

Fairfield County Regional Planning Commission

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

Phone: (740) 652-7110

Fax: (740) 681-4713

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP *HMM*
Executive Director

DATE: December 29, 2015

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, January 5, 2016, at 7:30 p.m.** The meeting will be held at the Fairfield County Courthouse, Commissioners' Hearing Room, 3rd floor, 210 E. Main St., Lancaster, Ohio. **Please call 740-652-7110 to check the status of the meeting on our answering machine in case of inclement weather conditions.**

The tentative agenda will be as follows:

1. Approval of minutes of the December 1, 2015, RPC meeting (see enclosed)
2. President's Report
3. Presentation – Nick Gill, Assistant Director of Transportation Department with the Mid-Ohio Regional Planning Commission will present the Draft 2016-2040 Metropolitan Transportation Plan
4. Subdivision Activities
 - a) Winding Creek – Section 5, Part 2 – Final Plat Extension Requests
Violet Township (see enclosed)
 - b) Heron Crossing Phase 1 – Variance Request – Modification to shoulder/ditch sections
Violet Township (see enclosed)
 - c) Fairfield Career Center Skilled Trades Center and ESC – Preliminary Plan
Greenfield Township (see enclosed)

5. Proposed Zoning Amendments
 - a) Applicant: Violet Township
Zoning Text Amendment
Section III and Section XI (see enclosed)
 - b) Applicant: Judith Jones
R-1 (Rural Residential) to PUD (Planned Unit Development)
Greenfield Township (see enclosed)
6. Contract for Administrative Services for Community Development Block Grant (CDBG)
FY 2015 CDBG Allocation and Neighborhood Revitalization Program (see enclosed)
7. Bills (see enclosed)
8. Other Business

AGENDA ITEM 1

MINUTES

December 1, 2015

The minutes of the Fairfield County Regional Planning Commission meeting held at the Fairfield County Courthouse, Commissioners' Hearing Room, 210 East Main Street, Lancaster, Ohio.

Presiding: Kent Huston, President

Present: Zack DeLeon, Joel Denny, Jim Hochradel, Doug Ingram, Larry Joos, Harry Myers, Larry Neeley, Jerry Rainey, Jason Smith, Phil Stringer, Ira Weiss, Dave Levacy (County Commissioner), Don Sherman (Fairfield County Utilities), A J Lacefield (Economic Development Assistant), Holly Mattei (Executive Director), James Mako (Senior Planner), and Gail Beck (Adm. Asst).

ITEM 1. MINUTES

The Minutes of the November 3, 2015 Fairfield County Regional Planning Commission meeting were presented for approval. Doug Ingram made a motion for approval of the minutes. Harry Myers seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Kent Huston welcomed everyone to the meeting and wished them all a happy and safe holiday season.

ITEM 3. PRESENTATION

Presentation by Holly Mattei on the Fairfield County Building Department.

A motion was made by Doug Ingram to authorize the RPC Director to enter into a Memorandum of Understanding with the Fairfield County Board of Commissioners regarding the administration of the Fairfield County Non-Residential Building Department. Ira Weiss seconded the motion. Motion passed with Dave Levacy abstaining.

James Mako presented the following report:

ITEM 4. PROPOSED ZONING MAP AMENDMENT

ITEM 4a. APPLICANT: Rhens LaLere McKenzie

LOCATION & DESCRIPTION: The property proposed for rezoning is comprised of one parcel (PID # 0360030000) totaling 3.66 acres located at 7440 Amanda Northern Road NW in Violet Township, Section 27, Township 15, Range 20.

EXISTING ZONING: M-2 (Limited Manufacturing). This district permits privately owned facilities for all types of manufacturing without exception. Manufacturing is defined as an activity whereby materials are formed, mixed, assembled or otherwise altered in shape, composition or appearance to produce products of greater value in the market place than the original material.

This parcel is also located within the Planned 33 Corridor Overlay District (PCOD)- This district permits flexibility of design in order to promote and accommodate environmentally sensitive and efficient use of the land, thereby allowing for a unified development.

EXISTING LAND USE: Single Family Home

PROPOSED REZONING R-1 (Single Family Residential–Moderate Density District): Land use shall be used for the following purposes: Single family dwellings, accessory buildings or uses in association with an existing single-family dwelling.

PROPOSED USE: Single Family Home

	ADJACENT ZONING	ADJACENT USE
NORTH	R-1 Single Family Residential–Moderate Density Canal Winchester	Single Family Homes Vacant/Agricultural
EAST	M-2 Limited Manufacturing	Vacant/Agricultural (Floodplain)
WEST	M-2 Limited Manufacturing	Vacant/Agricultural
SOUTH	M-2 Limited Manufacturing	Vacant/Agricultural

RPC STAFF RECOMMENDATION

RPC Staff recommends disapproval of the proposed rezoning with the following comments:

1. The Regional Planning Commission accepted staff recommendation of approval of the rezoning of this property from R-1 to M-2 in 2007. Staff would not support the reversal of a previous recommendation.
2. If approved, the proposed rezoning would create a small area of land in a different zone from much of the neighboring property. Staff does not believe this would be a comprehensive approach to zoning and land use. Staff has concerns with the potential drainage of the area for future development if the zoning reverts back to a residential land use.

APPLICANT: Rhens LaLere McKenzie – Continued

3. As mentioned in the staff report of 2007 and reiterated in this report, the M-2 zoning district is compatible with the recommended future land uses of this parcel. The US 33 corridor has been identified as an area targeted for industrial and commercial uses and this parcel has been included in the Violet Township's Planned 33 Corridor Overlay District.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Phil Stringer seconded the motion. Discussion followed regarding nonconforming uses in the zoning district and if the house is currently occupied. The applicant explained that the house was built by her father in 1965 and someone has been renting it until approximately one year ago. When her father had the property rezoned, the original plan was to tear down the house. Now, due to her father's declining health, they would like to sell the house. She said that through this process, prospective buyers have been unable to obtain a loan because of the current zoning. Marian Reintano, realtor for the applicant, stated that there is a lot of interest in the house and feels it is unfair not to approve the rezoning because of future drainage issues. She also stated that the house is farther back on the property and should not affect the drainage. Kent Huston reminded everyone that the RPC will only be making a recommendation to the township. Holly Mattei stated that she felt that we should follow the recommendation in our Future Land Use Plan. After discussion, a vote was taken and the motion passed with Joel Denny, Ira Weiss and Larry Joos voting against and Harry Myers abstaining.

Holly Mattei presented the following report:

ITEM 5. ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATION

The ODOT Long Range Plan, Access Ohio 2040, includes commitments to working with local agencies to designate a network of State and US Bicycle Routes. On October 21st, the Fairfield County Engineer's office (FCEO) and Holly Mattei met with representatives from ODOT District 5 and Hocking County regarding this state effort and to help ODOT identify local routes through our counties. Utilizing the adopted *Rolling Forward: Fairfield County Active Transportation Plan*, the following routes through Fairfield County were identified:

- a. Enter from Hocking County along Buckeye Road to Sugar Grove Road into the Village of Sugar Grove.*
- b. Follow Sharp Road out of the Village of Sugar Grove to Old Logan Road. (Corridors 1)
- c. Follow Old Logan Road north to the City of Lancaster. (Corridor 2)
- d. Utilize the City's Bikeway system to get to the north side of Lancaster.
- e. Exit the north side of Lancaster (Sheridan Road) to Old Millersport Road to Millersport Road. (Corridor 3)
- f. Exit the north side of Millersport on Millersport Road to Lakeside Road to North Bank Road to the Licking County line.*

*Areas not currently a part of *Rolling Forward*.

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATION - Continued

The Active Transportation Committee (ATC) at its November 16th meeting reviewed these proposed routes and recommended to ODOT that they be utilized in their mapping process. During this meeting, the ATC also recommended that *Rolling Forward* be amended to include the two connections (items a & f above) that are currently not included in this plan. These ATC recommendations must be adopted by the RPC. The recommendations to the RPC for consideration and action are attached. Deletions are shown with a ~~striketrough~~ and additions are shown with **bold underlined** text.

Bikeway Corridors

Corridor 1: Amanda to Perry County

Recommended routes:

1a. Hamburg Amanda South – Sugar Grove North--- Short Term Route

A series of county, state and township roads: Village of Amanda to Hamburg, south on SR 159, Amanda Clearport, Clearcreek, Revenge, Beck, McGrery, Blue Valley, Old Logan, Sharp to the Village of Sugar Grove. Some concerns with the SR 159 jog have been raised, but overall the Committee believes these roads are in better condition than those in the route that extends to the north out of Amanda¹.

This route continues from the Village of Sugar Grove to the north on Sugar Grove Road to Savage Hill, Carpenter, Chicken Coop (Borah Hill), Baumen Hill, West Point, Bremen, Bremen

Corporation, SR 664, SR 312.² The Committee and applicable township trustees extensively reviewed the portion of this route extending north from the Village of Sugar Grove in 2012. The Committee believes that this route provides better connections to the county's villages and is commonly used by bicyclists. One of the main goals of the 2009 Plan is to connect villages.

A connection to the south into Hocking County is included in this route as a result of a 2015 ODOT Statewide Bikeway planning effort. This southern connection includes Sugar Grove Road to Buckeye to the Hocking County line.

¹ The 2009 Plan included a recommendation to go north out of the Village of Amanda on SR 159 to, Hamburg, Meister, Crooks, Eaton Hallow, Revenge, Beck, Blue Valley, Old Logan, Sharp and Sugar Grove. The Committee had concerns with the conditions of various roads within the northern portion of this route. Therefore, it is no longer a recommended route.

² The 2009 Plan recommended a route that extends to the south from the Village of Sugar Grove on Sugar Grove Road to Perry County. However, the Committee did not prefer this route due to its terrain. It also extends outside of the county and does not reach Bremen. **However, a small segment of Sugar Grove Road will still be utilized to extend to Buckeye Road to connect to Hocking County.**

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATION - Continued

1b. Clear Creek ---- Long Term Future Route

Clear Creek is a greenway corridor that travels from the abandoned railroad corridor south of Amanda to the Hocking River. This alternative continues as the Hocking River greenway corridor from Clear Creek to Rutter Hill Road and then onto SR 312. The Clear Creek greenway corridor is proposed in the Fairfield Heritage Trail plan. This route is recommended as a Long Term Future Route due to the extensive improvements that are needed to create this greenway network.

Corridor 2: Hocking River and US 33³

Recommended routes:

2a. Canal Winchester-Pickerington-Carroll-Lancaster Connection – Short Term Route

A series of county and township roads: Hill, Basil Western, Carroll Northern, Carroll Eastern, Stringtown to the City of Lancaster. This route was added since the 2009 Plan, because it was identified by the FHTA as a potential route for Share the Road signs. As previously discussed, a portion of this route already has Share the Road signs posted. FHTA continues to work with the applicable townships in effort to get these signs posted on the township roads along this route.

2b. Winchester Road – Short Term Route

This alternative is a township and county road proposed in MORPC's 2006 Regional Bikeway Plan. It includes an existing bike route between Lithopolis-Winchester and Waterloo. Winchester between Jefferson and Pickerington is part of a Columbus Outdoor Pursuits route. This route also connects the City of Canal Winchester to the Village of Carroll.

2c. Lancaster to Hocking County – Short Term Route

Old Logan from Memorial Drive to Hocking County is a county road. It is also used by Columbus Outdoor Pursuits as a bike route.

