

## MINUTES

**January 2, 2019**

The minutes of the Regional Planning Commission meeting held at the Fairfield County Emergency Management Conference Room, 241 W. Main Street, Lancaster, Ohio.

Presiding: Phil Stringer, President

Present: Todd Edwards, Gail Ellinger, Craig Getz, Kent Huston, Dean LaRue, Darrin Monhollen, Larry Neeley, Dan Singer, Melissa Tremblay, Ira Weiss, Bill Yapple, Jeff Fix (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (County Economic Development Director), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

### **ITEM 1. MINUTES**

The Minutes of the December 4, 2018, Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Kent Huston seconded the motion. Motion passed.

### **ITEM 2. PRESIDENT'S REPORT**

Phil Stringer welcomed everyone to the meeting.

### **ITEM 3. SUBDIVISION ACTIVITIES**

Loudan Klein presented the following report:

**ITEM 3a). Subdivision:** Winding Creek - Section 5, Part 2 - Final Plat Extension Requests

**Owner/Developer:** Bob Deter

**Engineer:** EMH&T. c/o Ed Miller

**Location and Description:** The Winding Creek Subdivision is located in Section 27, Township 16, Range 20 of Violet Township. A preliminary plan for 269 lots was approved by the Regional Planning Commission in January 1996. Centralized water and sewer are provided by the Fairfield County Utilities Department. The Regional Planning Commission conditionally approved the Winding Creek Section 5, Parts 1 and 2 Final Plats on November 4, 2003. The

Subdivision: Winding Creek - Section 5, Part 2 - Final Plat Extension Requests – Continued

Section 5, Part 1 Final Plat has been recorded. Final Acceptance of the public improvements for Section 5, Part 1 has been granted by the Fairfield County Board of Commissioners.

The Final Plat approval for the Section 5, Part 2 plat has been extended by the Commission to February 11, 2019. The developer is requesting two 180-day extensions, which would take Final Plat approval through February 16, 2020.

The originally approved Section 5, Part 2 plat included 32 lots. On October 7, 2008, the Regional Planning Commission approved the Section 5, Part 1A Final Plat for lots 209 and 217, which were originally a part of the Section 5, Part 2 plat. Therefore, the Section 5, Part 2 plat will include only 30 lots.

**SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:** The Subdivision Regulations Committee recommends approval of two-180 day extensions, subject to the following conditions:

1. Since development of the Wymer Property (Chesapeake Subdivision) is progressing. The applicant must be aware if a future connection is made or platted across Milnor Road prior to Winding Creek Section 5, Part 2 plat being recorded, the proposed access points may need to be reevaluated.
2. The applicant shall verify the location of utilities installed on this site during the construction of Section 5, Part 1. The verification of utilities must take place prior to commencing construction of the public improvements for Section 5, Part 2.
3. The construction drawings shall be revised to accommodate for post construction water quality required by OEPA as part of the NPDES permit that the site will have to obtain before construction can commence on Section 5, Part 2. In addition, the OEPA may require water quantity requirements to be met, which could result in the loss of additional lots to accommodate water retention facilities and would require a revised plat to be submitted.
4. The Final Plat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Soil and Water Conservation District, and Violet Township.

A motion was made by Bill Yapple to approve the Subdivision Regulations Committee recommendation. Ira Weiss seconded the motion. Motion passed with Darrin Monhollen abstaining.

**ITEM 4. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS**

RPC staff presented a list of building permit applications under review.

Loudan Klein presented the following bills for payment:

**ITEM 5.      BILLS**

558000	TRAVEL & EXPENSES	<u>\$ 60.00</u>
	TOTAL	\$ 60.00

A motion was made by Todd Edwards to approve the bills for payment. Bill Yapple seconded the motion. Motion passed.

**ITEM 6.      OTHER BUSINESS**

Loudan Klein talked about the proposed residential building department work group. He said that we only received feedback from three individuals. Loudan didn't feel that this was enough interest to proceed at this time and we will look at it again at a later date.

There being no further business, a motion was made to adjourn the meeting by Todd Edwards and seconded by Kent Huston. Motion passed.

Minutes Approved By:

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Phil Stringer, President

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Kent Huston, Secretary