



210 East Main St.  
Room 302  
Lancaster, OH 43130  
740.652.7110  
[www.co.fairfield.oh.us](http://www.co.fairfield.oh.us)

TO: Fairfield County Regional Planning Commission  
FROM: Loudan Klein, Executive Director  
DATE: August 27, 2019  
SUBJECT: Meeting Notice and Agenda

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

The tentative agenda will be as follows:

1. Approval of minutes of the August 6, 2019, RPC meeting (see enclosed)
2. President's Report
3. Presentation – Loudan Klein will give a presentation on Development Roundup
4. Subdivision Activity
  - a) Rolling Hills Storage – Final Plat  
Greenfield Township (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

August 6, 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: Craig Getz, Charles Hockman, Kent Huston, Jennifer Morgan, Larry Neeley, Jerry Rainey, Melissa Tremblay, Ira Weiss, Teri Wise, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (County 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 July 2, 2019, 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 with Melissa Tremblay abstaining.

### ITEM 2. PRESIDENT'S REPORT

Phil Stringer welcomed everyone to the meeting.

### ITEM 3. 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 4. BILLS

561000	GENERAL OFFICE SUPPLIES	\$ 46.40
543000	REPAIR & MAINTENANCE	\$ 67.91
558000	TRAVEL & EXPENSES	<u>\$ 166.40</u>
	TOTAL	\$ 280.71

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

**ITEM 5. OTHER BUSINESS**

No other business was presented at the meeting.

**ITEM 6. 2020 CENSUS COMPLETE COUNTY COMMITTEE MEMBER  
TRAINING – U.S. CENSUS BUREAU**

Aaron Dages with the U.S. Census Bureau was present at the meeting and did a training session for the Complete Count Committee members.

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

Minutes Approved By:

\_\_\_\_\_  
Phil Stringer, President

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



**Subdivision:** Rolling Hills Storage – Final Plat

**Owner/Developer:** Walter Beatty

**Engineer:** Willis Engineering

**Location and Description:** The parcel (PN #0140096700) is located along S.R. 158, however, the access to this site will be from Rolling Hills Street in the River Valley Highlands subdivision within the corporation boundary of Lancaster. The plat totals just over 2.5 acres with two proposed lots to house storage units. No public water or sewer services are being extended to the site.

**Date:** August 26, 2019

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

1. Offsite easements do not need to be separate documents. We would prefer to have these noted on the plat since the owner is already signing. Furthermore, there needs to be language associated with temporary easements that they will expire at such time conditional acceptance is granted by the Board of County Commissioners.
2. There should be temporary grading easements around grading limits north of the site.
3. A drainage easement should be placed around the storm pipe to the offsite basin.
4. Drainage easement language must be included on Sheet 2.
5. Please update Commissioner signatures to our current slate.
6. Prior to recording of the final plat, the following must occur:
  - a. Approval of the construction drawings and cost estimate
  - b. Executed development agreement
  - c. Submission of inspection fees based upon approved estimate (public improvements)
  - d. Construction assurance based upon approved estimate (public improvements)
  - e. Recreation fees
7. 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, and GIS Department.

Loudan Klein

**Executive Director**

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

# ROLLING HILLS STORAGE

SITUATED IN SECTION 26, TWP. 15S, RING. 19W, CONGRESS LANDS,  
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO



VICINITY MAP  
NO SCALE

**APPROVAL BY REGIONAL PLANNING COMMISSION**

I hereby certify that this plat was approved by the Fairfield County Regional Planning Commission on \_\_\_\_\_, 2019. This approval becomes void, unless this plat is filed for recording within one hundred and eighty (180) days of the above approval.

Executive Director, Fairfield County Regional Planning Commission \_\_\_\_\_ Date \_\_\_\_\_  
Lourain Klein

**APPROVAL BY COUNTY ENGINEER**

This plat is hereby approved as of \_\_\_\_\_, 2019, however, sanitary sewers and waterlines are not accepted until inspected and approved.