2d. Indiana Ohio Central Railroad – Long Term Future Route

³ The 2009 Plan also reviewed a route along Wilson from Mt. Zion to Fair in the City of Lancaster. This route is not recommended due to its curves and sight distance concerns. This route was reconsidered by the Committee in 2013 as part of a recommended route in Corridor #8. Corridor #8 notes this route should be limited to the experienced cyclist.

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATION - Continued

A series of county and township roads between the City of Canal Winchester and the Indiana Ohio Central Railroad: Hill, Waterloo Eastern, Benadum to the Indiana Ohio Central Railroad to the City of Lancaster. This alternative is proposed in the Fairfield Heritage Trail Plan and MORPC's 2006 Regional Bikeway Plan. This alternative includes two existing bike routes; (1) Waterloo Eastern from Waterloo to Amanda Northern and (2) Benadum between Amanda Northern and Pickerington. The Indiana Ohio Central Railroad portion of this alternative is called the Lateral Trail in the Fairfield Heritage Plan and travels along US 33. This is recommended as a Long Term Future Route due the active status of the railroad. The interurban also ran through this area and should also be considered when examining this corridor in the future.

2e. Lithopolis Road – Long Term Future Route

This alternative is proposed in MORPC's 2006 Regional Bikeway Plan and travels from Franklin County to the Indiana Ohio Central Railroad. This alternative is located in hilly terrain and is therefore recommended as a Long Term Future Route. This is the only route that provides direct service between the Village of Lithopolis and the City of Lancaster.

2f. Hocking River – Long Term Future Route

i. Lancaster – North

This route is a greenway corridor that travels from the west side of Amanda Northern to Camp Ground in the City of Lancaster.

ii. Lancaster – South

This is a greenway corridor that extends south from the City of Lancaster along the Hocking River to Hocking County. This route is proposed in the Fairfield Heritage Trail Plan.

Both of these greenway corridors are recommended as Long Term Future Routes due to the extensive improvements that would be needed to create this greenway.

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATION - Continued

Corridor 3: Millersport to Lancaster⁴

Recommended Routes:

3a. Millersport, Old Millersport, City of Lancaster – Short Term Route

This route is already frequently used by bicyclists and is therefore recommended as a Short Term Route in this plan. The Agricultural Security Area (ASA) remains to be a vital part of this corridor. As the 2009 Plan documents, consideration must be provided when determining the types of treatments to be utilized within this route.

A connection to the north into Licking County is included in this route as a result of a 2015 ODOT Statewide Bikeway planning effort. This northern connection extends from the Village of Millersport along Millersport Road, Lakeside, and North Bank to the Licking County line.

3b. Baltimore Connection – Long Term Future Route

A series of state, county and township roads: Millersport, Canal to Village of Baltimore. This route then creates a loop extending south from the Village of Baltimore on Main, Leonard and Basil in order to provide a connection to the Smeck Farm. Otherwise, cyclists may continue south on SR 158 to the City of Lancaster.

The Agricultural Security Area (ASA) is a vital part of this corridor. Consideration must be provided when determining the types of treatments to be utilized within this route.

Corridor 4: -Pickerington to Millersport

Recommended Routes:

4a. Stemen, Cherry, SR 204 – Short Term Route⁵

This is a series of township and state roads that provides connections between the City of Pickerington and the Village of Millersport. This route is already frequently used by bicyclists and it is therefore recommended as a Short Term Route.

⁴ The 2009 Plan included several other alternative and recommended routes. After reviewing this corridor, the Committee believes that the 3a and 3b listed in this document are the best routes to serve as connections between the Village of Millersport and the City of Lancaster. Therefore, the other alternatives listed for Corridor 3 in the 2009 Plan are not recommended at this time.

⁵ The 2009 Plan included a route that followed SR 256, Doty, Bickel Church, Millersport to the Village of Millersport. The Committee believes that the Stemen, Cherry, SR 204 route is currently more frequently utilized by cyclists and it does not cut through the existing ASA. Therefore, the SR 256, Doty, Bickel Church, Millerport route is not a recommended route in this plan.

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATION - Continued

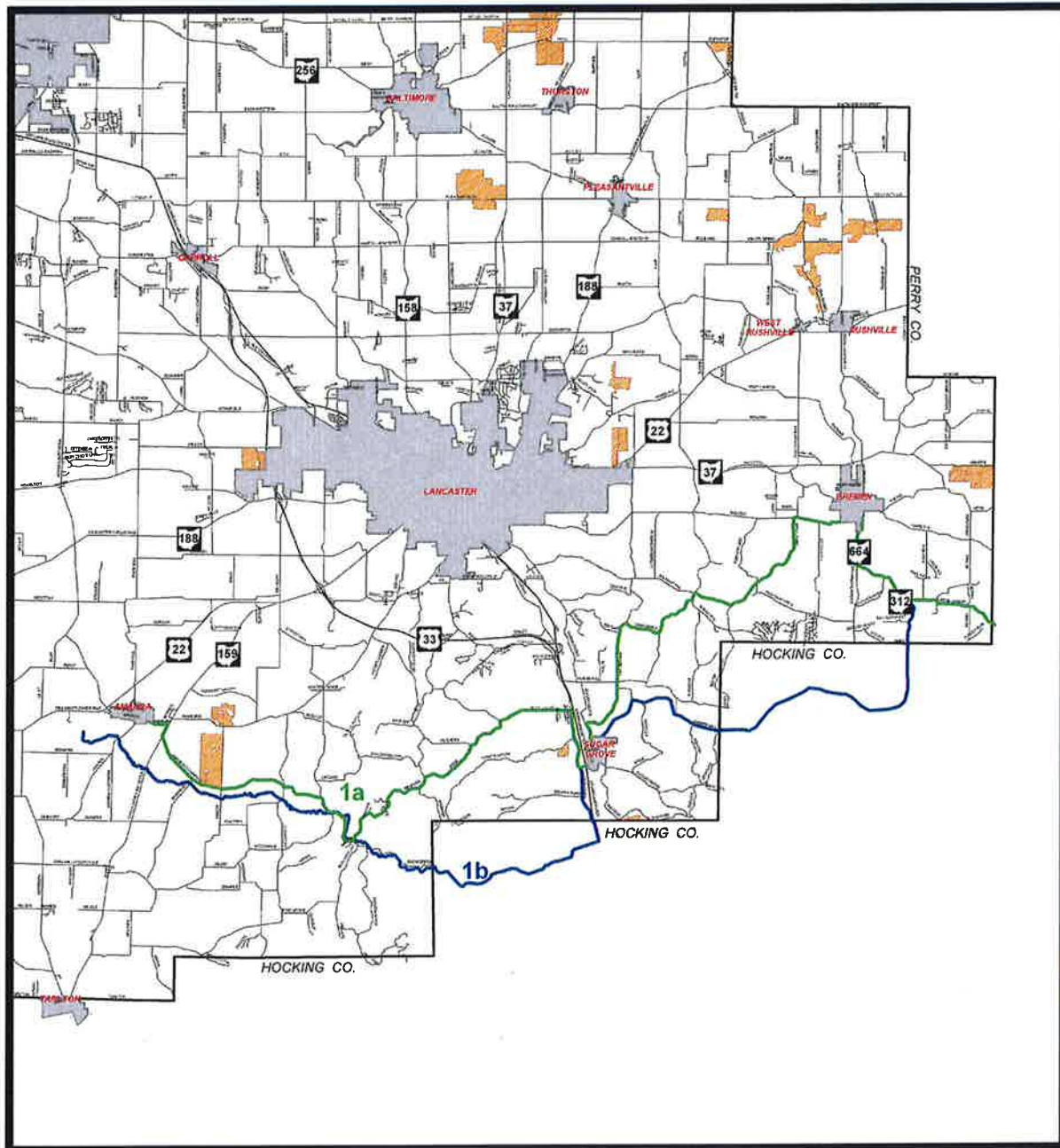
4b. Refugee Road, SR 204 – Long Term Future Route

An alternative that consists of county and state roads extending between the Village of Pickerington and the Village of Millersport. The Committee believes that this route is an extremely important route that is well documented within various planning documents. For this reason, a shared use path should be built along this route from the Franklin County line to Toll Gate Road. This is consistent with the recommendations set forth in the Pickerington Schools Safe Routes to School Plan and the City of Pickerington Refugee Road Corridor Plan.

4c. Leib's Island Road – Long Term Future Route

This spur provides service to Leib's Island. There are physical limitations to expanding this road for wide shoulders or bike lanes. Therefore, it is recommended as a Long Term Future Route.

CORRIDOR 1
AMANDA TO PERRY COUNTY



Legend

- Short Term Route
- Long Term Route

Bikeways1

- 1a
- 1b
- Protected Farmlands

N

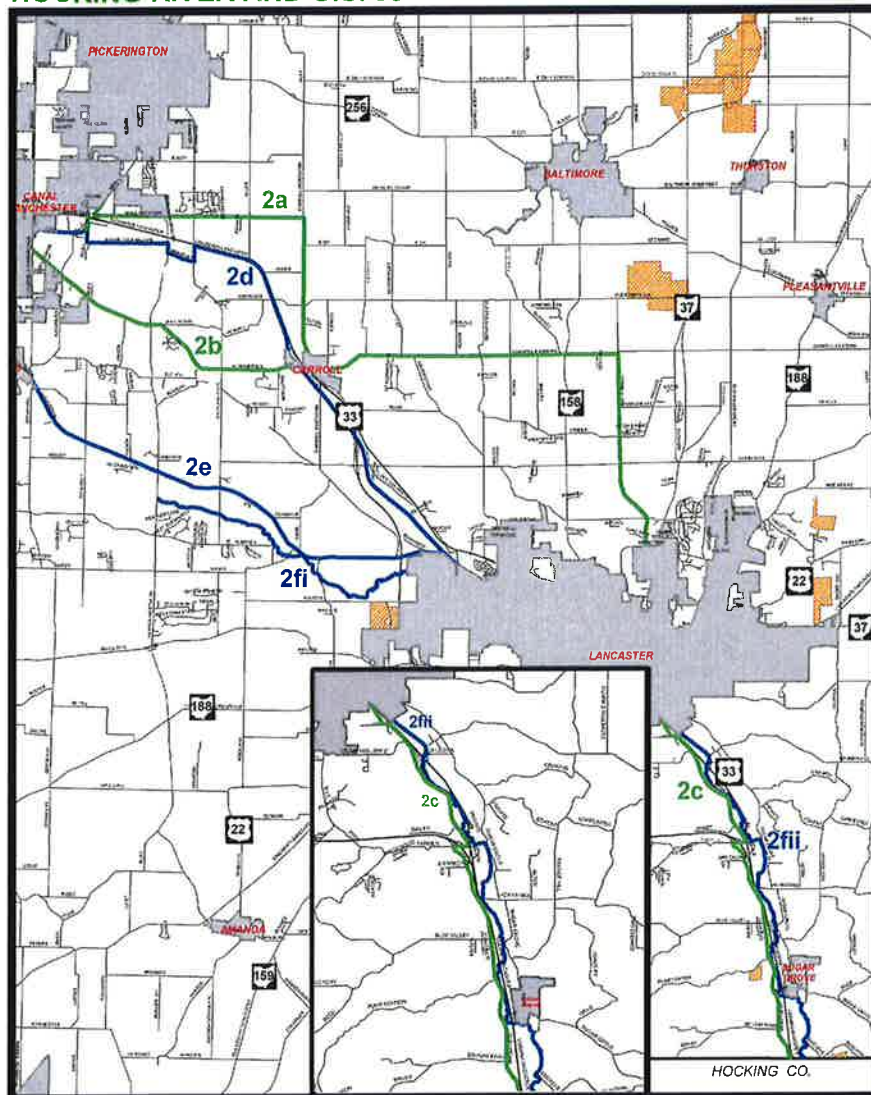
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FCRPC

Fairfield County Active Transportation Plan

PLAN CORRIDORS:
RECOMMENDATION
UPDATED: JUNE 12, 2013

CORRIDOR 2 HOCKING RIVER AND U.S. 33



Legend

- Short Term Route
- Long Term Route

Bikeways2

TYPE

- 2a
- 2b (MORPC's 2006 Regional Bikeway Plan)
- 2c
- 2d
- 2e
- 2f
- 2fi
- Protected Farmlands

NOTE: Corridor 2D should NOT be utilized at this time due to the active status of the railroad. This is a recommended Long Term Route for possible future use if and when the rail line is abandoned.

