



Fairfield County Regional Planning Commission



2016

ANNUAL REPORT



TABLE OF CONTENTS

| | |
|--|----|
| 2016 REGIONAL PLANNING COMMISSION | 3 |
| LETTER FROM THE PRESIDENT | 4 |
| INTRODUCTION | 5 |
| REGIONAL AND COMMUNITY PLANNING | 6 |
| Demographic Data..... | 6 |
| Fairfield County Development Strategy and Land Use Plan.... | 10 |
| Local Foods..... | 10 |
| Active Transportation..... | 11 |
| Transportation..... | 11 |
| Watershed Planning..... | 12 |
| COMMUNITY DEVELOPMENT ACTIVITIES | 13 |
| Community Development Block Grant Program..... | 13 |
| Fair Housing..... | 14 |
| Community Housing Impact and Preservation(CHIP) Program..... | 15 |
| CURRENT DEVELOPMENT ADMINISTRATION | 16 |
| Subdivision Regulations..... | 16 |
| Major Subdivisions..... | 16 |
| Minor Subdivisions..... | 17 |
| Minor Subdivision Activities Summary..... | 18 |
| Zoning Administration and Assistance..... | 19 |
| Floodplain Management..... | 20 |
| COMMUNITY ASSISTANCE ACTIVITIES | 22 |
| FINANCIAL STATEMENT | 23 |

2016 REGIONAL PLANNING COMMISSION

President: Bill Yaple
First Vice-President: Phil Stringer
Second Vice-President: Doug Ingram
Secretary: Mary Snider

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Mike Kiger
*Rick Szabrak
Dave Levacy
*Ray Karlsberger

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Zack DeLeon
Dan Singer
Mitch Noland
Rachel Elsea

CITY OF PICKERINGTON

Clement Chukwu

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*Bradley Nicodemus

BREMEN VILLAGE

Jeffrey White

CANAL WINCHESTER

Mike Ebert

CARROLL VILLAGE

Tammy Drobina

LITHOPOLIS VILLAGE

Ted Simon
*Ed VanVickle

MILLERSPORT VILLAGE

Gary Matheny

PLEASANTVILLE VILLAGE

John Snook

RUSHVILLE VILLAGE

Steven Turben

*Jeffrey Shull

STOUTSVILLE VILLAGE

Jim Mann

SUGAR GROVE VILLAGE

Karen Roberts

THURSTON VILLAGE

Bob Ortman

*Mary Boring

WEST RUSHVILLE VILLAGE

STAFF

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James Mako, Senior Planner
Loudan Klein, Planner
Gail Beck, Adm. Asst.
Becky Coutinho, Intern

FAIRFIELD COUNTY APPOINTEES

Phil Stringer
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Dean LaRue
*Christian Hoffman
Jerry Rainey
Ira Weiss
Mary Snider
Todd Edwards

AT-LARGE APPOINTEES

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Bill Yaple

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BLOOM TOWNSHIP

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CLEARCREEK TOWNSHIP

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Ron Baker

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VIOLET TOWNSHIP

Harry Myers

Greg Butcher

WALNUT TOWNSHIP

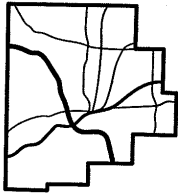
Larry Neeley

*Denotes designated alternate

EX-OFFICIO MEMBERS

Jeremiah Upp, County Engineer
Tony Vogel, Sanitary Engineer
Chad Lucht, Fairfield Soil & Water Conservation District
Dave Libben, NRCS District Conservationist
Larry Hanna, County Sanitarian

LETTER FROM THE PRESIDENT



Fairfield County Regional Planning Commission

Courthouse, 210 East Main Street • Room 302
Lancaster, Ohio 43130

Phone: (740) 652-7110

Fax: (740) 681-4713

February 7, 2017

Dear Commission Members, Elected Officials and Fairfield County Residents and Businesses:

The Fairfield County Regional Planning Commission (RPC) is comprised of representatives from townships, cities, villages, agencies and residents and is responsible for the long term planning and daily subdivision activities within the county. This Annual Report highlights the major accomplishments of the RPC in 2016.

Development in the county continued to flourish, with most residential development occurring in the northwest quadrant of the county. Trends toward compact, small lot development with planned open space were evident in the plans presented to the RPC in 2016. The RPC also started to see bikeway and other active transportation components incorporated into developments as planned amenities.

These development trends are supported by the county's 2002 Development Strategy and Land Use Plan. This plan serves as a blueprint for future growth. A comprehensive review of this plan should be conducted every 10 -15 years. For this reason, in 2016, The RPC hired Reveille, a consultant from Bowling Green, Ohio, to assist with a comprehensive review and update to this plan, which should be completed in 2017.

Long range plans serve as supporting documentation in many grant applications. The RPC staff continued to provide grant writing services to our member communities. In 2016, the RPC successfully prepared, on behalf of the County Commissioners, a \$500,000 Neighborhood Revitalization Program grant for community improvements in the Fairfield Beach neighborhood in Walnut Township. The dollars from this grant will become available in 2017 and will cover street, sidewalk, storm sewer and park improvements within this Buckeye Lake neighborhood.

The RPC also continues to coordinate the Fairfield County Local Food Council meetings, provide technical support to the Active Transportation Sub-Committee, and represent the county on various regional committees. The RPC also completed its first year as the administrator of the Fairfield County Commercial Building Department. These services were transferred to the RPC to help streamline the development process and increase customer service.