Fairfield County Engineer, Jeremiah D. Upp, P.E., P.S. \_\_\_\_\_ Date \_\_\_\_\_

**APPROVAL BY COUNTY SANITARY ENGINEER**

This plat is hereby approved as of \_\_\_\_\_, 2019, however, sanitary sewers and waterlines are not accepted until inspected and approved.

Fairfield County Sanitary Engineer, Tony J. Vogel, P.E. \_\_\_\_\_ Date \_\_\_\_\_

**APPROVAL BY COUNTY COMMISSIONERS**

Approved and accepted this day of \_\_\_\_\_, 2019. The streets, roads, etc., herein dedicated to public use are hereby accepted as such for the County of Fairfield, State of Ohio.

Steve Davis \_\_\_\_\_ Date \_\_\_\_\_  
Mike Kiger \_\_\_\_\_ Date \_\_\_\_\_  
David L. Levey \_\_\_\_\_ Date \_\_\_\_\_

**ZONING INSPECTOR**

This plat is consistent with the current Greenfield Township Zoning Resolution.

Township Zoning Inspector, Kevin Yeanous \_\_\_\_\_ Date \_\_\_\_\_

**COUNTY AUDITOR**

I hereby certify that the land described by this plat was transferred on \_\_\_\_\_, 2019.

Fairfield County Auditor, Tom A. Suter, Jr. \_\_\_\_\_ Date \_\_\_\_\_

**NOTARIZED OWNERS DEDICATION AND ACKNOWLEDGMENT**

We, the undersigned, being all the owners and lien holders of the land platted herein, do voluntarily consent to the execution of said plat, and dedicate the streets hereon, comprising a total of \_\_\_\_\_ acres, to the public use forever.

Owner \_\_\_\_\_ Witnesses \_\_\_\_\_

Owner \_\_\_\_\_ Witness \_\_\_\_\_

**STATE OF OHIO FAIRFIELD COUNTY**

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, personally came the said \_\_\_\_\_ and \_\_\_\_\_ who acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

My Commission Expires \_\_\_\_\_

Notary Public in and for Fairfield County, Ohio \_\_\_\_\_

09/03/2019

**DESCRIPTION OF 2.511 ACRES**

Situated in Section 26, Township 15, Range 19, Congress lands, Township of Greenfield, County of Fairfield, State of Ohio, being 2.511 acres, being the 34.298 acre parcel of the 78.22 acre parcel, as described in Official Record 1626, Page 459, and being more fully described as follows:

Commencing at a 3/4 inch iron pin found at the southwest corner of the aforementioned 34.298 acre tract, on the east line of a 14.819 acre tract described in Official Record Volume 1618, Page 2867, and being the northwest corner of Lot 181, in River Valley Highlands, Section 13, Phase 1, as recorded in Plat Cabinet 3, Slot 14, said point being the True Point of Beginning of the herein described parcel;

thence, with the east line of the 14.819 acre tract North 03°00'33" East a distance of 175.00 feet to an iron pin set;

thence, South 89°52'28" East a distance of 625.00 feet, across said Waller J. and Rebecca Beatty, Trustee's parcel, as recorded in Volume 1626 at page 459, 34.298 acre parcel to an iron pin set;

thence, South 03°00'33" West a distance of 175.00 feet, across said 34.298 acre parcel to an iron pin set on the north line of the Puller Homes of Ohio LLC., 18.8 acre parcel as recorded in Volume 1670, Pg 4027, of the Official Records;

thence, North 89°52'28" West a distance of 625.00 feet, along the north line of said Puller Homes parcel, and the north line of said River Valley Highlands, Section 13, Phase 1, passing 3/8" Dia. iron pins found at 549.76 feet, and 433.31 feet, to the True Point of Beginning.

Containing 2.511 acres.

Part of Parcel Number 014-00967.00

Bearings are based on State Plane Grid, South Zone NAD83(2011)

All Iron Pin Sets are 5/8" dia. rebar x 30" long with Orange ID cap stamped "Willis S7956"

This Description is based on a survey made under the direction of Todd D. Willis in July 2019, Reg. Surveyor No. 7796.

