



ANNUAL REPORT 2020

FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION

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2020 COMMISSION MEMBERS

President: Betsy Alt

First Vice-President: Ira Weiss

Second Vice-President: Doug Ingram

Secretary: Kent Huston

FAIRFIELD COUNTY COMMISSIONERS

Steve Davis
*Sharlene Bails
Jeff Fix
*Rick Szabrak
Dave Levacy

CITY OF LANCASTER

Zack DeLeon
Dan Singer
Mitch Noland
Rachel Elsea

CITY OF PICKERINGTON

Clement Chukwu
*Phyllicia Faieta

AMANDA VILLAGE

Charlena Fisher

BALTIMORE VILLAGE

Teri Wise
*Bradley Nicodemus

BREMEN VILLAGE

Anthony Taylor

CANAL WINCHESTER

Mike Ebert

CARROLL VILLAGE

Ed Drobina

LITHOPOLIS VILLAGE

Joe Taylor
*Ed VanVickle

MILLERSPORT VILLAGE

Gary Matheny

PLEASANTVILLE VILLAGE

John Snook

RUSHVILLE VILLAGE

Paul Norby
*Jeffrey Shull

STOUTSVILLE VILLAGE

Jim Mann

SUGAR GROVE VILLAGE

Karen Roberts
*Chad Lester

THURSTON VILLAGE

Bob Ortman
*Mary Boring

WEST RUSHVILLE VILLAGE

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

FAIRFIELD COUNTY APPOINTEES

Douglas Ingram
Jerry Rainey
Ira Weiss
Jennifer Morgan
Todd Edwards
Betsy Alt

AT-LARGE APPOINTEES

Carri Brown
Kent Huston
Bill Yapple

AMANDA TOWNSHIP

Ralph Hedrick
*Mark Pontius

BERNE TOWNSHIP

Rich Mathias

BLOOM TOWNSHIP

Carol Moore
*Anne Darling Cyphert

CLEARCREEK TOWNSHIP

GREENFIELD TOWNSHIP

Kevin Yeamans
*Lonnie Kosch

HOCKING TOWNSHIP

Gail Ellinger

LIBERTY TOWNSHIP

Randy Kemmerer

MADISON TOWNSHIP

Herbert Tatman, Sr.

PLEASANT TOWNSHIP

Joe Kemmerer

RICHLAND TOWNSHIP

Ron Baker
*Brian Oliver

RUSHCREEK TOWNSHIP

Charles Hockman
*Chad Ashbaugh

VIOLET TOWNSHIP

Darrin Monhollen

WALNUT TOWNSHIP

Bob Slater

*denotes designated alternate

STAFF

James Mako, Executive Director
Tamara Ennist, Planner
Gail Beck, Executive Adm. Asst.

SUMMARY

2020 was a year that all of us will remember forever. It was the beginning of the COVID-19 pandemic, which dramatically and instantly changed how the Fairfield County Regional Planning Commission (RPC), along with other agencies, businesses, governments, and individuals functioned and operated. Prior to the onset of the COVID-19 pandemic in March 2020, Fairfield County was poised to have one of its best years on record. Once the COVID-19 crisis hit, all things changed, as it did everywhere.

Even through this trying time the Fairfield County RPC has continued to guide development and undertake various projects on behalf of the County. 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 service. The following list includes the major RPC services and accomplishments in 2020:

- Prepared a \$500,000 Critical Infrastructure Grant application which was awarded to the Fairfield County Board of Commissioners for infrastructure repairs in the Village of Carroll.
- Began the process of meeting with County agencies to evaluate major changes to the Fairfield County Subdivision Regulations.
- Served as the Building Administrator for the Fairfield County Commercial Building Department.
- Provided zoning technical assistance for our local zoning officials.
- Served on various boards and commissions to coordinate planning and development at the regional level.

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.