We encourage you to review this 2016 Annual Report and also to view the Regional Planning Commission's website at www.co.fairfield.oh.us/rpc. We thank you for your support and your interest in planning and development issues as we work to improve our quality of life in Fairfield County.

Sincerely,



William C. Yaple
President

Holly R. Mattei, AICP
Executive Director

email: rpc@co.fairfield.oh.us

INTRODUCTION

The RPC provides a broad range of services to its members including subdivision review and approval, grant writing and administration, local food initiatives, active transportation planning and implementation, and other long range planning services. The following list includes the major RPC services and accomplishments in 2016:

- Prepared \$500,000 grant application which was awarded to the Fairfield County Board of Commissioners for community improvements to Fairfield Beach in Walnut Township.
- Completed Project Management Services for the County Commissioners:
 - CDBG Projects
 - Village of Baltimore Neighborhood Revitalization Projects
 - Mill Street Rehabilitation
 - Market Street Sidewalks
 - Maple Street Sanitary Sewer Lining
 - Johnson Street Storm Sewer Lining
 - Fairfield Beach Street Improvements
 - Pleasantville Sidewalk Improvements
 - Amanda Street Improvements
 - County Parking Lot Project
 - Resurfacing of several county owned parking lots.
- Completed an Analysis of Impediments to Fair Housing Plan.
- Assisted with the creation of the Central Ohio Rural Planning Organization.
- Served as the Building Administrator for the Fairfield County Commercial Building Department.
- Provided zoning technical assistance and conducted zoning training for our local zoning officials.
- Served on various boards and commissions to coordinate planning and development at the regional level.
- Coordinated monthly Local Food Council meetings and provided technical assistance to the development of the Keller Market House, a local food initiative.
- Provided technical support to the Active Transportation Sub-Committee responsible for furthering the development of bicycle and pedestrian facilities within the county.

These are the major activities that the RPC participated in 2015 while continuing its daily operations of the office. RPC staff plans to continue to seek new opportunities to help grow our organization and assist with improving the quality of life for our member communities.

REGIONAL AND COMMUNITY PLANNING

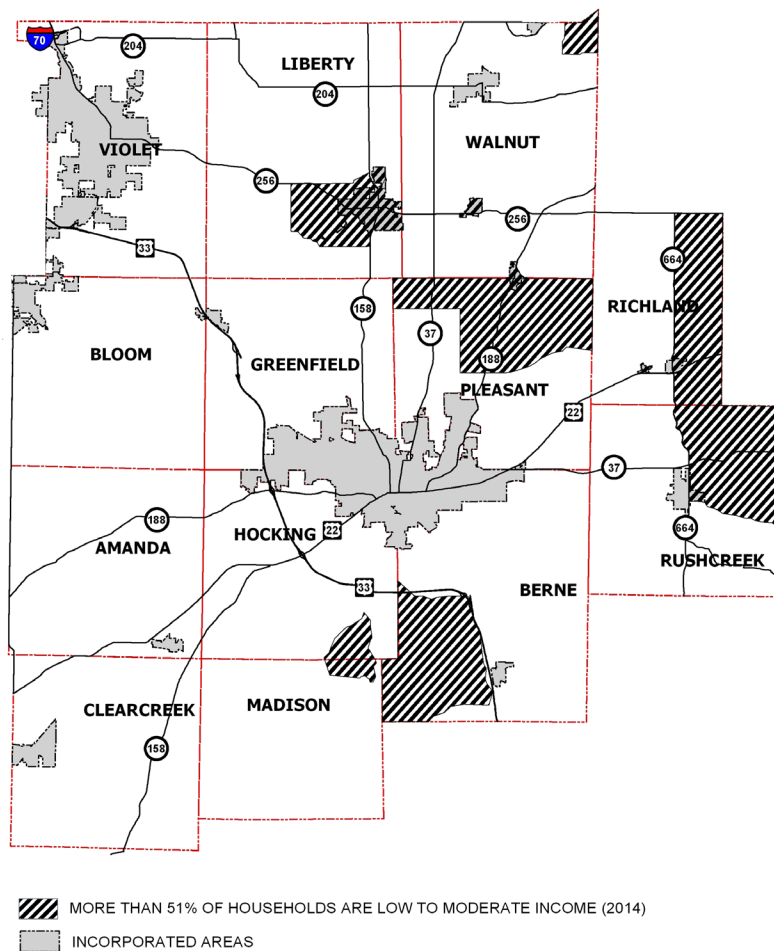
DEMOGRAPHIC DATA

A wide variety of demographic and economic data is filtered through and utilized by our office for various planning efforts. Data obtained from the U.S. Census is incorporated into downtown revitalization planning, comprehensive planning, and other planning documents. Data maintained by our office originates from numerous federal and state sources, as well as from efforts undertaken by RPC on behalf of county and local jurisdictions. The U.S. Census Bureau is an essential source of demographic, housing, social, and economic data that is utilized in many of our planning efforts. The Department of Housing and Urban Development (HUD) uses economic and demographic figures to identify low- and moderate-income households in Fairfield County. Regional Planning uses these figures to help administer the application process of the Community Development Block Grant (CDBG) program.

