

FAIRFIELD COUNTY

REGIONAL PLANNING COMMISSION



ANNUAL REPORT

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

FAIRFIELD COUNTY COMMISSIONERS

Steve Davis
 *Carri Brown
 Mike Kiger
 *Rick Szabrak
 Dave Levacy
 *Ray Karlsberger

CITY OF LANCASTER

Zack DeLeon
 Dan Singer
 Mitch Noland
 Rachel Elsea

CITY OF PICKERINGTON

Clement Chukwu

AMANDA VILLAGE

Don Simpson

BALTIMORE VILLAGE

Jim Hochradel
 *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**FAIRFIELD COUNTY APPOINTEES**

Phil Stringer
 Douglas Ingram
 Dean LaRue
 Jerry Rainey
 Ira Weiss
 Mary Snider
 Todd Edwards

AT-LARGE APPOINTEES

Kent Huston
 Bill Yaple

AMANDA TOWNSHIP

Cheryl Kohler

BERNE TOWNSHIP

Rich Mathias

BLOOM TOWNSHIP

Carol Moore
 *Jason Smith

CLEARCREEK TOWNSHIP**GREENFIELD TOWNSHIP**

Kevin Yeamans
 *Lonnie Kosch

HOCKING TOWNSHIP

Gail Ellinger

LIBERTY TOWNSHIP

Betsy Alt

MADISON TOWNSHIP

Herbert Tatman, Sr.

PLEASANT TOWNSHIP

Joe Kemmerer

RICHLAND TOWNSHIP

Ron Baker
 *Brian Oliver

RUSHCREEK TOWNSHIP

Charles Hockman
 *Hart VanHorn

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

STAFF

Loudan Klein, Executive Director
 James Mako, Assistant Director
 Gail Beck, Adm. Asst.

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 2017:

- Prepared \$300,000 grant application which was awarded to the Fairfield County Board of Commissioners for infrastructure repairs in the Village of Baltimore.
- Through 2017 staff consulted with Reveille to update the 2002 Development Strategy and Land Use Plan, with hopes of adopting in early 2018.
- Continued assistance with the Central Ohio Regional Planning Organization (CORPO) in coordination with the Mid-Ohio Regional Planning Organization (MORPC).
- Served as the Building Administrator for the Fairfield County Commercial Building Department.
- Provided zoning technical assistance for our local zoning officials.
- Assisted the Village of Baltimore in a complete revision to their Zoning Code and Map.
- Began the process of meeting with County agencies to evaluate major changes to the Subdivision Regulations to keep consistent with new development methods and standards.
- Served on various boards and commissions to coordinate planning and development at the regional level.
- Provided technical support to the Active Transportation Sub-Committee responsible for furthering the development of bicycle and pedestrian facilities within the county.

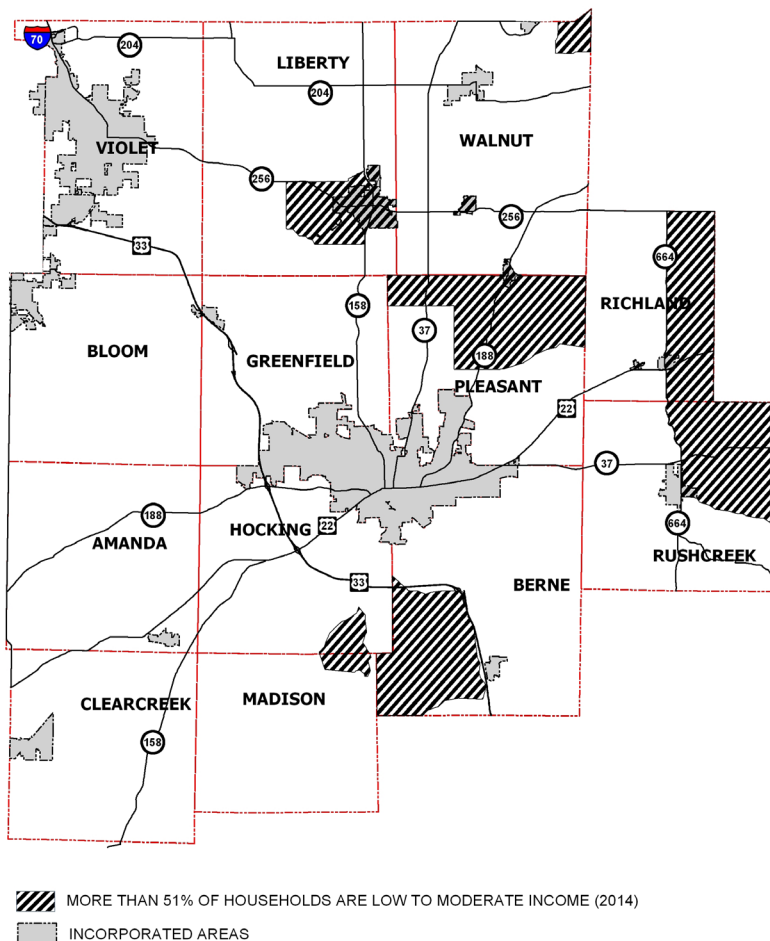
These are the major activities that the RPC participated in 2017 while continuing its daily operations of the office. RPC staff plans to continue to seek new opportunities to help grow our organization and assist with improving the quality of life for our member communities.

