) for a proposed lot split on parcel ID # 0360093500. The current lot is 22.97 acres in size and has a single family home. The applicant wishes to split off 14.885 acres (eastern side of the parcel) with a remainder of 8.016 acres. The 14.885 acre parcel will not meet the minimum road frontage requirements of the County Subdivision Regulations. The 14.885 acre parcel will abut to Rapala Lane which is a stub street located in the Lake Forest Subdivision.

**SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:** The Subdivision Regulations Committee recommends approval of the proposed variance with the following comments:

1. The Subdivision Regulations Committee is recommending that a temporary access easement be established on the plat utilizing the existing drive to 12646 Milnor Road. Language will be needed in the easement to vacate the easement once the road is extended from the Lake Forest Subdivision. A revised plat showing this access easement has been provided to the RPC.
2. The Subdivision Regulations Committee would like to know if the Anderson property to the north is to be split as well or will it be included in the preliminary plan of The Estates at Lake Forest?
3. Other agency comments.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. Discussion followed regarding plans for the temporary road. After discussion, a vote was taken and the motion passed with Darrin Monhollen abstaining.

**ITEM 5. 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 6. BILLS**

543000	REPAIR & MAINTENANCE	\$ 92.33
558000	TRAVEL & EXPENSES	\$ 123.45
	TOTAL	\$ 215.78

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

**ITEM 7. OTHER BUSINESS**

Bill Yaple stated that an interim secretary is needed to replace Mary Snider who resigned at the end of the year. Bill said that Kent Huston has volunteered to fill in as interim secretary until the election in April, 2018. A motion was made by Doug Ingram to appoint Kent Huston as interim secretary. Phil Stringer seconded the motion. Motion passed.

Loudan Klein reminded the RPC members of the zoning training to be held on February 6, 2018 at the Fairfield County Utilities Office at 6:00 p.m.

There being no further business, a motion was made to adjourn the meeting by Dean LaRue and seconded by Phil Stringer. Motion passed.

Minutes Approved By:

\_\_\_\_\_  
William Yaple, President

\_\_\_\_\_  
Kent Huston, Interim Secretary



**P R E S S   R E L E A S E**  
**B O A R D   O F   C O M M I S S I O N E R S**

Commissioners:  
 Steven A. Davis  
 Mike Engel  
 David L. Levey

County Administrator:  
 Carol E. Brown

Clerk:  
 Rachel A. Elser



**FOR IMMEDIATE RELEASE**  
**March 15, 2018**

**Fairfield County to Adopt Long-Term Land Use Plan**

**Lancaster, Ohio** – A long-term plan for Fairfield County has been developed to guide growth, revitalization, and preservation efforts. The Land Use Plan is a necessary step to take advantage of future growth expected in the Central Ohio region.

The Land Use Plan (officially referred to as the Update to the 2002 Development Strategy and Land Use Plan) was created with input and feedback from the public and stakeholders representing multiple disciplines. The plan demonstrates the desire for revitalization and preservation of rural areas while recognizing opportunities for growth along major corridors and in incorporated areas. The overall mission is to capitalize on growth in urban areas while maintaining natural resources required for long-term sustainability.

“The Land Use Plan balances our need to develop Fairfield County for future success while maintaining the agricultural base our county was founded on. I appreciate the time and effort given by the local communities and the county to assist in the execution of the Land Use Plan,” stated Loudan Klein, Executive Director of the Fairfield County Regional Planning Commission.

On March 20<sup>th</sup>, at 9:30 am, the Fairfield County Board of Commissioners will hold a public hearing at the Fairfield County Courthouse, 210 E. Main St., Lancaster, with the purpose of considering the adoption of the Land Use Plan.

Members of the public are welcome to attend the public hearing. They can also review the Land Use Plan at [www.co.fairfield.ou.us/rpc](http://www.co.fairfield.ou.us/rpc) or in person at the Regional Planning Commission (also at 210 E. Main, Lancaster), Monday-Friday, 8 am – 4 pm. Phone calls about the Land Use Plan can be made to the Regional Planning Commission, (740) 652-7110.