2020 BUDGET

511010	Salaries	\$198,000.00
561000	Supplies	\$ 900.00
574000	Equipment	\$ 3,000.00
543000	Contracts-Repair	\$ 1,500.00
530000	Contract Services	\$ 8,000.00
530005	Contract Services - Other	\$ 12,300.00
558000	Travel & Expenses	\$ 1,200.00
523000	PERS	\$ 32,000.00
526000	Worker’s Compensation	\$ 5,000.00
525000	Unemployment Compensation	\$ 10.00
590000	Other Expenses	\$ 500.00
522000	Medicare	\$ 4,875.00
521000	Medical/Hospitalization Insurance	\$ 30,900.00
521100	Life Insurance	\$ 215.00
	TOTAL	\$298,400.00

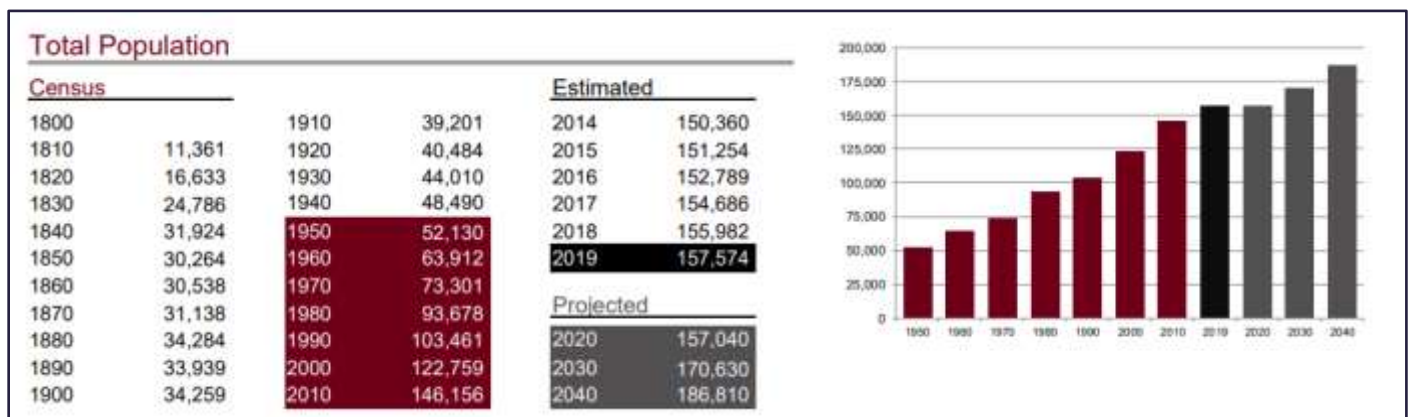
Actual 2020 Expenditures

\$247,347.24

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 (website: <https://data.census.gov/cedsci/>) 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.

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 below shows projected populations for Fairfield County through the year 2030. Fairfield County's population from 2000-2019 has increased from 122,759 to 157,574. This estimated increase of 28.02% is 4th among Ohio's 88 counties.



*Prepared by the Ohio Office of Research 2020 Edition

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The Fairfield County RPC both administers and applies for Community Development Block Grant (CDBG) funding on behalf of the County Commissioners. The Ohio Development Services Agency provides CDBG funding to eligible communities through the Allocation, Critical Infrastructure and Neighborhood Revitalization grant programs. In 2020, the RPC applied for \$390,000 in funding through the Allocation Program. The Allocation Program will fund projects in the Villages of Bremen, Carroll, and Thurston, Walnut Township and the Fairfield County Family Adult and Children First Council. In addition, Fairfield County successfully applied for a \$500,000 competitive Critical Infrastructure Program grant on behalf of the Village of Carroll. Carroll will be rehabilitating a portion of its sanitary sewer system with the grant funds.

In 2020 the RPC finished CDBG projects funded in the FY2018 CDBG program. These projects included: wastewater treatment plant improvements in the Village of Sugar Grove, a sidewalk improvement project in the Village of Pleasantville and various improvements in the Village of Millersport.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CONT.)

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 2020, staff only received 12 complaints, 11 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 2020, staff presented Fair Housing trainings at CDBG public hearings and local communities.

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 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.

In 2020, there were a total of 178 lots splits comprising of approximately 912 acres. Thirty one percent of the lots splits were exempt tied lot splits, where no new building sites were being created. There were a total of 21 plats recorded in 2020 for the entire county. Near the end of the year several final plats were submitted for RPC review. These plats should be recorded in the early part of 2021.



SUBDIVISIONS (CONT.)