Previously, low- and moderate-income (LMI) data was derived from the decennial census. HUD will now be utilizing the American Community Survey to determine the percentage of LMI households.

Our office has combined HUD's LMI income data with the County's Geographic Information System to produce an updated LMI map, depicting areas of need in Fairfield County. The ability to display this type of data on a spatial level makes it easier to identify, analyze, and understand geographic patterns of demographic, social, or economic characteristics at a local and regional level.

FAIRFIELD COUNTY, OHIO



There is an endless amount of demographic information made available through FactFinder on the U.S. Census website (<http://factfinder2.census.gov>). Information topics range from total population figures to the number of occupied housing units in rural and urban areas to ethnicity of households broken down by age. In addition, the Office of Strategic Research, a division of the Ohio Development Services Agency, also has a wide array of statistics and information. For example, the chart to the right shows projected populations for Fairfield County through the year 2030. To obtain similar information from the Ohio Office of Research, please visit their website at http://development.ohio.gov/reports/reports_research.htm.

As noted on the next page, Fairfield County's population from 2000-2010 has increased from 122,759 to 146,156. This estimated increase of 19.05% is 4th among Ohio's 88 counties. This represents an average annual percentage change of 1.76%

Below is an example of the more generalized type of census information that can be found on RPC's website (www.co.fairfield.oh.us/rpc). Anyone wishing to find more detailed information at the county, township, place, group, or block group level should contact our office for assistance.

| Population Projections for Fairfield County | |
|---|---------|
| 2015 | 151,408 |
| 2020 | 169,540 |
| 2025 | 183,590 |
| 2030 | 201,010 |

Fairfield County Population from 1810 to 2010

| 1810 | 1820 | 1830 | 1840 | 1850 | 1860 | 1870 | 1880 | 1890 | 1900 | 1910 |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 11,361 | 16,633 | 24,786 | 31,924 | 30,264 | 30,538 | 31,138 | 34,284 | 33,939 | 34,259 | 39,201 |
| 1920 | 1930 | 1940 | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | |
| 40,484 | 44,010 | 48,490 | 52,130 | 63,912 | 73,301 | 93,678 | 103,461 | 122,759 | 146,156 | |

REGIONAL AND COMMUNITY PLANNING

Fairfield County

2015 Population Estimates For Cities, Villages, and Townships

| Name | Population | | Estimates Base 4/1/10 (a) | Average Annual Rate of Change From 2010 (b) |
|--------------------------------|--------------------|--------------------|---------------------------------|---|
| | Estimate 7/1/15 | Estimate 7/1/14 | | |
| Fairfield County | 151,408 | 150,432 | 146,152 | 0.7% |
| Amanda village | 747 | 748 | 737 | 0.3% |
| Baltimore village | 2,970 | 2,969 | 2,971 | 0.0% |
| Bremen village | 1,437 | 1,437 | 1,425 | 0.2% |
| Buckeye Lake village (pt.) | 15 | 15 | 15 | 0.0% |
| Canal Winchester city (pt.) | 876 | 868 | 815 | 1.4% |
| Carroll village | 520 | 521 | 524 | -0.1% |
| Columbus city (pt.) | 10,183 | 10,072 | 9,666 | 1.0% |
| Lancaster city | 39,766 | 39,622 | 38,781 | 0.5% |
| Lithopolis village (pt.) | 1,302 | 1,246 | 1,080 | 3.6% |
| Millersport village | 1,049 | 1,049 | 1,044 | 0.1% |
| Pickerington city (pt.) | 19,670 | 19,344 | 18,206 | 1.5% |
| Pleasantville village | 958 | 958 | 960 | 0.0% |
| Reynoldsburg city (pt.) | 924 | 917 | 908 | 0.3% |
| Rushville village | 305 | 305 | 302 | 0.2% |
| Stoutsville village | 566 | 565 | 560 | 0.2% |
| Sugar Grove village | 431 | 430 | 426 | 0.2% |
| Tarlton village (pt.) | 0 | 0 | 0 | n.a. |
| Thurston village | 610 | 609 | 604 | 0.2% |
| West Rushville village | 135 | 135 | 134 | 0.1% |
| Balance of Fairfield County | 68,944 | 68,622 | 66,994 | 0.5% |
| Amanda township | 2,790 | 2,771 | 2,706 | 0.6% |
| Amanda village | 747 | 748 | 737 | 0.3% |
| Balance of Amanda township | 2,043 | 2,023 | 1,969 | 0.7% |
| Berne township | 5,152 | 5,134 | 5,088 | 0.2% |
| Sugar Grove village | 431 | 430 | 426 | 0.2% |
| Balance of Berne township | 4,721 | 4,704 | 4,662 | 0.2% |
| Bloom township | 8,892 | 8,783 | 8,466 | 0.9% |
| Canal Winchester city (pt.) | 388 | 384 | 361 | 1.4% |
| Carroll village (pt.) | 12 | 12 | 12 | 0.0% |
| Lithopolis village (pt.) | 1,293 | 1,237 | 1,071 | 3.7% |
| Balance of Bloom township | 7,199 | 7,150 | 7,022 | 0.5% |
| Clearcreek township | 4,062 | 4,060 | 4,057 | 0.0% |
| Stoutsville village | 566 | 565 | 560 | 0.2% |
| Tarlton village (pt.) | 0 | 0 | 0 | n.a. |
| Balance of Clearcreek township | 3,496 | 3,495 | 3,497 | 0.0% |
| Columbus city (pt.) | 10,183 | 10,072 | 9,666 | 1.0% |
| Greenfield township | 5,705 | 5,669 | 5,565 | 0.5% |
| Carroll village (pt.) | 508 | 509 | 512 | -0.1% |
| Lancaster city (pt.) * | 24 | 24 | 24 | 0.0% |
| Balance of Greenfield township | 5,173 | 5,136 | 5,029 | 0.5% |
| Hocking township | 5,175 | 5,203 | 4,668 | 2.0% |
| Lancaster city (pt.) * | 0 | 0 | 0 | n.a. |
| Balance of Hocking township | 5,175 | 5,203 | 4,668 | 2.0% |
| Lancaster city (pt.) * | 39,742 | 39,598 | 38,757 | 0.5% |
| Liberty township | 8,070 | 8,046 | 7,916 | 0.4% |
| Baltimore village (pt.) | 2,967 | 2,966 | 2,968 | 0.0% |
| Balance of Liberty township | 5,103 | 5,080 | 4,948 | 0.6% |