Phone No. 740-739-4030, Willis Engineering & Surveying

**CERTIFICATION OF SURVEYOR**

I hereby certify that this plat represents a true and complete survey made by me or under my supervision on April 14, 2019, and that all markers and monuments indicated are in place or will be in place by the time of street acceptance and are correctly shown as to materials, locations and notes in the latest provision of Ohio Administrative Code Chapter 4731-37 - Minimum Standards for Boundary Surveys in the State of Ohio.

Registered Professional Surveyor \_\_\_\_\_

**COUNTY RECORDER**

I hereby certify that this plat was filed for recording on \_\_\_\_\_, 2019, at \_\_\_\_\_ am/pm and that it was recorded on \_\_\_\_\_, 2019, in Plat Cabinet \_\_\_\_\_, Slot \_\_\_\_\_, plat records of Fairfield County, Ohio.

Fee \$ \_\_\_\_\_

Fairfield County Recorder \_\_\_\_\_

**GENERAL NOTES:**

All easements are symmetrical about the Lot lines, except as shown.  
The Fairfield County Engineer or Fairfield County Sanitary Engineer must give written approval before any obstructions, other than vegetation such as brush and trees, are removed from any easement.

**OWNER/DEVELOPER**

PRIMARY CONTACT: Walter J. Beatty  
TITLE: Owner  
1491 Lancaster-Kirkersville Rd NW  
Lancaster, OH 43130

**LEGEND**

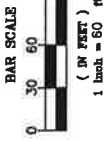
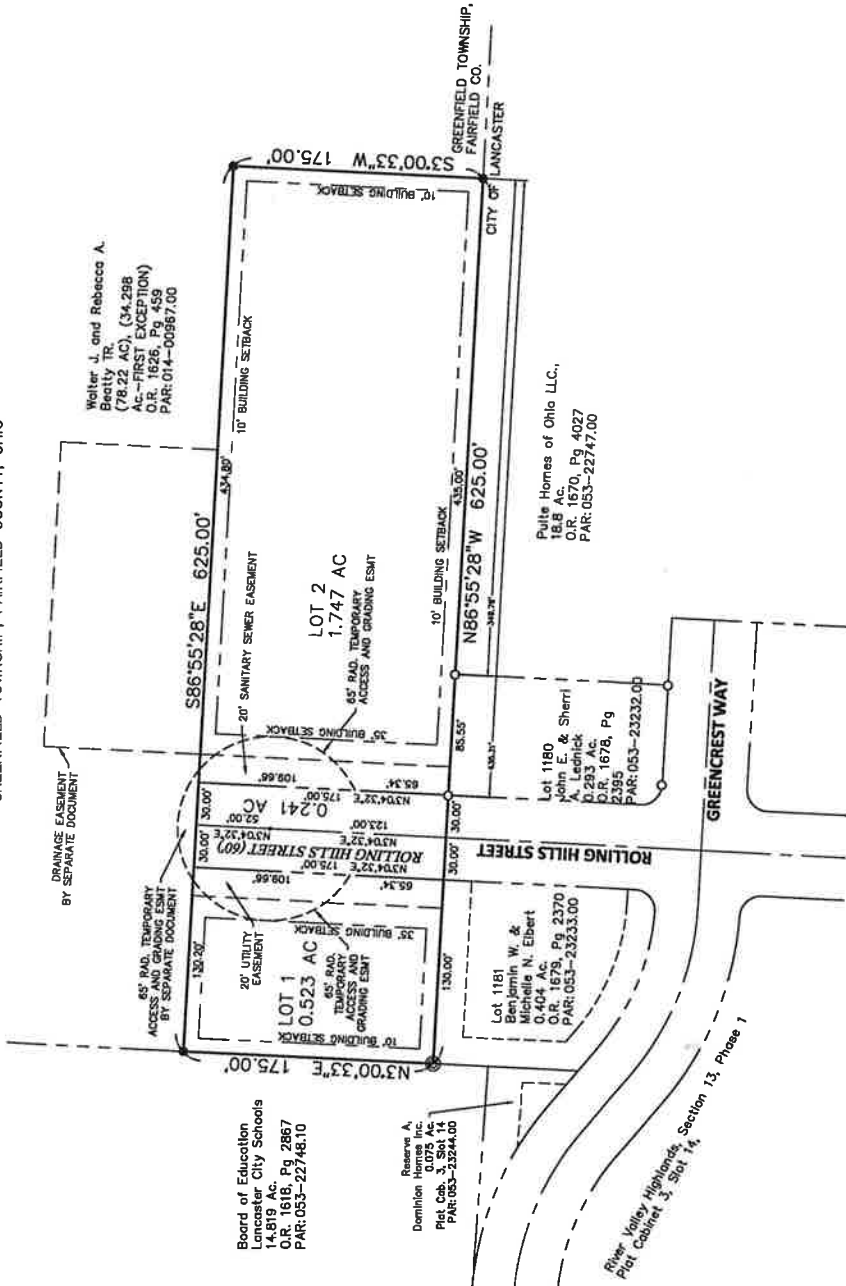
5/8" Dia. Iron Pin Found  
3/4" Dia. Iron Pin Found  
Iron Pin Set 5/8" Dia x 30" L rebar x Orange ID Cap  
BASIS OF BEARINGS  
Ohio State Plane Grid, South Zone, NAD83(2011)