Major Subdivisions Recorded in 2020

Name

ACRES OF POPLAR CREEK

HERON CROSSING

LONGVIEW HIGHLANDS

REPLAT OF LOT 25 VALLEY VIEW FARMS

REPLAT OF WESLEY WOODS SUBDIVISION

SPRING CREEK SUBDIVISION

SYCAMORE PARK CONDOMINIUM

SYCAMORE PARK CONDOMINIUM

THE COTTAGES AT COMPASS POINT CONDOMINIUM

THE ENCLAVE AT MEADOWMOORE CONDO

THE ENCLAVE AT MEADOWMOORE CONDO

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THE ENCLAVE AT MEADOWMOORE CONDO

THE OVERLOOK

TURNBERRY FARMS

WELLINGTON PARK

Section

REPLAT OF LOT 2

SECTION 4, PART 2

PHASE 2

SECTION 2

PHASE 2

SECTION 3 PHASE 2

FIFTEENTH AMEND.

SIXTEENTH AMEND.

3RD AMEND TO 2ND

PHASE 3 PART 1

PHASE 3 PART 2

PHASE 4, PART 3

PHASE 4, PART 1

PHASE 4, PART 2

PHASE 5, PART 1

PHASE 5, PART 2

PHASE 6, PART 1

PHASE 6, PART 2

SECTION 2

SECTION 9

SECTION 3

SUBDIVISIONS (CONT.)

MINOR SUBDIVISION ACTIVITIES SUMMARY
JANUARY 1 - DECEMBER 31, 2020
FAIRFIELD COUNTY RPC

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	0	0	0	0	0	0
BERNE	2	4.220	5	38.846	3	3.527
BLOOM	2	6.279	2	16.233	5	13.560
CLEARCREEK	1	3.813	2	20.867	0	0
GREENFIELD	1	1.845	2	12.123	1	3.000
HOCKING	0	0	2	73.865	0	0
LIBERTY	8	17.987	3	40.439	4	24.697
MADISON	0	0	1	20.583	1	75.167
PLEASANT	0	0	4	24.336	0	0
RICHLAND	1	1.548	0	0	0	0
RUSHCREEK	0	0	1	15.456	0	0
VIOLET	2	3.247	0	0	0	0
WALNUT	8	11.623	1	7.015	4	7.388
First Half Totals	25	50.556	23	269.763	18	109.348
AMANDA	5	18.823	5	60.697	3	55.298
BERNE	1	2.137	2	12.168	1	0.804
BLOOM	11	28.746	0	0	5	25.083
CLEARCREEK	0	0	1	5.030	1	1.68
GREENFIELD	0	0	6	63.485	0	0
HOCKING	4	8.083	0	0	1	4.426
LIBERTY	6	14.479	3	35.619	4	18.587
MADISON	0	0	1	5.108	0	0
PLEASANT	6	11.558	8	44.070	1	1.065
RICHLAND	1	3.767	1	5.012	0	0
RUSHCREEK	0	0	0	0	7	26.050
VIOLET	5	10.887	5	16.244	5	16.158
WALNUT	1	2.317	3	18.201	9	8.348
Second Half Totals	40	100.797	35	265.634	37	116.830
2020 TOTALS	65	151.353	58	535.397	55	226.178

	Number	Acres
GRAND TOTAL	178	912.928

ZONING

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 Ohio Revised Code Section 519.12, the RPC advises townships on all proposed zoning map and 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. 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.

Amendments		
<u>Township</u>	<u>Text</u>	<u>Map</u>
Greenfield		1
Liberty	1	
Rushcreek	1	
TOTAL	2	1

Zoning regulations identify minimum width and area requirements, as well as setback requirements, height limitations and density standards for each land use district. In 2020, the RPC made recommendations on 3 zoning amendments- two text and one map amendments. This was a significant decrease in the number of reviews. This decrease was attributed to the on-going pandemic. 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.

FLOODPLAIN REGULATIONS

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 2020, RPC staff issued twenty seven Special Purpose Development Permits, slightly less than what was issued in 2019. 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.

<u>Township</u>	<u>Residential</u>	<u>Non Residential</u>	<u>Township Totals</u>
Berne	2	4	6
Greenfield	-	3	3
Liberty	1	2	3
Violet	1	2	3
Walnut	7	5	12



COMMERCIAL BUILDING DEPARTMENT

The Fairfield County Regional Planning Commission administers Fairfield County's Certified County Building Department. The Building Department issues commercial building permits for non-residential buildings in the unincorporated areas of the county (except Violet Township) as well as within the villages of Baltimore and Millersport. Fairfield County has an annual contract with Toole & Associates to provide for certified inspection services. In 2020 the building department issued 92 permits for various commercial developments within the County.