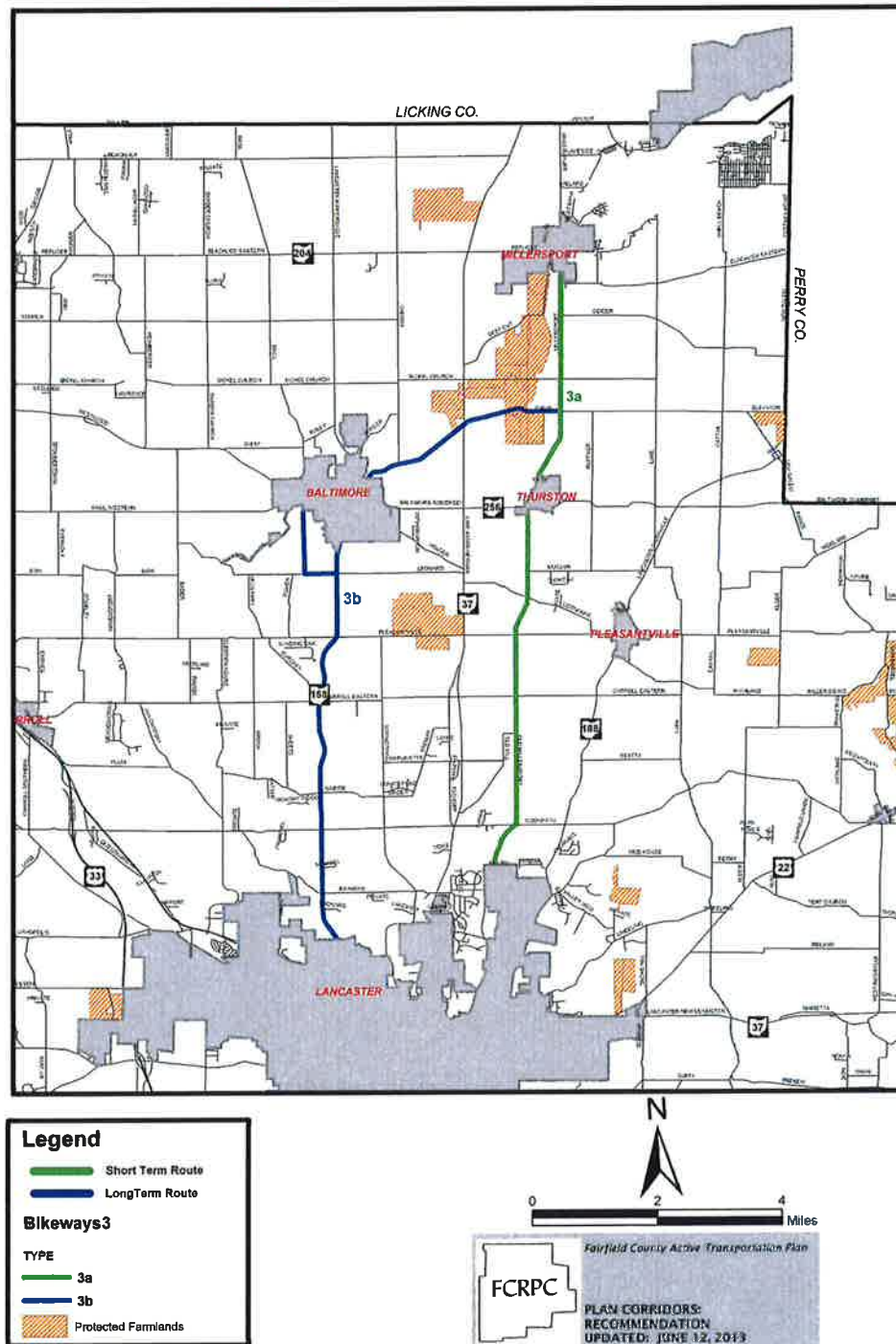


0 10,000 20,000
Feet



PLAN CORRIDORS:
RECOMMENDATION
UPDATED: JUNE 12, 2013

**CORRIDOR 3
MILLERSPORT TO LANCASTER**



A motion was made by Ira Weiss to approve the Active Transportation Committee recommendation. Jerry Rainey seconded the motion. Larry Joos asked about the long term effects of trucks using Lakeside Road. Dave Levacy responded that there is an agreement with ODOT to bring those roads back up to standard. After discussion, a vote was taken and the motion passed with Dave Levacy abstaining.

Holly Mattei presented the following report:

ITEM 6. APPROVAL OF 2016 FINAL BUDGET

The Final 2016 Budget is below. The RPC Executive Committee approved this budget at its November 12, 2015 meeting. This budget includes a substantial increase in revenue due to new activities, such as adding the Building Department administrative services in 2016. It also includes utilizing cash that has been reserved to update the County's Land Use Plan in 2016. These new activities will require us to add an additional planner in 2016, which increases the expenditure line items. Overall, the increased expenditures are balanced with the anticipated increase in revenue.

The RPC Director is requesting approval by the RPC of the Final 2016 Budget.

23-Nov-15

**FINAL 2016 BUDGET
FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION
2016 PROJECTED RECEIPTS**

434130 2016 Member Assessments		
County Commissioners Allocation	\$	172,000
Other Membership Assessments	\$	35,100
434101 Subdivision Review and Permit Fees	\$	76,000
434000 CDBG Administration	\$	75,600
433000 Parks and Recreation (Pass Thru)	\$	14,000
Cash Reserve for Planned 2016 Activities	\$	45,000
	\$	417,700

**FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION
2016 FINAL BUDGET**

511010 Salaries	\$	214,500
522000 Medicare	\$	3,125
523000 PERS	\$	31,000
526000 Worker's Compensation	\$	1,500
521000 Medical/Hospitalization Insurance	\$	62,000
521100 Life Insurance	\$	250
525000 Unemployment	\$	10
561000 Supplies	\$	2,000
530005 Contract Services Other (Pass Thru)	\$	13,300
530000 Contract Services	\$	78,975
543000 Contract-Repair	\$	2,050
558000 Travel and Expenses	\$	4,000
574000 Equipment	\$	4,000
590000 Other Expenses	\$	990
FINAL 2016 BUDGET	\$	417,700

A motion was made by Harry Myers to approve the 2016 Final Budget. Jason Smith seconded the motion. Motion passed with Dave Levacy abstaining.

ITEM 7. REVIEW OF 2016 MEETING DATES AND DEADLINES

**MAJOR SUBDIVISION DEADLINE GUIDE
REVISED NOVEMBER 12, 2015**

RPC MEETING DEADLINE	TECH REVIEW MEETING	SUB REGS COMM. MEETING	RPC MEETING
12-4-15	12-21-15	12-28-15	1-5-16
12-31-15 Thurs.	1-19-16 Tues.	1-25-16	2-2-16
1-29-16	2-16-16 Tues.	2-22-16	3-1-16
3-4-16	3-21-16	3-28-16	4-5-16
4-1-16	4-18-16	4-25-16	5-3-16
5-6-16	5-23-16	5-31-16 Tues.	6-7-16
6-3-16	6-20-16	6-27-16	7-5-16
7-1-16	7-18-16	7-25-16	8-2-16
8-5-16	8-22-16	8-29-16	9-6-16
9-2-16	9-19-16	9-26-16	10-4-16
9-30-16	10-17-16	10-24-16	11-1-16
11-4-16	11-21-16	11-28-16	12-6-16
12-2-16	12-19-16	12-27-16 Tues.	1-3-17

**REZONING APPLICATIONS
Revised November 12, 2015**

RPC MEETINGS	DEADLINES
1-5-16	12-14-15
2-2-16	1-11-16
3-1-16	2-8-16
4-5-16	3-14-16
5-3-16	4-11-16
6-7-16	5-16-16
7-5-16	6-13-16
8-2-16	7-11-16
9-6-16	8-15-16
10-4-16	9-12-16
11-1-16	10-10-16
12-6-16	11-14-16
1-3-17	12-12-16

ACTIVE TRANSPORTATION SUBCOMMITTEE MEETINGS

2016

(meetings held the third Monday of the month)

2:30 P.M.

January 11, 2016 (second Monday)
February 8, 2016 (second Monday)
March 21, 2016
April 18, 2016
May 16, 2016
June 20, 2016
July 18, 2016
August 15, 2016
September 19, 2016
October 17, 2016
November 21, 2016
December 19, 2016

A motion was made by Ira Weiss to approve the 2016 meeting dates and deadlines. Jason Smith seconded the motion. Motion passed.

Holly Mattei presented the following bills for payment:

ITEM 8. BILLS

561000	SUPPLIES	\$	73.69
558000	TRAVEL & EXPENSES	\$	<u>386.88</u>
	TOTAL	\$	460.57

A motion was made by Doug Ingram to approve the bills for payment. Jason Smith seconded the motion. Motion passed.

ITEM 9. OTHER BUSINESS

Holly Mattei talked about Capital funds opportunity from the State. Fairfield County applied for two projects: the Keller Market for \$500,000 and \$80,000 for the Decorative Arts Center of Ohio. Dave Levacy also invited Holly to be on the Buckeye Lake Task Force which is working on five budget requests. Holly is helping with two of these five applications. Ira Weiss stated that there is an article in the Columbus Dispatch that day on the applications regarding Buckeye Lake and a bike plan.

RPC MINUTES
DECEMBER 1, 2015
PAGE 16

There being no further business, a motion was made to adjourn the meeting by Zack DeLeon and seconded by Jason Smith. Motion passed.

Minutes Approved By:

Kent Huston, President

Mary K. Snider, Secretary

AGENDA ITEM 4a

SUBDIVISION: Winding Creek – Section 5, Part 2 – Final Plat Extension Requests

DEVELOPER/OWNER: Bob Deter

ENGINEER/SURVEYOR: EMH&T, c/o Ed Miller

DATE: December 28, 2015

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 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 26, 2016. The developer is requesting two 180-day extensions, which would take Final Plat approval through February 21, 2017. The necessary filing fees have been paid.