**PREPARED BY: WILLIS ENGINEERING & SURVEYING**

12912 West Bank Drive  
Millsport, OH 43048  
(740) 739-4030

# ROLLING HILLS STORAGE

SITUATED IN SECTION 26, TWP 15S, RNG 19W, CONGRESS LANDS,  
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO



**UTILITY EASEMENTS:** Utility easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of utility lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

**SANITARY SEWER EASEMENTS:** Easements designated as Sanitary Sewer Easements on this plat are for the construction, operation, maintenance, repair, replacement, or removal of sanitary sewer lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said sewers and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No other utilities are to be placed or constructed in designated Sanitary Sewer Easements.

**PREPARED BY: WILLIS ENGINEERING & SURVEYING**  
12512 West Bank Drive  
Millsport, OH 43046  
(740) 739-4030



## Fairfield County Engineer

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

August 19, 2019

To: Loudan Klein, Executive Director  
Fairfield County Regional Planning

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

Subject: **Rolling Hills Storage**  
**Final Plat**  
Greenfield Township

Please note the following comments on the **Rolling Hills Storage Final Plat** submitted:

1. Check situate in title and description. Should it be Southeast quarter of Section 26, Twp 15, Rng 19? (i.e. without the 15S or 19W).
2. Sheet 1, use current commissioners in County Commissioners signature.
3. Sheet 1, Notarized Owner's Dedication, call out street name and acres being dedicated.
4. Sheet 1, legal description does not match plat, north and south boundary line has different bearings.
5. Sheet 1, corner is misspelled twice in paragraph two of the legal.
6. Sheet 1, call out all pins in passing set or found in the legal.
7. Sheet 1, add statement from Title VII, section 7.2 that "Monuments shown on the plat as not in place at the time of recording shall be placed prior to acceptance of the streets."
8. Sheet 2, pins will need set at the NE and SE corner of Lot 1 and the NW corner of Lot 2.
9. Sheet 2, follow Section 5.6 for permanent monuments for this subdivision of less than 10 lots, at least 4 of the monuments will need to be permanent.
10. Sheet 2, drainage easements will need to be in place to cover the township maintained storm to the outlet and enough to maintain the outlet.
11. Sheet 2, offsite easements should be dedicated and language recorded on this plat and not as separate documents.
12. Sheet 2, south line of Lot 2 is labeled as a total distance of 435.00' and 435.31'.
13. Sheet 2, make sure all text/dimensions are a minimum of 1/8" to meet lettering standards.
14. Sheet 2, add Legend for plat on this page too.
15. Sheet 2, temporary easements for cul-de-sacs must include notes regarding extinguishment upon future street extension.
16. Total acreage in closure does not match legal or lot acreage shown on the plat.
17. Lot 2 does not close within tolerance.

C: Reading File  
File

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

# FAIRFIELD SOIL & WATER CONSERVATION DISTRICT

831 COLLEGE AVE., SUITE B, \* LANCASTER, OH 43130 \* (740) 653-8154

August 19, 2019

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

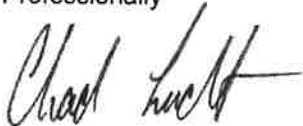
Re: Rolling Hills Storage  
Final Plat

Dear Mr. Klein:

Below are the comments for the above referenced project.