continued

Fairfield County

2015 Population Estimates For Cities, Villages, and Townships

| Name | Population | | Estimates | Average Annual |
|--------------------------------|--------------------|--------------------|--------------------|---------------------------------|
| | Estimate 7/1/15 | Estimate 7/1/14 | Base 4/1/10 (a) | Rate of Change From 2010 (b) |
| Madison township | 1,682 | 1,681 | 1,686 | 0.0% |
| Pleasant township | 6,183 | 6,163 | 6,080 | 0.3% |
| Lancaster city (pt.) * | 0 | 0 | 0 | n.a. |
| Pleasantville village (pt.) | 565 | 566 | 571 | -0.2% |
| Balance of Pleasant township | 5,618 | 5,597 | 5,509 | 0.4% |
| Richland township | 2,230 | 2,221 | 2,195 | 0.3% |
| Rushville village | 305 | 305 | 302 | 0.2% |
| West Rushville village | 135 | 135 | 134 | 0.1% |
| Balance of Richland township | 1,790 | 1,781 | 1,759 | 0.3% |
| Rush Creek township | 3,971 | 3,962 | 3,893 | 0.4% |
| Bremen village | 1,437 | 1,437 | 1,425 | 0.2% |
| Balance of Rush Creek township | 2,534 | 2,525 | 2,468 | 0.5% |
| Violet township | 40,617 | 40,142 | 38,568 | 1.0% |
| Canal Winchester city (pt.) | 488 | 484 | 454 | 1.4% |
| Lithopolis village (pt.) | 9 | 9 | 9 | 0.0% |
| Pickerington city (pt.) | 19,670 | 19,344 | 18,206 | 1.5% |
| Reynoldsburg city (pt.) | 924 | 917 | 908 | 0.3% |
| Balance of Violet township | 19,526 | 19,388 | 18,991 | 0.5% |
| Walnut township | 6,954 | 6,927 | 6,841 | 0.3% |
| Baltimore village (pt.) | 3 | 3 | 3 | 0.0% |
| Buckeye Lake village (pt.) | 15 | 15 | 15 | 0.0% |
| Millersport village | 1,049 | 1,049 | 1,044 | 0.1% |
| Pleasantville village (pt.) | 393 | 392 | 389 | 0.2% |
| Thurston village | 610 | 609 | 604 | 0.2% |
| Balance of Walnut township | 4,884 | 4,859 | 4,786 | 0.4% |

* - Anomalous geography reported by the Census Bureau.

n.a. - Could not calculate. Division by zero.

(a) Used for calculating average annual rate of change. (b) Average annual rate of change from April 1, 2010 to July 1, 2015.

Source: Population Estimates Division, U.S. Census Bureau. Prepared by: Office of Research, Ohio Development Services Agency.

REGIONAL AND COMMUNITY PLANNING

FAIRFIELD COUNTY DEVELOPMENT STRATEGY AND LAND USE PLAN

The 2002 Fairfield County Development Strategy and Land Use Plan has reached its planning horizon. In 2016, the RPC hired Reveille, a consultant from Bowling Green, Ohio to assist with an update to this plan. This updated plan will establish goals and objectives to create a development strategy for the next 10-15 years.

Public involvement is essential during the update process to ensure this plan encompasses the goals of the county's residents, businesses, and individual communities. In the fall of 2016, a resident survey was distributed via the Internet and by the end of the year almost 500 surveys had been completed Online. Survey collection will continue throughout the update process. The consultant has also conducted one-on-one interviews with many of the county's key stakeholders. A Community Inventory was distributed to each township, village and city within the county to obtain community specific information that is key to the comprehensive plan.

The planning process will continue into 2017. The 2002 plan will continue to be utilized until the updated plan is completed and adopted by the RPC and County Commissioners.

LOCAL FOODS

The RPC staff continued to provide support to the Local Food Council. This council was created in 2012 to help promote the goals of Fairfield Growing such as educating the public on local food matters and promoting local food production and consumption within the county. The Council completed its third annual local food survey to help analyze the change in perception of local foods over time. The Local Food Council also resulted in the creation of Lancaster Fresh Market, Inc. in 2015. This non-profit organization partnered with the Fairfield County Land Bank to acquire the former Lancaster Hardware Building at the northeast corner of Chestnut and Columbus Streets in Lancaster. In 2016, the non-profit organization opened the doors of the Keller Market House, a local food market and business incubator ---- one of the main goals of Fairfield Growing. RPC staff and the Local Food Council have provided technical support to this market.