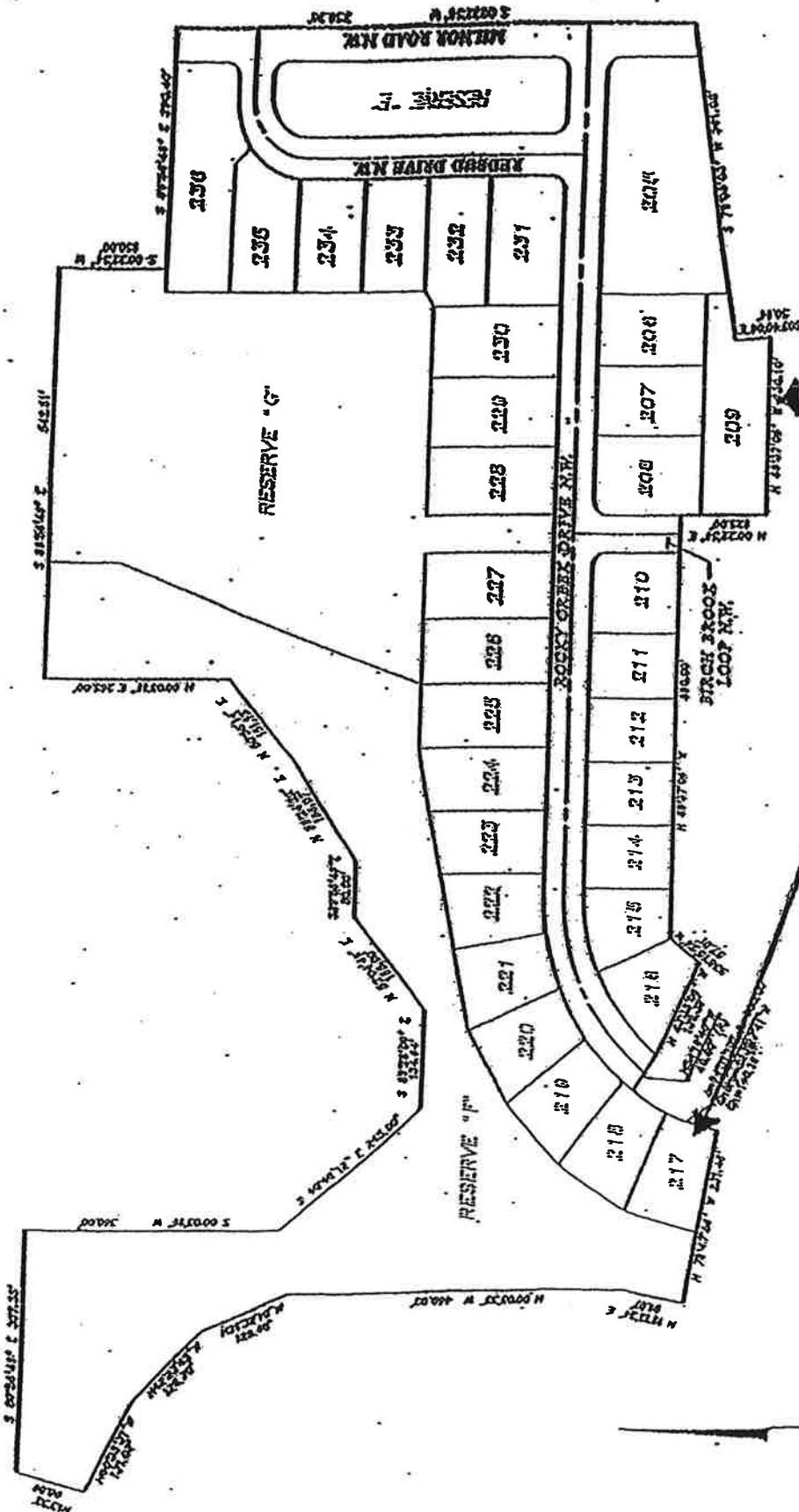
The originally approved Section 5, Part 2 plat included 32 lots. On October 7, 2008, the Regional Planning Commission approved the Section 5, Part 1A Final Plat for lots 209 and 217, which were originally a part of the Section 5, Part 2 plat. Therefore, the Section 5, Part 2 plat will include only 30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

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of one 180-day extension of the Winding Creek Section 5, Part 2 Final Plat, subject to the following conditions:

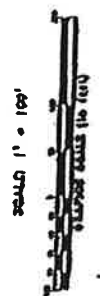
1. There is concern with granting two, 180 day extensions as requested, given the increase in development in recent months and complexity between surrounding developments in the area. For these reasons the Subdivision Regulations Committee is recommending one 180 day extension. A total of \$600 in filing fees has been submitted for these two requests (\$300 each). The Subdivision Regulations Committee is recommending that the \$300 fee submitted for the second 180 day extension be returned to the applicant and resubmitted with any future extension request. The \$300 for the first 180 day extension being granted shall be retained.
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 extension shall expire on August 25, 2016.

WINDING CREEK SECTION 5 PART 2



NOTE: The information provided on this plat is for informational purposes only. It is not intended to be used as a legal document. The plat is subject to change without notice. The plat is not a final plat and is not to be used for any legal purposes. The plat is not a final plat and is not to be used for any legal purposes.



LOTS 209 & 217 ARE A PART
SECTION 5, PART 1A FINAL PL

AGENDA ITEM 4b

SUBDIVISION: Heron Crossing Phase 1 – Variance Request – Modification to shoulder/ditch sections

OWNER/DEVELOPER: MI Homes

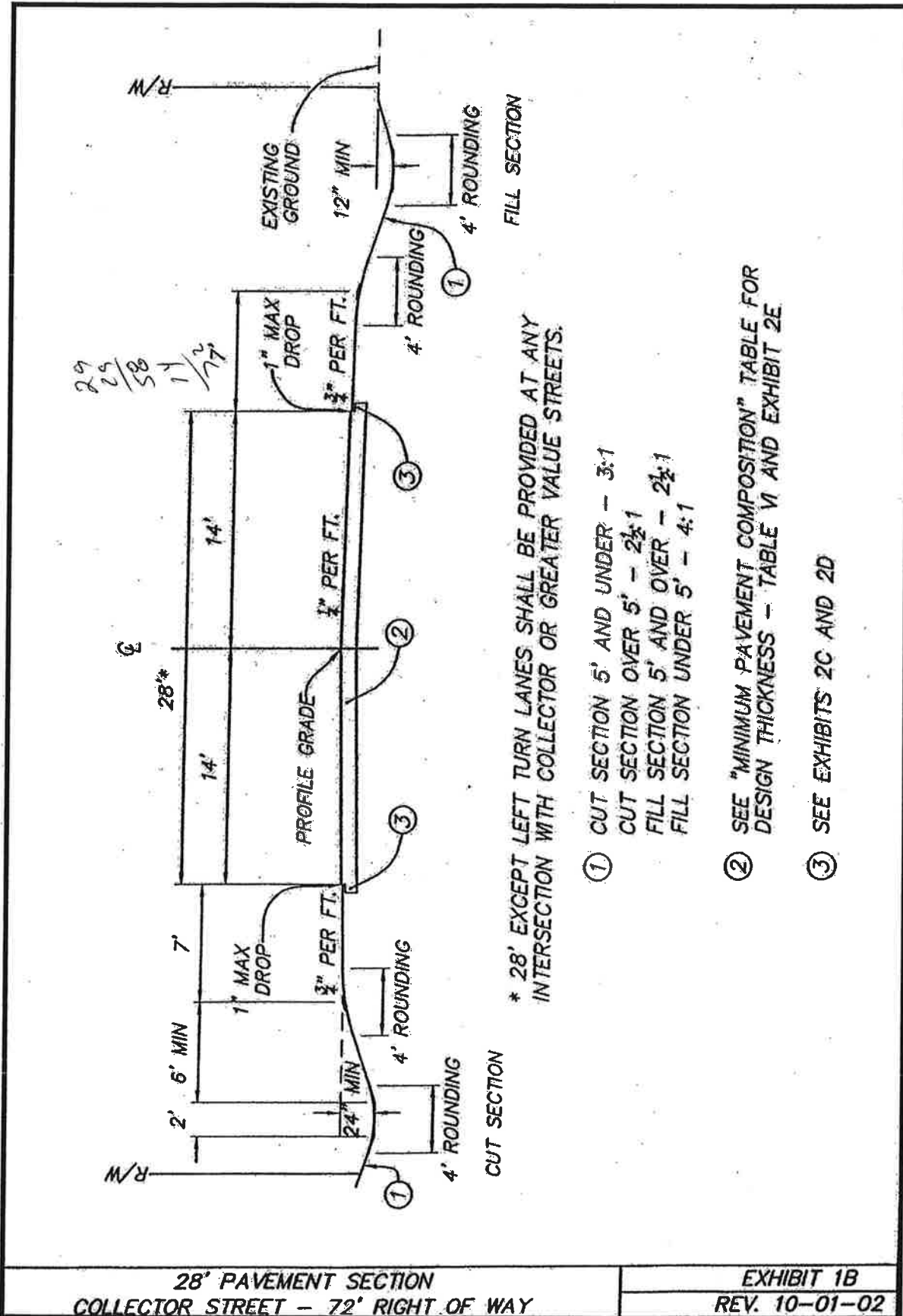
SURVEYOR/ENGINEER: Watcon Engineering

LOCATION & DESCRIPTION: Located in Violet Township along Refugee Road, Township 16, Section 25, Range 20. The proposed subdivision consists of 180 lots on 109 acres with 52 acres of park space. The preliminary plan for this subdivision was approved by the Regional Planning Commission at its September 2015 meeting. Construction drawings for the first phase have been submitted to the RPC office and are currently under review. During the review process the issue arose regarding the shoulder and width dimensions along Refugee Road for drainage purposes. The applicant is requesting a variance to Exhibit 1B page 105 of the Fairfield County Subdivision Regulations (see attached). Section 5.2.7E of the regulations indicates that any subdivision approved along an existing road, the subdivider should grade the road in conformance with Exhibit 1B. The applicant is requesting to modify shoulder and ditch widths along Refugee Road, as well as slope due to the limited space with the ROW and inability to acquire additional ROW.

DATE: December 28, 2015

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the variance to Section 5.2.7E and Exhibit 1B of the Subdivision Regulations for the Heron Crossing Subdivision, subject to the following conditions:

1. Water lines must be relocated along with the road widening and modifications to shoulder and ditch sections. It is preferred that the location be outside of the ditch and as close as possible to the ROW line to avoid relocation again at a later date. It may also be possible that electric lines will have to be relocated upon further communication with South Central Power. These changes must meet the satisfaction of the County Engineers office as well as the County Utilities office.



* 28' EXCEPT LEFT TURN LANES SHALL BE PROVIDED AT ANY INTERSECTION WITH COLLECTOR OR GREATER VALUE STREETS.

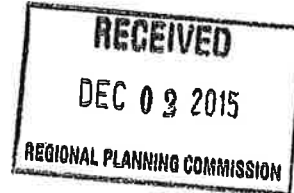
- ① CUT SECTION 5' AND UNDER - 3:1
 CUT SECTION OVER 5' - 2½:1
 FILL SECTION 5' AND OVER - 2½:1
 FILL SECTION UNDER 5' - 4:1

- ② SEE "MINIMUM PAVEMENT COMPOSITION" TABLE FOR DESIGN THICKNESS - TABLE VI AND EXHIBIT 2E

- ③ SEE EXHIBITS 2C AND 2D



CONSULTING ENGINEERS
& SURVEYORS



November 30th, 2015

Holly Mattei, AICP
Fairfield County Regional Planning
Fairfield County Courthouse
210 East Main Street, Room 302
Lancaster, Ohio 43130

RE: Heron Crossing, Refugee Road NW Roadway Improvements variance request to modify the shoulder/ditch sections.