1. Sheet 2/2, it appears that the storm drain from Rolling Hills Street will be outside the off-site drainage easement.
2. Sheet 2/2, the grading activities that occurred beyond the property line limits need to be located within a temporary construction easement.
3. Sheet 1/2, need to use the current County Commissioners.

Professionally



Chad Lucht, CPESC  
Sr. Urban Spec.



*Jon A. Slater, Jr.*

210 East Main Street, Rm 105  
Lancaster, Ohio 43130-3882

FAIRFIELD COUNTY AUDITOR  
GIS DEPARTMENT

Voice (740) 652-7055  
Fax (740) 681-5596

To: Loudan Klein, Executive Director  
From: Nicholas L. Dilley, Senior Specialist  
Date: August 14, 2019  
Subject: Rolling Hills Storage

The GIS Department has reviewed the Final Plat received August 2, 2019 for the Rolling Hills Storage located in Greenfield Township.

Our comments are as follows:

**Page 1 of 2**

1. Situate under title should state TWP 15N
2. Dedication paragraph should state number of acres being dedicated
3. Legal description needs to reference Beatty parcel differently. Current reference is confusing and indicates the 2.511 acres is coming out of the exception.
4. Legal description does not match plat.
  - a. Bearings are different
  - b. Acreages calculates to 2.508

**Page 2 of 2**

5. Situate under title should state TWP 15N
6. Plat needs to reference Beatty parcel differently. Current reference is confusing and indicates the 2.511 acres is coming out of the exception.
7. Legal description does not match plat.
  - a. Bearings are different

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



LANCASTER

**CITY OF LANCASTER  
Engineer's Office**

August 19, 2019

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

**RE: Walter Beatty – Rolling Hills Storage Final Plat**

Dear Mr. Klein

Following are a list of comments that address the above mentioned Final Plat:

- 1.) Please show property pins that need to be set along the right-of-way of Rolling Hills Street. There appears to be (3) pins not shown.

Thank you for the opportunity to review the above referenced final plat. Please keep the City of Lancaster informed as this item progresses through FCRPC.