Keller Market House Photos

ACTIVE TRANSPORTATION

The RPC Active Transportation Committee continued to meet to help implement the recommendations of Rolling Forward. The Committee also provided technical support to the RPC by reviewing proposed subdivisions and making recommendations to the Subdivision Regulations Committee regarding the integration of pedestrian and bikeway facilities into proposed developments.

TRANSPORTATION

The RPC Executive Director continued to serve as a member of several transportation committees including: the Fairfield County Transportation Improvement District (TID) and the Mid-Ohio Regional Planning Commission's (MORPC) Transportation Advisory Committee (TAC). The RPC Executive Director served as the Vice-Chair of the TAC in 2016.

Construction at the intersection of US 33 and Winchester Road/Carroll continued into 2016 with the new interchange opening in the fall. This new interchange will ease congestion along US 33 and provide for a better east/west connection to Carroll. The RPC will continue to work with the local partners in this area to plan for future development around this interchange.

The RPC staff continued to work with MORPC on the creation of a Rural Planning Organization (RPO) to enhance the planning, coordination, and implementation of statewide strategic long-range transportation plans and transportation improvement programs. The RPO has an emphasis on addressing the needs of non-metropolitan areas of the State. The RPO will include seven counties surrounding the Columbus metropolitan area. In 2016, the County Commissioners adopted a resolution to join the RPO and appointed members to a County Sub-committee that will guide and develop a long range transportation plan for the county. The RPO planning process will commence in 2017 and will dovetail with the update to the County's Development Strategy and Land Use Plan.

The Fairfield County Transportation Improvement District (TID) gained momentum in 2016. The TID Board of Director's established a Program of Projects and began seeking funding sources for various projects throughout the county. The purpose of the TID is to create innovative, collaborative partnerships for pooling resources to fund transportation projects in the county. The RPC Executive Director is the chair of this board, and the RPC continues to provide technical, administrative, and grant writing support to the board.

REGIONAL AND COMMUNITY PLANNING

WATERSHED PLANNING

The purpose of the Storm Water Advisory and Educational Sub-Committee is to provide a forum for public participation in the development and implementation of a storm water program to compliment any existing public input processes currently established for those communities within Fairfield County that the Environmental Protection Agency has identified as a Municipal Separate Storm Sewer System (MS4) community. This advisory and educational board will be focused towards the MS4 communities in Fairfield County and includes representatives from Violet Township, Liberty Township, the City of Pickerington, the City of Lancaster, the Soil and Water Conservation District, the Utilities Department and the County Engineer's office. Other communities may also participate, if so desired.

The Committee continued to meet in 2016 providing an opportunity for the MS4 communities to network and discuss best practices. These meetings also provide an opportunity for the public to express interest and concerns regarding storm water issues.

COMMUNITY DEVELOPMENT ACTIVITIES

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Fairfield County continues to participate in the Community Development Block Grant (CDBG) Small Cities Allocation program, administered by the Ohio Development Services Agency. The RPC, by contract with the Fairfield County Board of Commissioners, prepares the annual application to the program and conducts the county's Fair Housing program (described on the next page). In 2016, the county received \$193,000 from the Office of Community Development to undertake projects that will benefit primarily low-and moderate-income individuals. Funds were directed towards waterline improvements for the Village of Thurston, street improvements for Fairfield Beach and new tornado sirens for the Rushville area and the Village of West Rushville.

Fairfield County applied for and received a \$500,000 Neighborhood Revitalization Program (NRP) grant in 2016. This was the fifth time the county had applied for NRP grant funds. The NRP will be used for capital improvements for the Fairfield Beach neighborhood in Walnut Township. Fairfield Beach will use the NRP funds for sidewalk improvements, street improvements, park improvements and drainage improvements.

The Regional Planning Commission also provides administrative services for the County's CDBG program. In 2016 the RPC oversaw project management of the FY 2015 CDBG Allocation and Neighborhood Revitalization Programs. Allocation Projects for FY 2015 included the Village of Amanda West High and Fredrick Street Rehabilitation, Village of Pleasantville North Main Street Sidewalk Installation and the Fairfield Beach Street Rehabilitation. The Village of Baltimore received a NRP grant for FY 2015. This grant funded new sidewalks on Market Street, a rehabilitation of Mill Street and utility improvements on Basil Street and Johnson Street.



Mill St. Rehabilitation in Baltimore



New Sidewalks on Market St. in Baltimore

COMMUNITY DEVELOPMENT ACTIVITIES

FAIR HOUSING

FAIRFIELD COUNTY AFFIRMS ITS COMMITMENT TO EQUAL HOUSING OPPORTUNITY AND SUPPORTS THE ELIMINATION OF HOUSING DISCRIMINATION ON THE BASIS OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

Resolution 2014-06.10.hh Fairfield County Board of Commissioners.

Fairfield County has had an affirmative Fair Housing program since 1981. The Regional Planning Commission provides services to the Board of County Commissioners in the implementation of the program. The services stressed by the County are educational and include attending meetings throughout the County to present the fair housing laws, publishing news articles concerning fair housing, and distributing fair housing brochures. In addition, the RPC responds directly to inquiries from individuals about possible fair housing violations.