Dear Holly:

We are respectfully asking for a design variance to modify the shoulder and ditch widths and slopes as shown in the attached preliminary design exhibits in lieu of the typical section as shown on Exhibit 1A (Page 104) of the Fairfield County Subdivision Regulations. The reason for this request is the limited space available within the existing sixty (60) foot right-of-way and the in-ability to obtain additional right-of-way in a reasonable manner.

We are trying to meet the spirit of the code in that this improvement will be better than the existing condition and believe that it will not be a detriment to the public welfare.

Should you have any questions in regards to this design variance request, please contact this office.

Respectfully,

James T. Watkins, Owner, P.E., M.B.A., CPESC, CPSWQ
Watcon Consulting Engineers & Surveyors, LLC

83 Shull Avenue

Gahanna, Ohio 43230

614.414.7979

fax: 614.414.7980

James T. Watkins

P.E., M.B.A., Principal

jim@watconeng.com

Scale: H 1"=50', V 1"=5'

DATE: 11/14/2014

BY: JMW

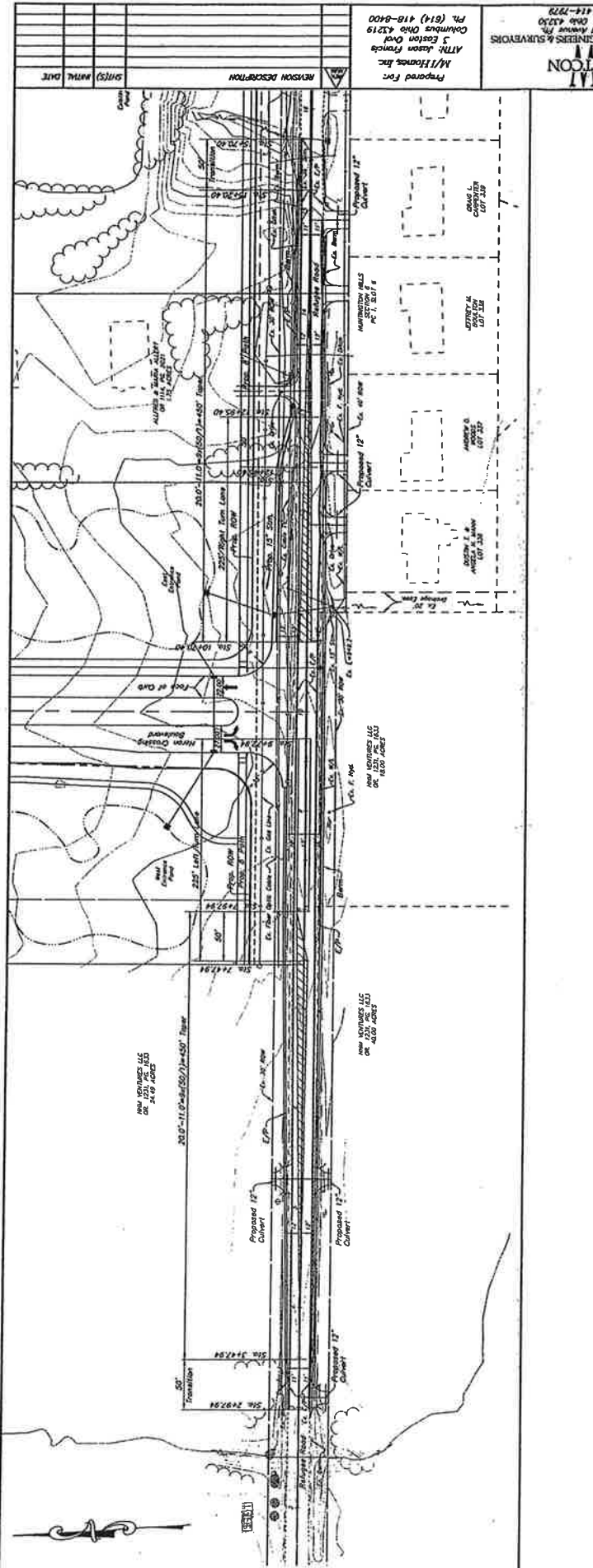
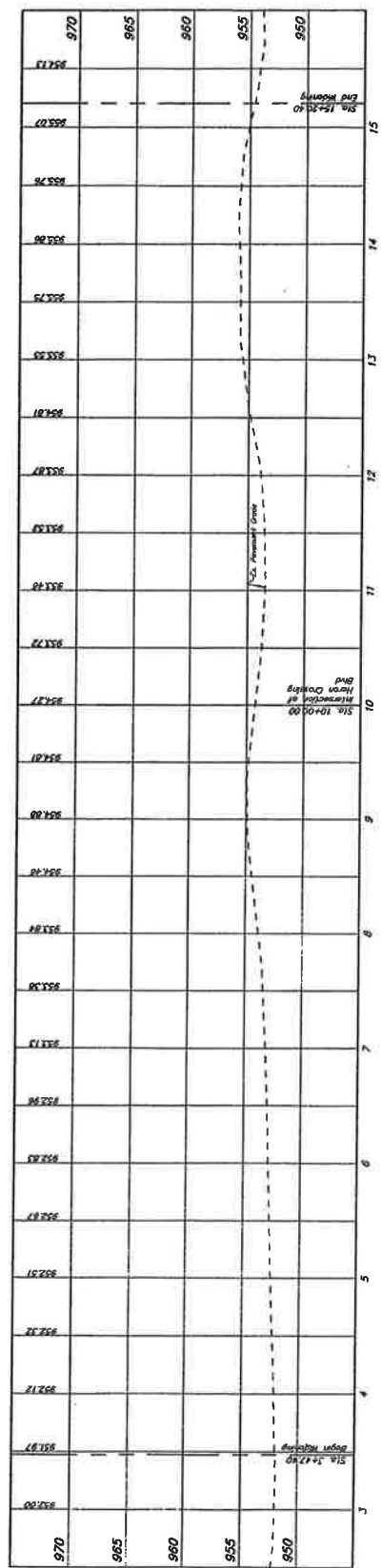
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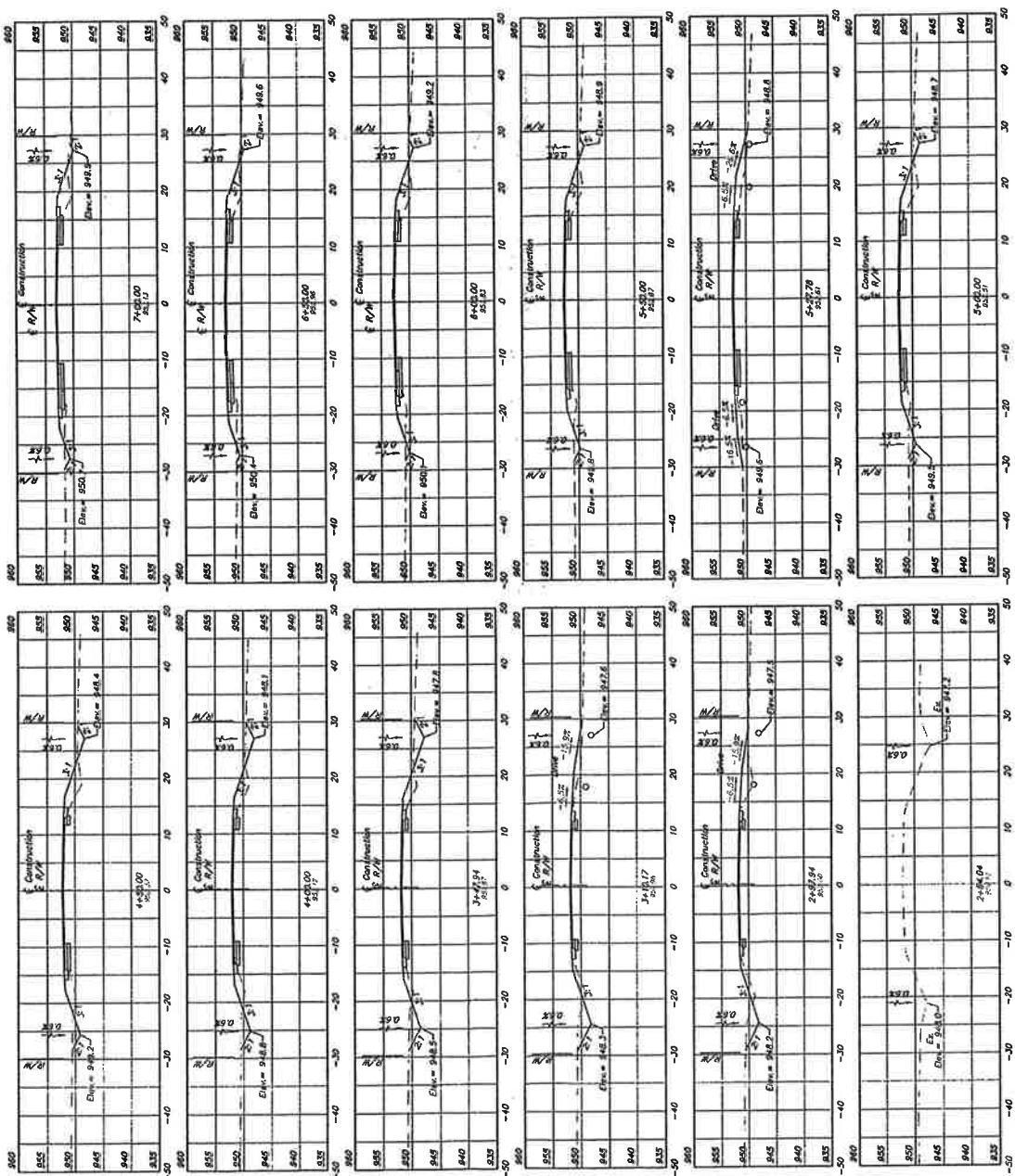
APP'D: JMW