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 Department of Development, 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.

Population Projections for Fairfield County	
2015	155,330
2020	169,540
2025	183,590
2030	201,010

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.

Fairfield County Population from 1810 to 2010

<u>1810</u>	<u>1820</u>	<u>1830</u>	<u>1840</u>	<u>1850</u>	<u>1860</u>	<u>1870</u>	<u>1880</u>	<u>1890</u>
11,361	16,633	24,786	31,924	30,264	30,538	31,138	34,284	33,939
<u>1920</u>	<u>1930</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
40,484	44,010	48,490	52,130	63,912	73,301	93,678	103,461	122,759

Fairfield County**2015 Population Estimates For Cities, Villages, and Townships**

Name	Population		Estimates	Average Annual
	Estimate	Estimate	Base	Rate of Change
	7/1/15	7/1/14	4/1/10 (a)	From 2010 (b)
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 Base 4/1/10 (a)	Average Annual Rate of Change From 2010 (b)
	Estimate 7/1/15	Estimate 7/1/14		
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.

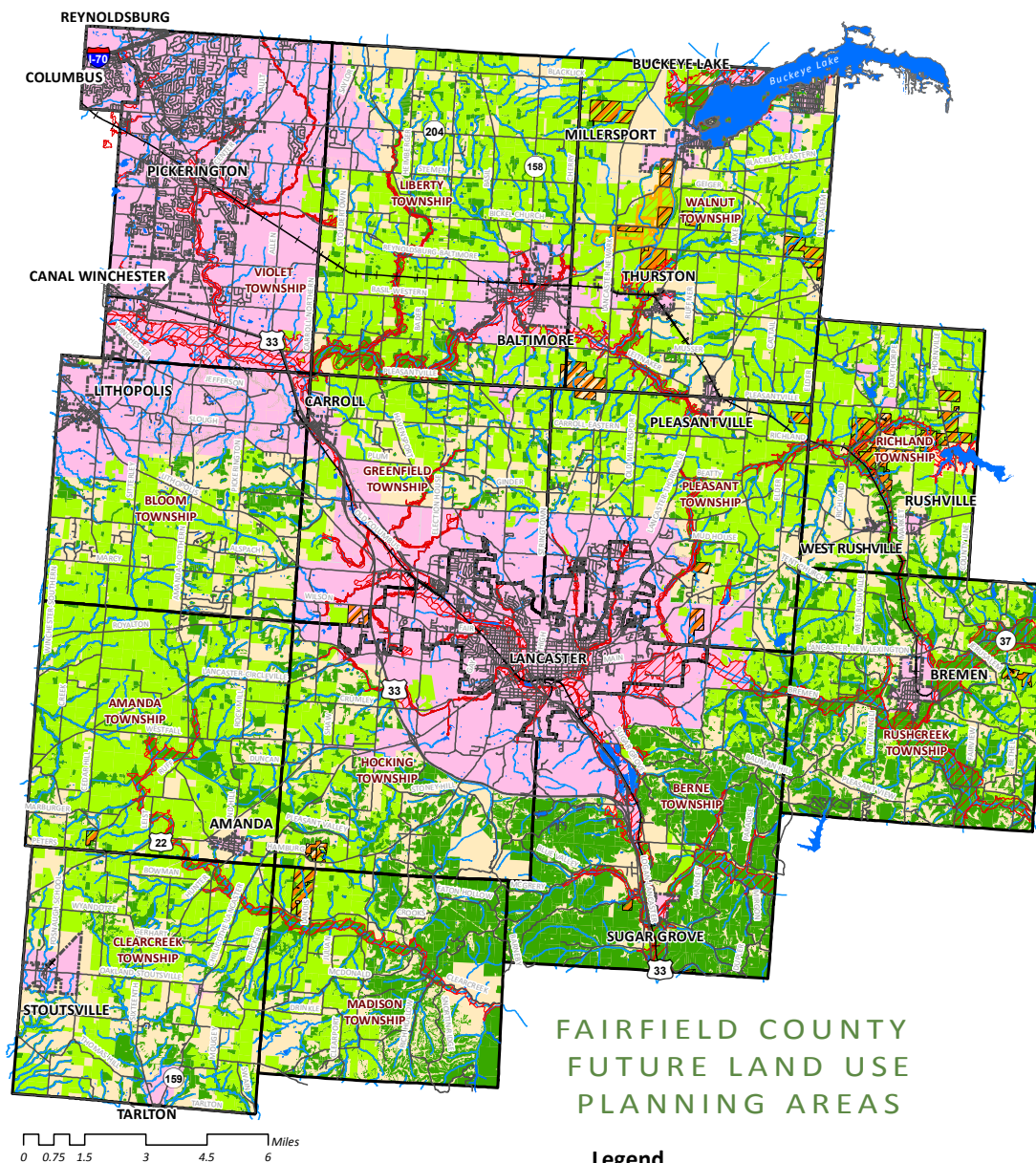
02 / DEVELOPMENT STRATEGY AND LAND USE PLAN