During 2016, the RPC received 26 complaints and/or inquiries. 25 of these complaints were deemed to be landlord/tenant issues. The RPC staff explains that while there is an Ohio law governing the duties and responsibilities of both tenants and landlords, county governments have no authority to intervene. Persons are advised to contact their personal attorney or the legal aid society. A brochure explaining landlord-tenant rights and responsibilities under Ohio law has been prepared and is provided to tenants and landlords wishing to understand their rights and responsibilities. If a complaint is about a fair housing violation, the person is referred to the Ohio Civil Rights Commission for its action.

The RPC completed an Analysis of Impediments to Fair Housing in 2016. The purpose of this plan is to identify impediments to fair housing choice, which is the ability of persons of similar income levels – regardless of race, color, religion, sex, disability, familial status, military status or nation origin – to have available to them the same housing choice. It is further the purpose of this plan to help community leaders identify areas where policies, procedures, and practices may need to be adjusted to promote fair housing choice. This plan reviews demographic data and employment, transportation and housing profiles. Stakeholder interviews and a resident survey were also conducted to obtain additional insight on housing barriers. A steering committee, spearheaded by the RPC, utilized this information to prepare the plan that includes Implementation Strategy and Timeline table, which will be utilized by the RPC in the future years to help reduce the impediments to fair housing.

COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) PROGRAM

The Community Housing Impact and Preservation (CHIP) Program provides grants to eligible county residents interested in undertaking housing-related activities, including necessary infrastructure improvements. The Regional Planning Commission works with the Lancaster-Fairfield Community Action Agency on CHIP related projects. In 2016, the RPC attended bid openings for the program on a regular basis and inspected numerous home repairs and rehabilitations funded by CHIP grants. The RPC also administered the fair housing program on behalf of the CHIP program.

CURRENT DEVELOPMENT ADMINISTRATION

The Regional Planning Commission administers the Fairfield County Subdivision Regulations and the Fairfield County Flood Damage Prevention Regulations. RPC staff also provides technical assistance to township, village and municipal zoning officials. These regulations and services help to protect public health and safety and play a central role in ensuring development reflects the goals identified by the communities within Fairfield County.

SUBDIVISION REGULATIONS

The Fairfield County Subdivision Regulations establish the standards and procedures for subdividing real property in the unincorporated areas of the county. These regulations include standards for both major and minor subdivisions, as well as procedures for exempt lot splits. Divisions of land not involving the opening, widening, or extension of any new streets or easements of access are considered to be either minor subdivisions or exempt lot splits, depending upon the size of the lot(s). If a lot is less than 5.01 acres, it is regulated by the minor subdivision standards. Minor subdivisions are limited to four lots plus the remainder from a tract of land. If a lot is 5.01 acres or greater or a sale or exchange of parcels of land without the creation of a new building site ("tie") is proposed, it is processed as an exempt lot split. All other land divisions are considered to be major subdivisions.

MAJOR SUBDIVISIONS

Major subdivisions require a preliminary plan and final plat to be approved by the Regional Planning Commission. RPC staff continues to work closely with the Subdivision Regulations Committee to coordinate the major subdivision review process. RPC staff distributes preliminary plans and final plats to various review agencies, such as the County Engineer, the County Utilities Department, the Fairfield Health Department, the Fairfield Soil and Water Conservation District, township zoning inspectors, school districts, township trustees, conservancy groups, and utility companies. These review agencies provide comments to RPC staff.

With the formation of the Active Transportation Subcommittee in 2011, RPC staff has ensured that its meetings are properly aligned within the subdivision review process. This group meets prior to the Subdivision Regulations Committee and provides recommendations for sidewalks and other active transportation components of development.

RPC staff presents the comments from all of the above review agencies to the Subdivision Regulations Committee who makes a recommendation to the

Regional Planning Commission as to approval or disapproval. The Regional Planning Commission then takes final action on the preliminary plan or final plat.

There were a total of 6 plats recorded in 2016 for the entire county. The 6 plats totaled 218 lots on 123 acres which is roughly 40 more acres and 100 more lots than 2015 and double that of 2014. It was predicted 2016 would see an increase in development which has come to fruition; the outlook for 2017 is very comparable. Based on sustained communication with developers and plan review, there is anticipation of continued growth throughout the county as it continues to be a popular destination in central Ohio.

| Name of Subdivision | Political Unit | # of Lots | Acres |
|--------------------------------|------------------|------------|------------|
| Canal Cove Section 3 | Canal Winchester | 31 | 12.17 |
| Wagnalls Run Phase 3 | Lithopolis | 55 | 13.7 |
| Bluebird Estates | Lithopolis | 31 | 39.82 |
| Spring Creek Section 2 Phase 4 | Violet | 24 | 11.79 |
| Heron Crossing Section 1 | Violet | 48 | 39.766 |
| Wagnalls Run Phase 4 | Lithopolis | 29 | 5.814 |
| 2016 Totals | | 218 | 123 |

MINOR SUBDIVISIONS

In 2016, there were a total of 150 lot splits comprising of approximately 1,393 acres. Fifty-five of the lot splits were non-exempt splits under 5 acres. This represents a seventy-seven percent increase in the number of non-exempt splits in the past two years.