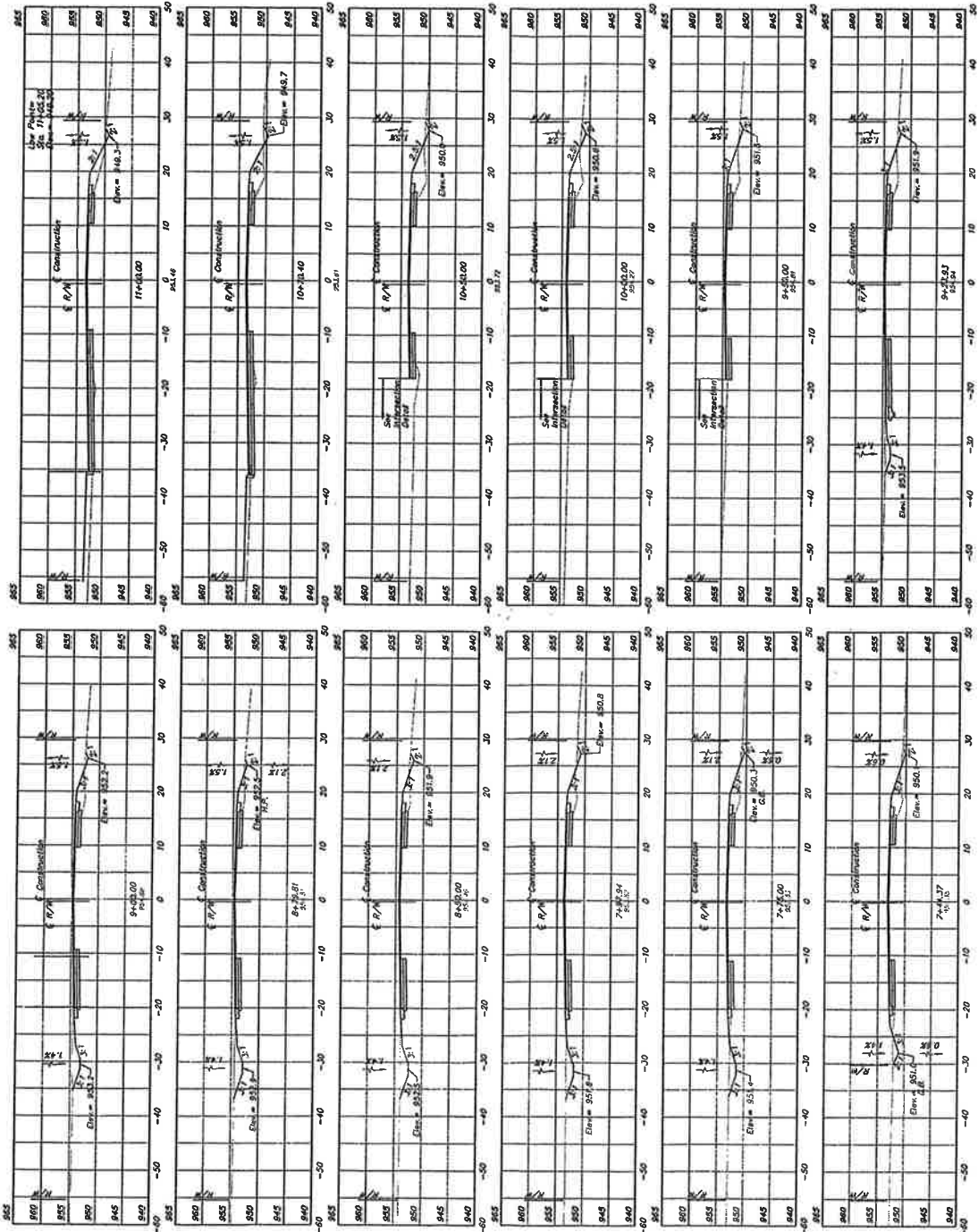
ROADWAY IMPROVEMENTS
 REFERENCE ROAD: HWY 10
 PRELIMINARY PLAN AND PROFILE
 STATIONS 14+20.43 TO 14+20.43
 WORKING ON BOTH SIDES

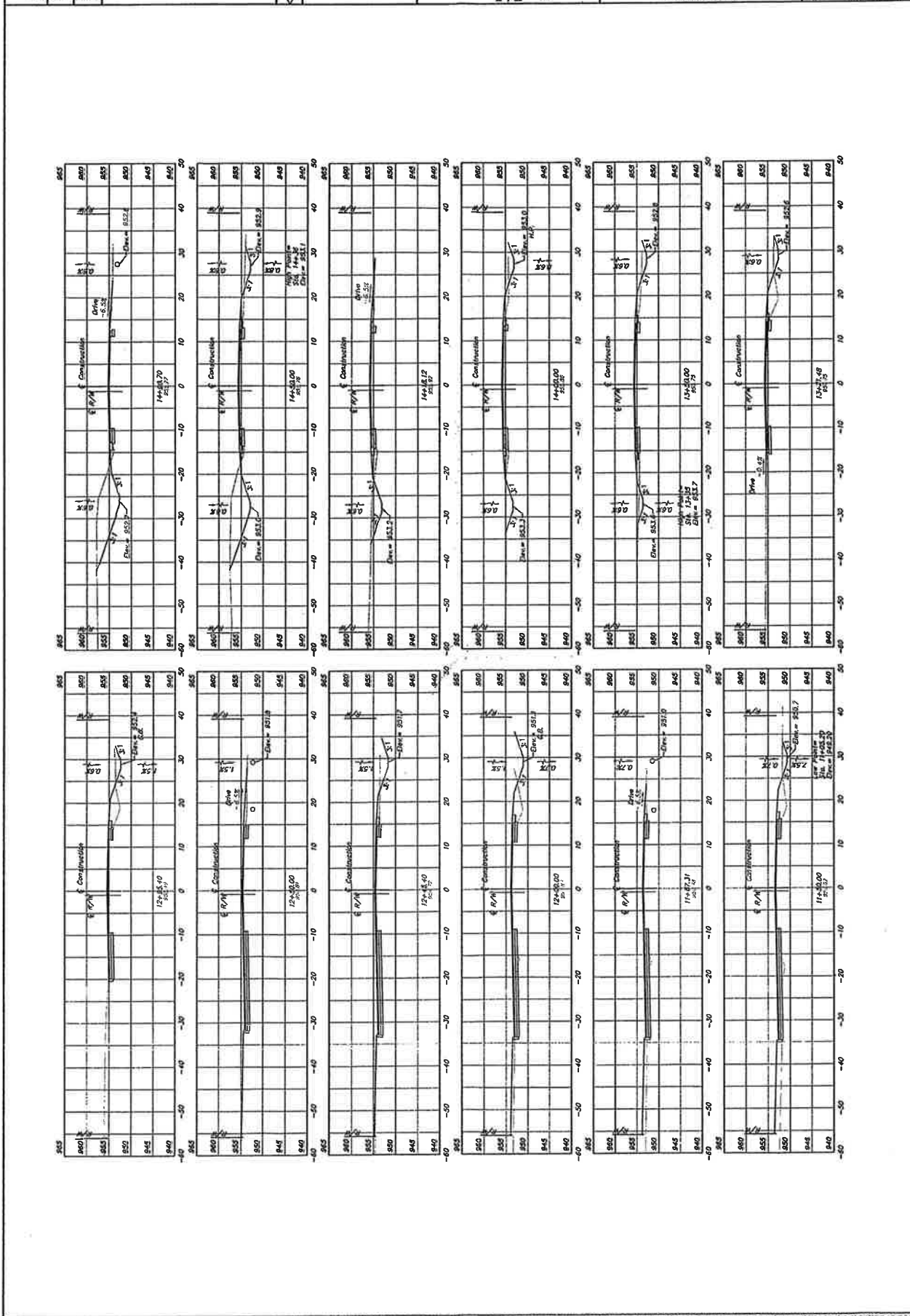
Prepared by: WATSON
 CONSULTING ENGINEERS & SURVEYORS
 3500 N. 14th St., Suite 100
 Columbus, Ohio 43219
 (614) 414-1979


Prepared for: M/I Horne, Inc.
 3500 N. 14th St., Suite 100
 Columbus, Ohio 43219
 (614) 414-1979

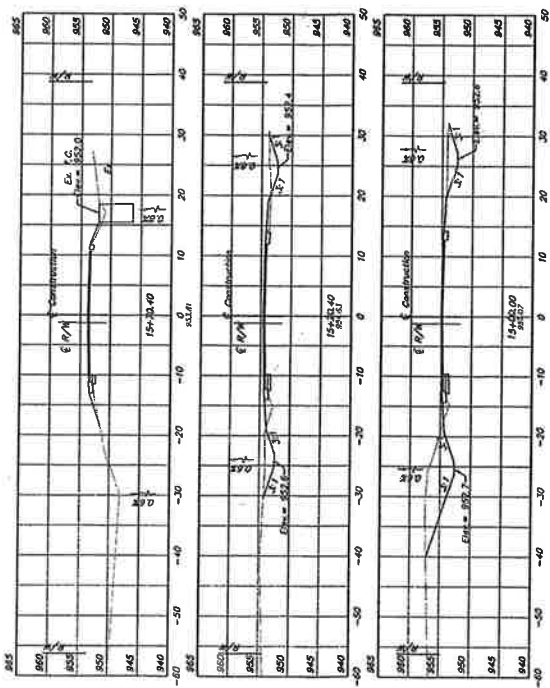








		Scale: H=1"=101' V=1"=10' HORIZONTAL CURVE ROADWAY IMPROVEMENTS FOR REFLUGEE ROAD NW PRELIMINARY CROSS SECTIONS STATIONS 15+00.00 TO 15+70.40 WIDENING ON BOTH SIDES	Prepared By: CONSULTING ENGINEERS & SURVEYORS WATSON 63 Shaw Avenue N.E. Columbus, Ohio 43210 (614) 414-7979	Prepared For: M/J/Homes Inc. Attn: Jason French 3 Easton Oval Columbus Ohio 43219 Ph. (614) 418-8400	REVISION DESCRIPTION NO. DATE
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AGENDA ITEM 4c

SUBDIVISION: Fairfield Career Center Skilled Trades Center and ESC – Preliminary Plan

OWNER/DEVELOPER: Board of Education Eastland JVS

SURVEYOR/ENGINEER: The Kleingers Group, c/o Megan Cyr

LOCATION & DESCRIPTION: The proposed development is located on the south side of Coonpath Road within Greenfield Township, Section 21, Township 15, Range 19. This preliminary plan includes the existing Fairfield Career Center building along with a newly proposed Skilled Trades Center and ESC Fast Forward Success Center. Due to the extension of public utilities, this development is being processed as a major subdivision. The Greenfield Water and Sewer District is the water and sewer provider for this site. No new access points onto Coonpath Road are proposed. The preliminary plan was tabled by the Subdivision Regulations Committee at its October meeting. The RPC at its October meeting approved two variances, the first to allow building construction to commence prior to final plat approval and the second to defer to Greenfield Water and Sewer District's requirements for the water and sewer easement widths.

DATE: December 28, 2015

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the Fairfield Career Center – Skilled Trades Center and ESC Preliminary Plan, subject to the following conditions:

1. The proposed storm replacement shown in the preliminary plan eventually outlets into an existing 6" storm line on the southeast corner of the property. This existing line heads further east through the Ridenhour property, this section of the line does not fall within a recorded easement. The line then crosses back into a parcel south of Ridenhour currently owned by the school and outlets into Claypool Run. The Subdivision Regulations Committee recommends that the developer first obtain an easement for the section of line across the Ridenhour property. Secondly, the developer shall review the existing line to the outlet with a camera to ensure its functioning at an acceptable level, otherwise that section must be replaced to meet the standards of the County Engineer.
2. The traffic impact study recommends that left and right turn lanes be installed along Coonpath Road. These should be shown in the preliminary plan. The current alignment of the driveway in relation to the western property line will not provide the adequate amount of land needed for a turn lane. It is the recommendation of the Subdivision Regulations Committee that the developer adjust the alignment of the driveway to accommodate the recommended turn lanes or obtain the necessary ROW from adjacent property landowners to accommodate required turn lanes. (see County Engineer's comments for further access comments)
3. Page 4 of the stormwater report (see attached) indicates a northern portion of the site will be converted from soybeans to grass for detention purposes. On the final plat this 2.75 acre area shall be platted as greenspace with language prohibiting future development or the conversion of this area back to soybeans. This is done to ensure this land will not be

utilized in the future for farmland or other development. If the use of the portion were to change, a replat would be required, and additional detention measures would be needed.