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 were completed with nearly 1000 being the final total. 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.

2017 continued those efforts with three additional stakeholder meetings. At each meeting, stakeholders were presented with key sections of the plan to evaluate and comment. The plan was broken down into major sections such as Connectivity, Growth Management, Prosperity, and Plan Implementation. Connectivity focuses mainly on our transportation network and improving our active mobility opportunities in addition to heightened and diversified recreational and social activities. Growth management establishes a framework for educated planning efforts focused on the conservation of our natural resources and the introduction of mixed-use functional development; while prosperity captures methods to increase economic growth and workforce development throughout Fairfield County. These sections are followed by the plan implementable portion of the plan which addresses how to implement strategies and recommendations mentioned within three sub-sections of the plan.

By the end of 2017, the plan was presented as a draft and sent out to the sub-committee. By hosting several sub-committee meetings, and evaluating section by section, there was little to change when the draft was presented. RPC staff plans to adopt the plan through the Regional Planning Commission and the Board of Commissioners by the end of April 2018.



Source: Fairfield County Regional Planning Commission,
Fairfield County Auditor, Fairfield County Utilities,
MOPRC, Reville



02 / 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.

The RPC staff continued to work with MORPC on the creation of a Regional Planning Organization (RPO) now referred to as the Central Ohio Rural Planning Organization (CORPO) to enhance the planning, coordination, and implementation of statewide strategic long-range

transportation plans and transportation improvement programs. CORPO has an emphasis on addressing the needs of non-metropolitan areas of the State. CORPO will include seven counties surrounding the Columbus metropolitan area. In 2017, the CORPO adopted its Goals and Objectives with hopes of adopting the full

plan in mid 2018. By the end of 2017, the committee had reviewed the existing conditions draft. This section of the plan focused on a number of factors from roadway conditions to points of interest that would be evaluated when looking at transportation projects in Fairfield County. Following the existing conditions section will be population and job projections, congestion data, and lastly the project list with prioritization. Once the plan is formally adopted and approved, the goal is to be an established RPO through ODOT (Ohio Department of Transportation).