###

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



210 East Main St.  
Room 302  
Lancaster, OH 43130  
[www.co.fairfield.oh.us](http://www.co.fairfield.oh.us)

Slate of Officers:

President

- Phil Stringer (Current Vice-President)

Vice-President

- Doug Ingram (Current Second Vice-President)

Second Vice-President

- Betsy Alt (At-Large Member)

Secretary

- Kent Huston (At-Large Member)

Recommendations for Executive Committee Members:

- Phil Stringer (President\*)
- Doug Ingram (Vice-President\*)
- Betsy Alt (Second Vice-President\*)
- Kent Huston (Secretary\*)
- Todd Edwards (Retail Merchant)
- Jerry Rainey (Education)
- Ira Weiss (At-Large Member)
- Jeff White (Village of Bremen)
- Bill Yaple (Past President)

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

Loudan Klein  
**Executive Director**

**email:** [rpc@co.fairfield.oh.us](mailto:rpc@co.fairfield.oh.us)

Fairfield County Building Department Monthly Report (January and February 2018)

Address	City/Village	Township	Cost Estimate	Date Received
<b>Final Inspection Approved</b>				
Columbia Pipeline Regulator Station	Sugar Grove	Berne	\$333,600.00	10/27/2016
Amanda Medical Office Building - Interior	Amanda	Amanda	\$2,300,000.00	3/24/2017
Shalom United Methodist Church-Fire Alarm System	Carroll	Greenfield	\$7,000.00	11/2/2017
Fairfield Co. District Library NW Branch-Fire Alarm	Carroll	Greenfield	\$6,000.00	11/17/2017
Precision Pain Care - Solar Electric System	Lancaster	Greenfield	\$65,000.00	12/11/2017
<b>Plans Approved - Ongoing Inspection</b>				
Mike's Landscaping Pole Buildings	Circleville	Clearcreek	\$ 60,000.00	2/21/2017
Fairfield County Board of Developmental Disabilities	Carroll	Greenfield	\$ 95,000.00	2/21/2017
Masters Professional Painting - Pole Building	Carroll	Greenfield	\$ 26,520.00	3/16/2017
Verizon Wireless Antenna Replacement	Lancaster	Greenfield	\$ 6,100.00	5/15/2017
Verizon Wireless Antenna Alteration	Amanda	Amanda	\$ 7,000.00	5/17/2017
River Valley Life Center Church - Modifications	Lancaster	Greenfield	\$ 16,000.00	7/3/2017
New Six Unit Rental	Lancaster	Greenfield	\$ 200,000.00	8/2/2017
ATEX Pipeline Added Pump Unit	Millersport	Walnut	\$2,100,000.00	8/2/2017
Lancaster Telecommunications Station - New Shelter	Lancaster	Pleasant	\$ 125,000.00	8/24/2017
Addition for Nikolice Babamov Commercial Building	Carroll	Greenfield	\$ 240,000.00	9/15/2017
Upgrading Electric Service for Farm	Baltimore	Walnut	None Listed	9/21/2017
Tractor Supply - Replace HVAC Units	Carroll	Greenfield	\$19,976.83	10/11/2017
Fairfield Beach Fire Station Addition	Thornville	Walnut	\$85,000.00	10/16/2017
Ohio Paperboard Fire Alarm Install	Baltimore	Liberty	\$9,998.00	10/17/2017
Victory Hill Church Renovations	Carroll	Greenfield	\$1,800,000.00	10/26/2017
The Beach Stop Market - New Building	Thornville	Walnut	None Listed	12/1/2017
Sprint PCS Antenna Modification	Carroll	Bloom	\$21,500.00	12/18/2017
Dollar General - Carroll	Carroll	Greenfield	\$750,000.00	12/21/2017
<b>New Submitted Applications</b>				
Ken's Body & Chasis - Update Electric	Baltimore	Liberty	\$20,000.00	1/8/2018
Verizon Wireless - Tower Modifications	Carroll	Bloom	\$25,000.00	1/8/2018
Sprint PCS Antenna Modifications	Lancaster	Rushcreek	\$15,000.00	1/16/2018
Sprint Cell Tower Upgrade	Lancaster	Pleasant	\$15,000.00	1/31/2018
Sprint PCS Cell Tower Modification	Canal Winchester	Bloom	\$21,500.00	1/31/2018
Cheers Chalet Kitchen Remodel	Lancaster	Greenfield	\$150,000.00	2/2/2018
Crossfit Gym Renovations	Carroll	Greenfield	\$75,000.00	2/7/2018
Sprint PCS Tower Upgrade	Amanda	Clearcreek	\$21,500.00	2/13/2018
Sprint PCS New Equipment and Antennas	Lancaster	Bloom	\$15,000.00	2/20/2018

**AGENDA ITEM 6**

BILLS  
REGIONAL PLANNING COMMISSION  
MARCH 6, 2018

543000	REPAIR AND MAINTENANCE			
	<b>Gordon Flesch Company, Inc.</b>	\$	<u>92.33</u>	
		Subtotal		\$ 92.33
558000	TRAVEL & EXPENSES			
	<b>Loudan Klein</b>	\$	145.95	
	<b>James Mako</b>	\$	<u>27.25</u>	
		Subtotal		\$ <u>173.20</u>
		TOTAL		\$ 265.53