4. The preliminary plan and the locations of adjacent fire hydrants must be approved by the Greenfield Township Fire Department.
5. The small parcel located on the south side of U.S 33 must be tied to an adjacent parcel before the final plat is recorded.
6. The preliminary plan shall be revised to address the comments from the Technical Review Committee, the Fairfield County Engineer's office, the Fairfield County Utilities Department, the Fairfield Soil and Water Conservation District, the Fairfield Department of Health, Fairfield County GIS Department, and Violet Township Zoning.



critical storm so that the rate of runoff does not exceed the peak rate of runoff for a predeveloped 24-hour, one year frequency storm. Also stated by the requirements is that the maximum allowable release rate for storms greater than the critical storm shall not exceed the predeveloped rate for the same frequency storm, for storms up to and including the 100-yr storm.

The pre-developed one year storm yields 1.656 acre-ft of runoff (pg. 1.04). The post-developed condition yields 1.752 acre-ft (pg. 1.02) for the site. This represents in a 5.80% increase in runoff. This results in a critical storm frequency of a 1 year storm.

Detention Strategy

The proposed construction is planned for the POST OFFSITE area which currently consists of grass and a soybean field. Approximately 2.75 acres of soybean field is planned to be converted to grass to help offset the proposed impervious area and reduce the composite curve number to match the existing curve number, resulting in no additional detention required.

The soils on site are HSG B and two bioretention basins are planned for the site to help mitigate peak flows and to provide water quality through infiltration as prescribed in the OEPA General Construction Permit. Approximately 8,100 cf of storage in the bioretention basins are planned for the site, with surface ponding not exceeding one foot in any basin. Bioretention basins will be constructed and landscaped similar to the existing basin on site.

Water Quality

The Ohio Environmental Protection Agency (OEPA) requires projects to capture and treat stormwater for a storm event of 0.75" or less.

The required water quality volume is calculated by the equation:

$$WQ_v = \frac{CPA}{12}$$

Where WQ_v = water quality volume in acre-feet

C = runoff coefficient, $0.858i^3 - 0.78i^2 + 0.774i + 0.04$, i = fraction of post-construction impervious surface

P = 0.75 in precipitation depth

A = area draining into the BMP in acres

The required water quality volume for the disturbed area is:

$$WQ_v = \frac{(0.23)(0.75)(9.143)}{12} = 0.13 \text{ acre} - \text{feet}$$

Per OEPA regulations, the water quality volume shall be increased an extra 20% to account for sediment storage. The increased WQ_v that is required for the site is 0.16 acre-feet.

The eastern bioretention basin has a filter bed area of 6,670 square feet. The bioretention section allows for 1' ponding above the soil media, providing 0.15 acre-feet of storage for water quality treatment. The soil media to be used in the bioretention basin has a depth of 2' and a hydraulic conductivity of 0.5 in/hr. This will allow for a drawdown time of 48 hours and satisfies the General Permit.




Fairfield County Engineer

3026 West Fair Avenue
Lancaster, Ohio 43130-8993
Telephone (740) 652-2300
FAX (740) 687-7055

JEREMIAH D. UPP, P.E., P.S.
FAIRFIELD COUNTY ENGINEER

December 21, 2015

To: Holly Mattei, AICP
Executive Director
Fairfield County Regional Planning

From:  Todd May, Subdivision Engineer
Fairfield County Engineer's Office

Subject: **Fairfield Career Center Skilled Trades Center and ESC
Greenfield Township – Preliminary Plan**

Please note the following comments on the Fairfield Career Center Skilled Trades Center and ESC Preliminary Plan submitted for review:

Stormwater Detention Calculation comments:

1. Previous comments asked for contours to be shown within and for 200 feet adjacent to the tract being subdivided. We would like to see flood routing arrows routing the overland flow from the site to a positive outlet. We still have concerns with overland flow and the impact to the storage units.
2. Previously we were told the 6" tile being used as an outlet to the bioretention basin was crushed north and east of manhole 7 (manhole 50 on sheet C112). The tile has not been verified south to the outlet and is only shown being replaced north to the site. Note, but there is no easement across the Ridenour property that has several manholes located across it. How will the school maintain this tile to the outlet? Overland flow if this is the routing?
3. The post developed release rate for the 5 year storm exceeds, although minimal, the allowable release rate.

Traffic Impact Study Review Comments:

4. It appears as though the 2% growth rate per year was only applied for 17 years of growth (should be 20 years) to the 2015 through volumes on Coonpath Road to calculate the 2035 volumes. The 2017 volumes appear to be calculated correctly. Delays would be more than was calculated for the 2035 design year, especially during the dismissal peak when operations are already at LOS F. However, the findings/recommendations shouldn't change.
5. The HCS output in the appendix for the 2035 Dismissal peak is labeled 2017 instead of 2035.
6. Consideration should be given to redesigning the intersection to provide two exit lanes and to simplify the design (remove the island there and across Coonpath. The current design could cause confusion to drivers)
7. We agree with the recommendations of the study, and no comments as mentioned above will change the need for the required turn lanes (left/right) on opening day.

This concludes our comments at this time.

C: File
Reading File

Klein, Loudan Wade

From: May, Kristopher Todd
Sent: Tuesday, December 22, 2015 7:11 AM
To: Mattei, Holly R
Cc: Klein, Loudan Wade
Subject: fairfield career center
Attachments: IMG_1372.JPG

Holly,

Went out to the site yesterday, we had discussed the possibility of the drive having to move east for the turn lane improvements. There is a rise in the road that may be an issue about 500' east of the drive. If the drive is moved, sight distance exhibits will need to be provided for the location of the new intersection.

Talking to Eric, we would prefer to leave the drive where it located today, keeping the two commercial drives (church across Coonpath), in line. I have attached a picture looking east out of the drive.

Todd May
Subdivision Engineer
Fairfield County Engineer's Office
3026 W. Fair Ave.
Lancaster OH 43130

Direct: 740-652-2384
Fax: 740-687-7055



Applicant: Violet Township

Overview: Violet Township is interested in amending Section III (Districts Defined) and Section XI (Definitions) of their zoning code. The township would like to add regulations pertaining to divergences in their Planned Unit Development District. The proposed amendments are as follows:

I. SECTION III: Districts Defined And Uses Specified

Section 3V (PD District - Planned Residential District) shall be amended by adding Section 3V3-01(B)(10) to read as follows:

- (10) The applicant may request a divergence from the development standards set forth in Section 3V. An applicant making such a request shall specifically and separately list each requested divergence and the justification therefore on the Development Plan submittals, with a request that the proposed divergence be approved as part of and as shown on the Development Plan. Unless specifically supplemented by the standards contained in the Development Plan, the development shall comply with the requirements contained in Section 3V and the Development Standards applicable to all zoning districts, as set forth in the Violet Township Zoning Code.

II. Section 3V shall be amended by replacing Section 3V3-01(C) Basis of Approval with the following text:

A Planned Residential District application for amendment shall be approved if the proposed development advances general health, safety and welfare of the Township in that the benefits, improved arrangements and the design of the proposed development justify the deviation from standard residential development requirements included in this Zoning Resolution as provided in Section 3V1-01) and:

- (1) If the proposed development is consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Code and whether any divergence is warranted by the design and amenities incorporated in the Development Plan.
- (2) If the proposed plan meets all of the design features required in this Code.
- (3) If the proposed development is in keeping with the existing land use character and physical development potential of the area.
- (4) If the proposed development will be compatible in use and appearance with surrounding land uses.
- (6) If the proposed development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.
- (8) If the proposed development contains a nonresidential component (i.e. commercial, institutional or public service facilities), is the nonresidential component compatible with any adjacent residential areas and is designed in such a way as to minimize any unreasonable adverse impact on existing and proposed residential uses in the development area.
- (9) Such other considerations which may be deemed relevant by the Board of Trustees. In approving the Application and Development Plan, the Board of Trustees may impose such conditions, safeguards and restrictions deemed necessary in order to carry out the purpose and intent of the PD.

III. Section 3V shall be amended by adding Section 3V3-02(G) to read as follows:

Unless specifically supplemented by the standards contained in Section 3V or those standards approved by a divergence, the development shall comply with all additional zoning requirements applicable to all zoning districts as set forth in this Zoning Resolution.

IV. SECTION III: Districts Defined And Uses Specified

Section 3V shall be amended by adding Section 3V5-01

Section 3V5-01: An applicant for PD approval may request a divergence from any development standard or other requirement set forth in Section 3V from the Board of Trustees. An applicant making such a request shall specifically and separately list each requested divergence and the justification therefore on the Development Plan submittals, with a request that the proposed divergence be approved as part of and as shown on the Development Plan.

V. Section XI: Definitions

Section XI shall be amended by inserting the following definition alphabetically:

11E Divergence: In a Planned Residential District or Planned Overlay District, a divergence is a deviation of development standards or requirements contained in the Zoning Resolution. A deviation is approved by the Zoning Commission or the Trustees at the time of Development Plan Approval at the time of rezoning, provided the benefits, improved arrangement and design of the proposed development justify the deviation from the development standards or requirements of the Zoning Resolution.

REGIONAL PLANNING COMMISSION STAFF RECOMMENDATION:

RPC staff recommends approval of the amendments with the following comments:

1. Section 3V3-01(C)(8) should be revised to read as follows: "If the proposed development contains a nonresidential component (i.e. commercial, institutional, or public service facilities), ~~is~~ the nonresidential component **shall be compatible**"
2. Section IX – the definition of Divergence – third line should read Zoning Commission **and/or** the Trustees.
3. Divergences were included in Violet Township's Planned 33 Corridor Overlay District (PCOD) and are now being proposed to be used in the township's Planned Residential (PD) district. Other townships in Fairfield County have included divergences in their zoning code.
4. RPC Staff would recommend that the township consider adding language that states that no divergences to the development plan be issued for density or open space requirements in the planned residential district (PD).

Greenfield Township Map Amendment

APPLICANT: Judith Jones

LOCATION & DESCRIPTION: The properties proposed to be rezoned are located at 5705 Lithopolis Road and 1215 Mount Zion Road (PIDS # 01401016370; 0140106300 and part of 0140106320 R 19 T 15 S 30 SW). The properties are located west of the intersection of Mt. Zion Road and Lithopolis Road. The property is approximately 20 acres in size.

EXISTING ZONING: The property on Lithopolis Road is zoned R-1 (Rural Residential District). The R-1 District is established to provide areas for the continuance of agriculture as well as large lot single family residential development reflecting very low density and a rural lifestyle. Such development may occur as a transitional area between agricultural and urban areas, and is typically not served by public water or sewer systems.

EXISTING LAND USE: Residential with Home Occupation Use (Rockmill Brewery)

PROPOSED REZONING: PUD (Planned Unit Development District) The intent of the PUD, Planned Unit Development District, is to create flexible design criteria that may not be included within traditional zoning district. It is further the purpose of the PUD District to encourage a more efficient land – use pattern by reducing the amount of public infrastructure, creating usable open space, preserving existing natural features and providing for a variety of building styles, types, and uses through the use of mixed – use, cluster, or alternative land designs.

PROPOSED LAND USE: The applicant is proposing to develop a micro-brewery/distillery with food service and a bed & breakfast accommodation. A development plan has been submitted in accordance with the township’s planned unit development requirements.