The Fairfield County Transportation Improvement District (TID) continued to

build upon its efforts from 2016. In 2017, the TID initiated a traffic impact study related to an identified project that was a multi-jurisdictional effort between the TID, the County Engineer, and the City of Lancaster. The study focused on the Columbus Street, Ety Road, Election House Road intersection with 33A. Looking forward to 2018 and 2019, the TID has its sight set on moving forward with several projects and studies throughout the County. The RPC Executive Director is no longer the chair of the board, however, the RPC continues to provide technical, administrative, and grant writing support to the board.

FAIRFIELD COUNTY **TID**
TRANSPORTATION IMPROVEMENT
DISTRICT

02 / 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 2017 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. In 2017, topics of discussion included GIS stream centerline data, EPA - revised Rainwater and Land Development Appendix, and Fairfield Soil and Water Conservation District - conservation project data base. The makeup of the committee at the conclusion of 2017 is highlighted below.

Violet Township (2 members) - John Eisel, Greg Butcher
Liberty Township (1 member) - Craig Getz
City of Pickerington (2 members) - Ed Drobina, Scott Tourville
City of Lancaster (2 members) - Denise Crews, Steven Wellstead
Fairfield Soil and Water - (1 member) - Jonathan Ferbrache (Chair)
Fairfield County Utilities (1 member) - Don Rector (Vice Chair)
County Engineer (1 member) - Jeremiah Upp

03 / COMMUNITY DEVELOPMENT BLOCK GRANT

Fairfield County continues to participate in the Community Development Block Grant (CDBG) 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 below). Beginning in 2017, the Ohio Development Services Agency began a bi-annual CDBG Allocation program. Due to this change, Fairfield County did not receive a CDBG allocation.

Fairfield County applied for and received a \$300,000 Critical Infrastructure (CI) grant in 2017. This was the first time Fairfield County had received funding from this program. The CI grant will be used for a bridge replacement and waterline relocation in the Village of Baltimore. This work will be completed in 2018.



(Left) Image displaying damage at Water Street Bridge in Baltimore



(Right) Image displaying damage at Water Street Bridge in Baltimore

03 / 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 2017, the RPC received 18 complaints and/or inquiries. 16 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.

04 / 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.

In 2017, RPC staff adopted a new section of the Subdivision Regulations to establish Replat standards. A replat is required when any change is necessary to a recorded plat approved by the Regional Planning Commission. Prior to 2017, regulations did not exist for this common request, therefore, the fee associated was the same as the final plat fee - \$3,000. The new section provides applicants with two types of Replat, Type 1 retains the \$3,000 fee due to the nature of the review. This type of replat focuses on large changes, new lots, removing lots, and impact to the roads and or infrastructure. Type 2 is lesser fee of \$1,500 which captures small changes such as language, easements, and or restrictions. The Executive Director of the RPC is responsible for deciding which type of plat will be required.

Staff continued to meet with agencies such as County Engineer, County Utilities, Soil and Water Conservation district to evaluate potential and future changes to the Subdivision Regulations. There have also been conversations with the Active Transportation Committee to increase requirements related to bike and pedestrian facilities within subdivisions. Our goal is to continually evaluate the regulations themselves against current methods and up to date standards.

04 / 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 7 plats recorded in 2017 for the entire County. The 7 plats totaled 304 lots on 174 acres which is roughly 50 more acres and nearly 100 more lots than 2016. 2017 saw double the number of lots and acreage created in 2015. These trends indicate significant residential development happening throughout the County focused mainly around the urbanized areas of Pickerington, Lancaster, and Canal Winchester. In 2017 there was a significant amount of plan review and consultation which would forecast similar growth trends that we have seen in the last two years. In addition to increased residential development, Fairfield County

has also seen an increase in mixed-use and commercial development inquires.

Name of Subdivision	Political Unit	# of Lots	Acres
Canal Cove Section 4	Canal Winchester	25	8.93
Ewing Street Business Park	Lancaster	5	5.08
Lake Forest	Pickerington	175	65.69
Morehead Farms	Pickerington	10	53.91
Spring Creek Section 2 Phase 3	Pickerington	20	8.2
Wellington Park Section 1	Pickerington	47	18.79
Wellington Park Section 5	Pickerington	22	12.95
2017 Totals		304	174

04 / MINOR SUBDIVISIONS

In 2017, there were a total of 160 lots splits comprising of approximately 1,255 acres. Thirty seven percent of the lots splits were exempt tied lot splits, where no new building sites were being created.



