

FAIRFIELD COUNTY

REGIONAL PLANNING COMMISSION



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2019 Planning Commission

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First Vice-President: Doug Ingram
Second Vice-President: Betsy Alt
Secretary: Kent Huston

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Jeff Fix
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Dave Levacy

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Mitch Noland
Rachel Elsea

CITY OF PICKERINGTON

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PLEASANTVILLE VILLAGE

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Jerry Rainey
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BERNE TOWNSHIP

Rich Mathias

BLOOM TOWNSHIP

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CLEARCREEK TOWNSHIP

GREENFIELD TOWNSHIP

Kevin Yeamans
*Lonnie Kosch

HOCKING TOWNSHIP

Gail Ellinger

LIBERTY TOWNSHIP

Craig Getz

MADISON TOWNSHIP

Herbert Tatman, Sr.

PLEASANT TOWNSHIP

Joe Kemmerer

RICHLAND TOWNSHIP

Ron Baker
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RUSHCREEK TOWNSHIP

Charles Hockman
*Chad Ashbaugh

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Darrin Monhollen
Greg Butcher

WALNUT TOWNSHIP

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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.

*denotes designated alternate

Summary and Highlights

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 includes the major RPC services and accomplishments in 2019.

2019 wrapped up the end of a decade which saw a great deal of change and progress throughout Fairfield County. In those 10 years we saw the county continue to recover after the 2008 housing crisis that severely impacted development. We have continued to see similar if not increasing growth numbers year after year. It's important that we continue to help promote growth within Fairfield County, and while doing so we also plan appropriately and do our best to manage our resources for years to come.

CDBG

In terms of the Community Development Block Grant (CDBG) Program, which the RPC administers and applies for on behalf of the County Commissioners, the program was an off year for applications since the switch to the bi-annual cycle. However, administration continued for the 2017 Critical Infrastructure Grant for Baltimore, as well as the 2018 competitive and allocation grants which are detailed later in the report.

TRANSPORTATION

Transportation planning is another key component of what we do on an annual basis. We assist in upkeep of our rural outdated roads throughout the county and plan and develop ways to improve transportation functionality in

more urban areas. Highlights include working alongside the Transportation Improvement District (TID) to help facilitate planning of the I-70 to U.S. 33 connector road. Staff, along with the TID, have worked with the Mid-Ohio Regional Planning Commission (MORPC) to develop some early traffic counts and alternative routes to examine before moving further along in the process. Related to the connector road, we have also been working with ODOT and many other county agencies to help evaluate interchange alternatives at U.S 33 and Pickerington Road that would be best aligned for safety, economic development, and functionality with a potential connector. The TID continues to be a unique avenue to bring together multiple jurisdictions and funding mechanisms to make transportation improvements a reality. On a smaller scale, the Active Transportation Subcommittee continued to meet over the course of 2019 to evaluate and improve active transportation elements within new developments.

MORPC

As of January 1, 2020, Fairfield County officially became a full-member of MORPC. MORPC is the metropolitan planning organization for the central Ohio region that provides a tremendous amount of data, funding, and planning resources to its members. Joining MORPC will get us more

seats at the table as planning and policy decisions are made impacting our region. The county continues to remain a member of CORPO; the rural planning organization within MORPC created to help highlight and identify transportation projects outside the metropolitan boundary. The county is excited about the new opportunities that will arise from the partnership with MORPC.

WATERSHED PLANNING

RPC continued to be cognizant and plan for our various watersheds throughout the County that would be impacted as part of increased development. As part of our planning and outreach, the 2019 Storm Water Advisory and Education Sub-Committee met in November to provide a forum for public participation as well as an opportunity for subject matter experts to share and update others on what they have been experiencing. At the 2019 meeting, several topics were shared and discussed most notably the Ohio EPA construction general permit, and the use of aqua shade and total dissolved solids in detention facilities. As a result of these discussions, the sub-committee prepared educational information to share with communities and developers to prevent these issues in the future.

CDBG

Fairfield County continues to participate in the Community Development Block Grant (CDBG) program, administered by the Ohio Development Services Agency. The RPC, by contract with the Fairfield County Board of Commissioners, prepares the bi-annual allocation application to the program and conducts the county's Fair Housing program. As requested, RPC also prepares competitive grant applications for those communities that qualify.

In 2019, Fairfield County was not on the allocation cycle, therefore no new funds were received, nor new competitive applications applied for. Regardless, staff was still busy either administering on-going grants or preparing to administer funds received in 2018. To recap 2018, the County was awarded just over \$300,000 in allocation dollars that were dispersed among the Village of Pleasantville, Meals on Wheels, Family Adult and Children First Council, and matching funds for Millersport and Sugar Grove competitive applications. In addition

to the allocation dollars, the Village of Millersport and Sugar Grove were awarded competitive applications amounting to over \$600,000. Most of the project management work in 2019 focused on the completion of the Water Street bridge in Baltimore awarded in FY 17. The work was completed on time and on budget, and most importantly, to the Village's satisfaction. At the end of 2019 and early in to 2020, both the Pleasantville and Millersport projects had been awarded bids, and the Sugar Grove wastewater

treatment plant improvements were near complete. 2020 will be an exciting year as we work to complete the 2018 projects and look ahead to new projects for the communities we work to serve.

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 2019, staff received 8 complaints, 7 of which were related to landlord tenant disputes. Staff continues to educate the community on fair housing laws and landlord tenant relations as needed. In 2019, staff presented Fair Housing trainings at CDBG public hearings, Village of Baltimore and Sugar Grove, as well as the Family, Adult and Children First Council.



Water Street Bridge Project, Village of Baltimore

Subdivisions

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 that development reflects the goals identified by the communities within Fairfield County.