Thank You,

Mitch Noland P.E., S.I.  
City Engineer

Fairfield County Building Department Monthly Report (August 2019)						
Address	City/Village	Township	Cost Estimate	Date Received		
<b>Final Inspection Approved</b>						
Victorian Opera House - Electric Upgrades	Baltimore	Liberty	\$600.00	2/12/2019		
Fairfield Career Center - Fire Alarm	Carroll	Greenfield	\$99,000.00	3/9/2019		
Millersport High School Restroom Renovation	Millersport	Walnut	\$9,000.00	7/2/2019		
Lozimo's Deli & Pies	Baltimore	Liberty	\$0.00	7/15/2019		
American Tower Modifications	Carroll	Greenfield	\$22,135.00	5/16/2019		
<b>Plans Approved - Ongoing Inspection</b>						
River Valley Life Center Church - Modifications	Lancaster	Greenfield	\$ 16,000.00	7/9/2017		
Victory Hill Church Renovations	Carroll	Greenfield	\$1,800,000.00	10/26/2017		
Ken's Back & Chassis - Update Electric	Baltimore	Liberty	\$20,000.00	1/8/2018		
AT&T Mobility Equipment Upgrades	Baltimore	Liberty	\$10,000.00	2/27/2018		
Southeast Ohio Holiness - New Chapel	Amanda	Amanda	\$43,300.00	3/2/2018		
Ciclic K Baltimore - HVAC Units Replaced	Baltimore	Walnut	\$21,313.00	3/15/2018		
AT&T Upgrade of Wireless Equipment	Lancaster	Pleasant	\$10,000.00	3/22/2018		
Creative Foods - Upgrading Sprinkler System	Baltimore	Liberty	\$200,000.00	4/13/2018		
Verizon Wireless Equipment Update	Sugar Grove	Berne	\$25,000.00	4/23/2018		
River Valley Life Center Church - Breezeway	Lancaster	Greenfield	\$75,000.00	4/27/2018		
South Central Power Office Remodel	Lancaster	Pleasant	\$25,000.00	6/8/2018		
Castaways Patio	Lancaster	Pleasant	\$8,000.00	8/13/2018		
Ciclic K Carroll - Upgrades	Carroll	Greenfield	\$10,000.00	8/21/2018		
Daily Queen - Baltimore	Baltimore	Walnut	None Listed	10/15/2018		
Bloom Township Board of Trustees-Equipment Storage Building	Carroll	Bloom	\$240,000.00	10/29/2018		
Fairfield County Parks - Rock Mill - Occupancy	Lancaster	Bloom	None Listed	11/5/2018		
Legacy Collin Mobile Homes - New Storage Building	Lancaster	Greenfield	\$27,190.00	11/15/2018		
AT&T Swapping Out Antennas	Lancaster	Pleasant	\$15,000.00	12/10/2018		
AT&T Wireless Swapping Out Antennas and Equipment	Amanda	Amanda	\$15,000.00	1/14/2019		
Sunset Auto Finance - Electric Service Upgrade	Carroll	Greenfield	\$2,800.00	1/22/2019		
T Mobile - Generator	Carroll Winchester	Bloom	\$20,000.00	2/5/2019		
Victor Rd. #4 - 6 Unit Rental Building	Lancaster	Greenfield	\$175,000.00	2/11/2019		
Ohio Paperboard - Fire Alarm	Baltimore	Liberty	\$6,995.00	2/11/2019		
AT&T Wireless - Antenna Swapping	Bremen	Rushcreek	\$15,000.00	2/21/2019		
Rockmill Brewery Addition and Renovations	Lancaster	Greenfield	\$1,150,000.00	3/5/2019		
AT&T Mobility Equipment Upgrade	Lancaster	Hocking	\$15,000.00	4/15/2019		
Company Wrench Addition	Carroll	Greenfield	\$500,000.00	4/26/2019		
Berne Township Fire Station - Updates	Sugar Grove	Berne	None Listed	5/3/2019		
AT&T Swapping Out Antennas	Stoutsville	Clearcreek	\$15,000.00	5/22/2019		
Capital Mini Storage Buildings	Baltimore	Liberty	\$68,000.00	5/24/2019		
Ohio Paperboard New Roof	Baltimore	Liberty	\$2,671,034.00	6/10/2019		
Verizon Wireless Microwave Dish Installation	Lancaster	Greenfield	\$10,000.00	6/21/2019		
REM Ohio Fire Alarm	Baltimore	Walnut	\$2,800.00	6/20/2019		
Pro Line Electric Office Warehouse	Lancaster	Greenfield	202,763.00	7/11/2019		
BCCO Dispensary - Doctor's Office	Carroll	Greenfield	85,000.00	7/17/2019		
Liberty Union Schools Bus Barn	Baltimore	Liberty	169,250.00	7/24/2019		
Pleasant Chapel Picnic Shelter	Lancaster	Pleasant	None Listed	7/26/2019		
Liberty Union High School - Fire Suppression	Baltimore	Liberty	1,700.00	7/26/2019		
Verizon Wireless Antenna Upgrades	Lancaster	Hocking	10,000.00	7/29/2019		
<b>New Submitted Applications</b>						
Meijer Store & Gas Station Roof Replacement	Lancaster	Greenfield	612,454.00	8/1/2019		
Hideaway Hills Lodge Deck Extension	Sugar Grove	Rushcreek	75,000.00	8/16/2019		

# AGENDA ITEM 6

BILLS  
REGIONAL PLANNING COMMISSION  
September 3, 2019

543000	REPAIR & MAINTENANCE		
	<b>Gordon Flesch Co.</b>	<u>\$ 40.18</u>	
	Subtotal		\$ 40.18
558000	TRAVEL & EXPENSES		
	<b>Loudan Klein</b>	\$102.64	
	<b>James Mako</b>	<u>\$ 80.30</u>	
	Subtotal		<u>\$182.94</u>
	TOTAL		\$223.12