CURRENT DEVELOPMENT ADMINISTRATION

MINOR SUBDIVISION ACTIVITIES SUMMARY - JAN 1 - DEC 31, 2016

| Township | Approved Lots (Under 5.01 Acres) | | Exempted Lots (Over 5.01 Acres) | | Exempted Lots (Tied) | |
|---------------------------|-------------------------------------|---------------|------------------------------------|----------------|-------------------------|----------------|
| | Number of Splits | Acres | Number of Splits | Acres | Number of Splits | Acres |
| AMANDA | 2 | 4 | 5 | 186.76 | 0 | 0 |
| BERNE | 2 | 4.42 | 4 | 20.05 | 2 | 19.88 |
| BLOOM | 7 | 18.08 | 3 | 36.23 | 3 | 3.38 |
| CLEARCREEK | 2 | 3.1 | 2 | 12.52 | 2 | 1.04 |
| GREENFIELD | 0 | 0 | 0 | 0 | 0 | 0 |
| HOCKING | 3 | 13.3 | 3 | 105.09 | 3 | 4.49 |
| LIBERTY | 1 | 4.99 | 3 | 66.31 | 2 | 29.95 |
| MADISON | 0 | 0 | 0 | 0 | 0 | 0 |
| PLEASANT | 0 | 0 | 0 | 0 | 1 | 12 |
| RICHLAND | 0 | 0 | 0 | 0 | 1 | 1.6 |
| RUSHCREEK | 0 | 0 | 1 | 38.46 | 1 | 24.87 |
| VIOLET | 5 | 11.11 | 3 | 47.908 | 0 | 0 |
| WALNUT | 2 | 6.43 | 2 | 23.2 | 0 | 0 |
| First Half Totals | 24 | 65.43 | 26 | 536.528 | 15 | 97.21 |
| AMANDA | 0 | 0 | 1 | 5.02 | 2 | 17.4 |
| BERNE | 1 | 2.15 | 2 | 12.03 | 5 | 87.77 |
| BLOOM | 1 | 2.11 | 0 | 0 | 1 | 0.186 |
| CLEARCREEK | 1 | 2.84 | 5 | 132.53 | 1 | 0.87 |
| GREENFIELD | 0 | 0 | 1 | 5.01 | 2 | 9.81 |
| HOCKING | 5 | 12.01 | 3 | 66.128 | 5 | 13.165 |
| LIBERTY | 12 | 36.68 | 5 | 81.83 | 4 | 24.68 |
| MADISON | 0 | 0 | 1 | 5.19 | 2 | 1.15 |
| PLEASANT | 1 | 0.38 | 3 | 63.07 | 6 | 17.978 |
| RICHLAND | 2 | 5 | 0 | 0 | 1 | 19.17 |
| RUSHCREEK | 4 | 14.39 | 1 | 34.82 | 1 | 2.396 |
| VIOLET | 1 | 2.25 | 1 | 8.35 | 1 | 0.16 |
| WALNUT | 3 | 8.19 | 0 | 0 | 0 | 0 |
| Second Half Totals | 31 | 86 | 23 | 413.978 | 31 | 194.735 |
| 2016 TOTALS | 55 | 151.43 | 49 | 950.506 | 46 | 291.945 |

| | Number | Acres |
|--------------------|------------|-----------------|
| Grand Total | 150 | 1393.881 |

ZONING ADMINISTRATION AND ASSISTANCE

Zoning is a legislative tool for regulating land use by dividing areas into districts that permit specific types of uses, which include agriculture, residential, commercial and industrial. Zoning regulations identify minimum width and area requirements, as well as setback requirements, height limitations and density standards for each land use district.

| Township | Amendments | |
|--------------|------------|----------|
| | Text | Map |
| Amanda | - | 1 |
| Liberty | 3 | 1 |
| Violet | 1 | 5 |
| TOTAL | 4 | 7 |

In Fairfield County, zoning is adopted and administered on a township basis. Eleven of the county's thirteen townships are zoned. The RPC staff coordinates with the township zoning officials to insure that all new subdivision proposals presented to the RPC for review and approval meet township zoning requirements.

As required by the Ohio Revised Code, the RPC advises townships on all proposed zoning map or text amendments. RPC staff prepares a report that assesses the conformance of proposed revisions with other adopted plans and policies, and also details other issues that are relevant in the rezoning consideration. The RPC then makes a recommendation for consideration by the township zoning commission prior to making its recommendation on the zoning change to the board of township trustees. In 2016, the RPC made recommendations on 11 zoning amendments- four text and seven map amendments. This was a 42% decrease in the number of zoning amendments from 2015.

RPC staff assists township zoning inspectors, zoning commissions, boards of appeals, and trustees on a wide variety of zoning related issues, often meeting with township zoning officials to discuss issues of zoning amendments and zoning administration. Also, the RPC offers an informational service, responding to zoning questions and maintaining copies of the township regulations for public use. Most of the townships have authorized the RPC to reproduce their zoning regulations and make them available to the public.

CURRENT DEVELOPMENT ADMINISTRATION

FLOODPLAIN MANAGEMENT

As part of Fairfield County's participation in the regular phase of the Federal National Flood Insurance Program (NFIP), the county adopted Special Purpose Flood Damage Prevention Regulations in 1989. The latest revision to these Regulations occurred in 2012. The Regulations require that the RPC review all proposed development activities located on property within areas identified by FEMA as flood hazard areas (within the 100-year flood boundary).