The photo above illustrates an aerial image from 2009 of 160 acre farm in Violet Township. The photo below illustrates the creation of 13 new parcels by 2017 absorbing nearly 40 acres.



04 / MINOR SUBDIVISIONS

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			1	7		
BERNE			1	5.07	1	5.635
BLOOM	4	14.565	1	16.411	2	16.911
CLEARCREEK	1	3	5	133.222	2	1.988
GREENFIELD	1	1.531			2	2.133
HOCKING	3	9.423	4	106.156	4	153.955
LIBERTY					1	1.256
MADISON			2	13.264	1	0.737
PLEASANT	2	3.047			3	14.275
RICHLAND	1	2	4	59.716		
RUSHCREEK	1	2	4	31.886	1	10.874
VIOLET	8	16.593			1	31.241
WALNUT	3	5.664	1	5.2	3	1.034
First Half Totals	24	57.823	23	377.925	21	240.039
AMANDA	2	3.362	2	33.644	3	2.742
BERNE			6	160.285	1	5.011
BLOOM	4	8.871	3	13.037	3	6.347
CLEARCREEK	2	5.504			5	8.892
GREENFIELD	1	2.011	1	5.503	3	6.651
HOCKING	2	6.911	1	42.423	3	2.13
LIBERTY	2	6.574	1	8.77	3	22.489
MADISON			1	17	2	0.279
PLEASANT	3	5.586	2	17.139	3	71.698
RICHLAND	3	4.393	1	5.01	1	1
RUSHCREEK			1	32.642	3	21.44
VIOLET	5	11.417	8	23.003	3	4.065
WALNUT	2	8.747	1	5.1	5	0.274
Second Half Totals	26	63.376	28	363.556	38	153.018
2017 TOTALS	50	121.199	51	741.481	59	393.057
	Number	Acres				
GRAND TOTAL	160	1,255.74				

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.

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 2017, the RPC made recommendations on 14 zoning amendments- seven text and seven map amendments. This was a 27% increase in the number of zoning amendments from 2016.

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.

In 2016, RPC staff entered into a contract with the Village of Baltimore to revise their zoning code. Staff met with the Village at three individual working sessions and attended the necessary public hearings for adoption. By the end of 2017 the new code had been in place for several months and overall the Village was extremely pleased with the updates.

04 / 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 2017, RPC staff issued twenty four Special Purpose Development Permits, one less than what was issued in 2016. This represents a 4% decrease in flood hazard development.

Township	New Residential	Non Residential	Township Totals
Berne	1	3	4
Greenfield	-	2	2
Rushcreek	-	1	1
Violet	4	2	6
Walnut	8	2	10
Multiple Locations	-	1	1

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.

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 2017, the RPC reviewed 12 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 2017, the RPC staff reviewed and provided comments on 8 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 2017, some of these presentations included:

- Fairfield County Emergency Management - Natural Hazard Mitigation Plan
- Ohio EPA - Office of Outreach and Customer Support
- Fairfield County Farmland Preservation Program
- Fairfield County Jail and Public Safety Facility Update
- LUCA Program and GIS Project Update
- Destination Downtown Lancaster - New Businesses in Lancaster

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.

2017 BUDGET

511010	Salaries	\$ 220,000.00
561000	Supplies	\$ 2,040.00
574000	Equipment	\$ 5,000.00
543000	Contracts-Repair	\$ 2,250.00
530000	Contract Services	\$ 13,300.00
530005	Contract Services - Other	\$ 65,375.00
558000	Travel & Expenses	\$ 4,000.00
523000	PERS	\$ 30,800.00
526000	Worker’s Compensation	\$ 2,000.00
525000	Unemployment Compensation	\$ 10.00
590000	Other Expenses	\$ 1,000.00
522000	Medicare	\$ 3,200.00
521000	Medical/Hospitalization Insurance	\$ 55,625.00
521100	Life Insurance	\$ 300.00
	TOTAL	\$ 404,900.00

Actual 2017 Expenditures

\$302,223.91