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

There was a total of twelve plats recorded in 2019 for the entire county. The twelve plats totaled 365 new lots on approximately 172 acres. These numbers are up dramatically from 2018. 2019 saw 200 more lots platted than 2018. The number of preliminary development plans and subsequent sections of on-going developments has remained steady indicating similar development numbers as we saw last year. This development was spread across Violet Township, Greenfield Township, City of Lancaster, City of Pickerington, City of Canal Winchester,

and the Village of Lithopolis. Most of the development that the Regional Planning Commission is involved in occurs in the northwest portion of the county that continues to feel the growth pressures from the Columbus region.

MINOR SUBDIVISIONS

In 2019, there were a total of 153 lot splits comprising approximately 893 acres. Forty four percent of the lot splits were exempt tied lot splits, where no new building sites were being created. More detail on minor subdivisions can be found utilizing the table on the next page.

SUBDIVISION REG. UPDATE

As development continues to remain strong, its always important to continue to evaluate our subdivision regulations and policies. Its important to continually review these regulations for the county's benefit but also, to be fair and reasonable for developers and businesses looking to invest in Fairfield County. One regulation we examined and revised this year was the modification to the maintenance bond requirement for major subdivisions. The regulation has been in place since 2002 requiring developers to post a maintenance

bond of 10 percent for a period of five years after completion. This regulation was originally put in place when pavement standards, and inspection standards were outdated. Since 2002, our pavement standards have been significantly updated as well as our inspection process has intensified. Staff, along with stakeholders and subject matter experts, met over the course of several months evaluating this regulation and approved a change from five years down to three years with the contingency that 80 percent of the lots are occupied in the applicable section or phase. This was one small change to our regulations that was a collective effort and informative process to understand the best and most comprehensive way to make amendments. In 2020, we will be looking at some more substantial changes as it relates to stormwater and drainage design.

365 Lots
(Platted Major Sub.)

153 Lots
(Split(Minor Sub.))

Minor Subdivisions

MINOR SUBDIVISION ACTIVITIES SUMMARY JANUARY 1 – DECEMBER 31, 2019

	Approved Lots (Under 5.01 Acres)		Exempted Lots (Over 5.01 Acres)		Exempted Lots (Tied)	
Township	Number of Splits	Acres	Number of Splits	Acres	Number of Splits	Acres
AMANDA	0	0	0	0	3	9.736
BERNE	3	12.329	0	0	2	1.037
BLOOM	3	6.000	4	16.931	3	21.470
CLEARCREEK	2	2.904	2	10.020	3	2.138
GREENFIELD	4	7.511	2	25.849	1	2.138
HOCKING	4	12.249	3	122.254	1	11.669
LIBERTY	4	13.304	0	0	2	2.320
MADISON	0	0	0	0	0	0
PLEASANT	1	1.500	1	5.204	1	1.142
RICHLAND	0	0	0	0	1	7.191
RUSHCREEK	1	2.445	2	17.907	3	43.938
VIOLET	2	4.010	2	24.417	1	2.43
WALNUT	3	6.051	1	5.012	2	7.323
First Half Totals	27	68.303	16	232.133	24	109.348
AMANDA	4	10.690	1	17.101	0	0
BERNE	0	0	2	13.568	0	0
BLOOM	8	21.216	2	11.555	8	54.496
CLEARCREEK	4	8.889	0	0	0	0
GREENFIELD	0	0	1	8.740	2	3.823
HOCKING	6	15.391	0	0	0	0
LIBERTY	9	23.497	3	116.536	4	15.306
MADISON	0	0	1	12.500	2	3.401
PLEASANT	5	10.081	0	0	4	2.338
RICHLAND	0	0	0	0	0	0
RUSHCREEK	0	0	1	44.391	2	5.446
VIOLET	4	11.438	3	29.903	4	31.051
WALNUT	1	.119	2	11.317	3	.969
Second Half Totals	41	101.321	16	265.611	29	116.830
2019 TOTALS	68	169.624	32	497.744	53	226.178

	Number	Acres
GRAND TOTAL	153	893.546

Zoning

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 2019, the RPC made recommendations on 9 zoning amendments- four text and five map amendments. This was a 29% increase in the number of zoning amendments from 2018.

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.

Amendments		
Township	Text	Map
Berne	-	1
Bloom	1	-
Greenfield	1	-
Liberty	2	-
Violet	-	4
TOTAL	4	5

Floodplain

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 2019, RPC staff issued twenty-nine Special Purpose Development Permits, twelve more than what was issued in 2018. This represents a 71 percent increase in flood hazard development.

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.

Township	New Residential	Non Residential	Township Totals
Berne	1	5	6
Clearcreek	-	1	1
Madison	-	1	1
Rushcreek	-	1	1
Violet	6	1	7
Walnut	12	-	12
Multiple Twp.	-	1	1

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.

2019 BUDGET

511010	Salaries	\$ 186,000.00
561000	Supplies	\$ 1,000.00
574000	Equipment	\$ 2,500.00
543000	Contracts-Repair	\$ 2,400.00
530000	Contract Services	\$ 8,000.00
530005	Contract Services - Other	\$ 12,000.00
558000	Travel & Expenses	\$ 3,000.00
523000	PERS	\$ 26,000.00
526000	Worker’s Compensation	\$ 3,700.00
525000	Unemployment Compensation	\$ 10.00
590000	Other Expenses	\$ 520.00
522000	Medicare	\$ 2,700.00
521000	Medical/Hospitalization Insurance	\$ 35,700.00
521100	Life Insurance	\$ 250.00
TOTAL		\$283,780.00

Actual 2019 Expenditures

\$260,124.93