During 2016, RPC staff issued twenty five Special Purpose Development Permits, eleven more than what was issued in 2015. This represents a 78% increase in flood hazard development.

| Township | New Residential | Non Residential | Township Totals |
|--------------------|------------------------|------------------------|------------------------|
| Berne | 1 | 3 | 4 |
| Clearcreek | - | 1 | 1 |
| Greenfield | - | 2 | 2 |
| Liberty | 1 | 1 | 2 |
| Violet | 2 | 2 | 4 |
| Walnut | 4 | 4 | 8 |
| Multiple Locations | - | 4 | 4 |

In addition to reviewing flood hazard development permits, RPC staff maintains Fairfield County Flood Insurance Rate Maps (FIRM) issued by FEMA for unincorporated areas of the county as well as for most of the incorporated cities and villages. These maps are available to the public in the RPC office during normal business hours or they can be downloaded from the RPC web site www.co.fairfield.ohio.us/rpc. The RPC maintains a Flood Plain Reference Book for unincorporated areas of Fairfield County for individuals and organizations (such as township and village officials, title companies, and financial institutions) that use this information on a daily basis.

RPC staff also provides written flood hazard certifications for a nominal fee. The number of flood hazard certifications issued by the department has been minimal over the last several years.

In 2016, James Mako was named the State Flood plain Administrator of the Year at the 2016 Ohio Statewide Floodplain Management Conference. He was recognized for his leadership in the Local Levee Partnership; his engagement of key stakeholders to reduce flood risk; and his support of NFIP compliance and coordination with local state and federal floodplain management partners.



James Mako (Senior Planner) receiving his State Flood Plain Administrator of the Year Award

COMMUNITY ASSISTANCE ACTIVITIES

The RPC's Community Assistance Activities started several years ago through the Intergovernmental Review System (formerly A-95). The purpose of the IGR system (formerly A-95) is to coordinate federally funded activities and to provide a procedure for local review and comment on applications for federal assistance. The RPC may forward one of several recommendations to the funding agency, ranging from project clearance to recommendation that funding be delayed due to specific concerns. The review agency may also request that specific questions or concerns be addressed prior to funding approval. While the IGR process does not give the RPC the authority to approve or deny a funding request, it does offer valuable opportunity for local agencies, political units, and citizens to comment on federally assisted projects.

Over the years, the Community Assistance Activities have been expanded to provide input on the impacts of various grants on farmland preservation and to provide letters of support for grant applications for housing, economic development and parks. The projects are reviewed for conformance with the county plan and county plan policies are cited in the letters of support. During 2016, the RPC reviewed 11 projects and programs requesting federal or state funds or letters of support.

As part of this activity, the RPC also participates in the annexation and vacation review process spearheaded by the Commissioners. RPC staff is one of several agencies that reviews these proposals and provides feedback to the Commissioners. In 2016, the RPC staff reviewed and provided comments on 3 annexations/vacation petitions.

The RPC also serves as a network to provide information to our member communities. For example, at its monthly meetings, the RPC hosts presentations by local and regional organizations to help promote local planning and other related topics to our member communities. In 2016, some of these presentations included:

- 2016-2040 Metropolitan Transportation Plan – Mid-Ohio Regional Planning Commission
- Fairfield County Board of Developmental Disabilities Update
- Fairfield County Economic Development Update
- Fairfield County Floodplain Management Program
- Fairfield County Transportation Improvement District
- Lancaster Fairfield County Chamber of Commerce
- Buckeye Lake Dam Rehabilitation Project Update
- Introduction of the Update to the Fairfield County Development Strategy and Land Use Plan.
- Lancaster Fairfield Public Transit System Update

FINANCIAL STATEMENT

Operating revenues for the Fairfield County Regional Planning Commission are derived from a variety of sources. Local funding includes those fees paid to the RPC by each participating unit of local governments. Additional "user fees" are paid in the form of subdivision filing and review fees, and for the processing of flood hazard building permits and certificates. Federal and state funding also represents a portion of the RPC's revenue, and includes the reimbursement of eligible staff costs and other expenses associated with administration and implementation of various grant programs.

2016 BUDGET

| | | |
|--------|-----------------------------------|--------------|
| 511010 | Salaries | \$214,500.00 |
| 561000 | Supplies | \$2,000.00 |
| 574000 | Equipment | \$4,000.00 |
| 543000 | Contracts-Repair | \$2,050.00 |
| 530000 | Contract Services | \$13,300.00 |
| 530005 | Contract Services - Other | \$78,975.00 |
| 558000 | Travel & Expenses | \$4,000.00 |
| 523000 | PERS | \$31,000.00 |
| 526000 | Worker's Compensation | \$1,500.00 |
| 525000 | Unemployment Compensation | \$10.00 |
| 590000 | Other Expenses | \$990.00 |
| 522000 | Medicare | \$3,125.00 |
| 521000 | Medical/Hospitalization Insurance | \$62,000.00 |
| 521100 | Life Insurance | \$250.00 |
| | TOTAL | \$417,700.00 |

| | |
|--------------------------|--------------|
| Actual 2016 Expenditures | \$322,364.97 |
|--------------------------|--------------|