ADJACENT ZONING

ADJACENT USE

NORTH	R-1 Rural Residential District	Agricultural/Single Family Home
EAST	R-1 Rural Residential District	Single Family Homes
WEST	R-1 Rural Residential District	Single Family Home
SOUTH	R-1 Rural Residential District	Vacant

Land Use, Environmental, and Regulatory Issues:

1. This rezoning was originally sent for RPC review in April of 2015. The RPC recommended approval of the original rezoning request. A new PUD request for this property is now being submitted to the township. Some of the major changes from the original request include: increasing the size of the property proposed to be rezoned from 11.6 acres to 20 acres, the elimination of an existing access point to Lithopolis Road at the southeastern part of the property, elimination of the a proposed new access to Lithopolis Road in the middle of the property, and a re-configured parking lot.
2. According to the application: "The brewery has been in existence since 2010. Due to the growing interest in its products and the number of visitors to its site, it is necessary to improve the facilities. The PUD, Planned Unit Development District is the appropriate zoning district because it permits a mixture of uses and requires the creation of a development plan".
3. Per Section 22.04 of the Greenfield Township Zoning Code, permitted uses within a PUD include: Single – family; multi-family; commercial including retail uses, neighborhood commercial uses, and personal services; public and semi-public uses, open space, recreational uses, and accessory structures shall be permitted within the PUD district, provided that the proposed locations of commercial uses do not adversely impact adjacent property or the public health and safety, and that the location of commercial uses are limited to the specific locations approved by the Township Trustees on the development plan.
4. Per Section 22.05 of the Greenfield Township Zoning Code, "no tract of land shall be rezoned to the PUD district unless it is a minimum of twenty (20) acres and is under joint or common ownership or control of the applicant at the time the application is made for a PUD district. A development plan approved under the procedures of Article VI shall be binding upon the applicant(s), successors, and assigns." According to the County Auditor, the applicant owns parcels 01401016370 and 0140106300. The applicant's representative has indicated that a portion of parcel 0140106320 will be split and tied to the applicant's property in order to satisfy the 20 acre minimum for a PUD District.
5. A Development Plan, as required in Section 22.07, has been submitted and is attached. This development plan includes the existing shipping building, storage shed and tasting room. It also shows a new storage shed, covered parking structure, nest house, and brewery expansion.
6. The Development Plan indicates that the parking setback will be 10' from Lithopolis Road and 10' from any internal property line. The building setback shall be 15' from Lithopolis Road for any new buildings and 12' from any internal property line.

7. Per Section 22.06 (H) of the Greenfield Township Zoning Code, "Parking, unless otherwise approved with a development plan, shall be provided in accordance with Article XXVII." The development plan indicates that parking will be provided for in a limestone parking area located between the existing shipping/receiving building and the existing bottling building.
8. Per Section 22.06 (B) of the Greenfield Township Zoning Code, "A minimum of twenty (20) percent of the gross acreage of the tract of land shall be set aside as common open space. Yard space on individual lots shall not count towards the open space requirements. Open space shall be placed within a reserve or protected by deed, easements or covenants". According to the development plan, the southern portion of the property along the Hocking River will be preserved as open space.
9. Per Section 22.06 (G) of the Greenfield Township Zoning Code, "Only those signs approved with the development plan shall be permitted within the PUD, except for political and real estate signs, which shall be permitted throughout the PUD." The applicant has submitted a rendering of the proposed entry sign. According to the development plan, the applicant states that "all other signs shall comply with Article XXVIII (Signs) of the Township Zoning Code"
10. Per Section 22.06 (J) of the Greenfield Township Zoning Code, "The development plan shall include a schedule of milestone dates and progress plan for each year of the PUD. Progress must be made as planned and is subject to yearly review by the Township Trustees". According to the application, the applicant would like to convert the tasting room into a restaurant in the summer of 2016; construct a new brewery/event facility in spring of 2017. Future development may occur as needed. The construction schedule is subject to the permitting process, economic conditions and financing and may change as a result.
11. According to the application, "the site shall be developed in general accordance with the submitted development plan. The development plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering and architectural drawings are completed. Any slight adjustment to the plan shall be subject to the review and approval of the township zoning officer upon submission of the appropriate data regarding the proposed adjustment. If the township zoning officer determines that the adjustment is not minor then the proposed adjustment shall be submitted to the township trustees for their review and approval."
12. According to the Soil Survey of Fairfield County (2002) the site is contained within the Gallman silt loam (GaB), Amanda Silt Loam (AmE2) and Ockley Silt Loam (OcA).
13. The parcel proposed for rezoning is not located in a FEMA identified flood hazard area per FEMA Flood Insurance Rate Map # 39045C0230G.

14. The Fairfield County ground Water Resources Map (1992) indicates that the proposed site may support wells capable of producing between 10 and 25 gallons per minute.
15. The Ground Water Pollution Map of Fairfield County (1996) indicates that the property has a Relative Pollution Potential Rating of 100-119 which denotes low vulnerability.
16. The Fairfield County Development Strategy and Land Use Plan (2002) shows this site being within the Rural Residential and Critical Resources land use.

Utility and Service Issues

1. Fire and emergency services are provided by the Greenfield Township Fire Department. The estimated travel time is less than 15 minutes.
2. The property is located within Fairfield County Utility's sanitary and water planning area however there is no sanitary sewer or water service to the immediate area.
3. Water is being proposed from an on-site well and sewage is provided by an onsite treatment system.
4. Increased impervious area may require stormwater detention/retention.
5. The property owner should contact OEPA to ensure an OEPA on-site sewage treatment system can be installed that will accommodate all the facilities they wish to construct. The existing system is a discharging aerator and may be insufficient to handle the waste stream currently coming from both the house and the brewery. The existing system will not accommodate additional facilities.
6. The property owner should contact The Fairfield Department of Health's office in advance of construction and submit plans for the Food Service licenses that will be required for the store, restaurant, etc. Currently no plans have been submitted to the Fairfield Department of Health's office and the property owner has not attempted to contact The Fairfield Department of Health's office to discuss future plans for the business.

Transportation and Access Issues:

1. The County Engineer's Office does not object to the rezoning but has the following comments:
 - a. Sight distance at the Entrance drive (previously labeled Existing Service Entrance and Event Parking) (west drive) is over 600' to the west and 580' to the east. This exceeds the intersection sight distance of 500' required for a left turning vehicle and 430' required for a right turning vehicle for the 45MPH road posting.

- b. There appears to be a right of way line drawn on sheet L1.1 and fence and signing proposed behind it. Note any new fence installed, existing fence replaced and signing will need to be located outside of the right of way.
- c. A work permit from the Engineer's Office will be required for the removal of the east drive (previous Existing Service Entrance) and any work to be done in the Lithopolis Road right of way.

RPC STAFF RECOMMENDATION:

RPC Staff believes the existing and proposed uses are compatible with the surrounding area. For this reason, RPC staff is in support of the proposed rezoning to the PUD District.

Since the development plan is approved as part of the rezoning, RPC staff is recommending modification of the proposed rezoning. RPC staff recommends that the development plan be revised to reflect the following concerns:

1. RPC Staff would recommend larger setbacks in areas where there are not existing buildings. These larger setbacks would avoid existing tree lines and provide for additional distance between Lithopolis Road and newly constructed buildings.
2. Ensure that there is sufficient parking based upon the township's parking requirements for the various uses. Greenfield Township does not have a bed and breakfast parking requirement but best practices require 1 space per room offered for rent.
3. Ensure that all Health Department and/or OEPA requirements for on-site sewage systems are met.
4. An amended development text was received after the original application was submitted. The original application stated that a new entrance would be constructed along with a new brewery/event facility in spring of 2017. The amended development text removes reference to a new entrance being constructed. RPC staff believes that the existing eastern driveway needs to be removed prior to the restaurant being developed which is scheduled for summer of 2016.



APPLICATION FOR ZONING AMENDMENT
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO

DATE _____

The undersigned, owner(s) of the following legally described property hereby request the consideration of change in zoning district classification as specified below: (PLEASE PRINT)

1. Name of Applicant Judith Jones
2. Mailing Address 5705 Lithopolis Road NW, Lancaster, OH 43130
(740) 205-
Phone Number: Home 8076 Business _____
3. Location Description: Subdivision Name (if applicable) N/A
Parcel Number(s) 0140106370 (11.60 acres); 0140106300 (7.69 acres); part of 0140106320 (0.8 acres)
Property Address (if applicable) 5705 Lithopolis Road NW, Lancaster, OH 43130
4. Existing Use Residential with Home Occupation Use
5. Present Zoning District Rural Residential (R-1)
6. Proposed Use Micro Brewery/Distillery with food service and Bed & Breakfast accommodations, retail sales
7. Proposed Zoning District Planned Unit Development District (PUD)

8. Supporting Information: Attach the following items to the application:

- a. A vicinity map showing property lines, streets, and existing and proposed zoning.
- b. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.
- c. The proposed amendment to the zoning map or text in resolution form, approved as to form by the Greenfield Township, Fairfield County, Ohio Legal Advisor.
- d. Fee as established according to Ohio Revised Code 519.12 A 1 by the Greenfield Township Trustees.

Date 12/18/15

Applicant

Signature

Note: One copies of this form and supporting information must be filed with the Greenfield Township Zoning Board with the \$360.00 filing fee.



APPLICATION FOR ZONING AMENDMENT
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO
For Official Use Only
Greenfield Township Zoning Board

Date Filed _____

Date of Notice in Newspaper _____

Date of Notice to Adjacent Property Owners _____

Date of Public Hearing _____

Fee Paid \$ _____

Recommendation of Zoning Commission: Approval _____ Denial _____

Reason for Recommendation/Denial _____

Date _____

Chairman Zoning Commission

For Official Use Only
Greenfield Township Trustees

Date of Recommendation Received _____

Date of Notice in Newspaper _____

Date of Public Hearing _____

Action by Greenfield Township Trustees Approval _____ Denial _____

If denied, reason for denial _____

Date _____ Fiscal Officer _____

**Rockmill Brewery LLC
PUD Text**

Introduction

The brewery has been in existence since 2010. Due to the growing interest in its products and the number visitors to its site, it is necessary to improve the facilities.

The PUD, Planned Unit Development District is the appropriate zoning district because it permits a mixture of uses and requires the creation of a development plan.

1. **Permitted Uses:** Micro-brewery / Distillery with bed and breakfast, recreation, restaurant, retail sales and outdoor events (such as but not limited to weddings, corporate events and musical events); dwelling unit(s).

2. **Development Standards:**

a) **Setback**

1. The parking setback shall be ten feet from Lithopolis Road except for overflow parking area west on the main entrance which is shown on the development; and ten feet from any internal property line as shown on the submitted development plan.

2. The building setback shall be fifteen feet from Lithopolis Road for any new buildings; and twelve feet from any internal property line as shown on the submitted development plan.

b) **Parking**

1. The amount of parking for the overall development is shown on the development plan.

2. The surface for the parking spaces and driveway shall be gravel.

3. Any lighting used to eliminate any off street parking area shall be so arranged as to reflect light away from any adjoining residential dwellings.

c) **Signage**

The entry sign for the site has been submitted with the application. All other signs shall comply with Article XXVIII of the Township Zoning Code.

d) **Open Space**

The open space has been shown on the submitted development plan. Permitted uses for the open space include recreational, agriculture (including animals) and utility crossings.

3. Utilities:

Water – is provided by an onsite well

Sewer – is provided by an onsite treatment system

4. Schedule:

Convert the tasting room into a restaurant summer 2016; construct new brewery / event facility spring 2017. Future development may occur as needed. The construction schedule is subject to the permitting process, economic conditions and financing and may change as a result.

5. Development Plan:

The site shall be developed in general accordance with the submitted development plan. The development plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering and architectural drawings are completed. Any slight adjustment to the plan shall be subject to the review and approval of the township zoning officer upon submission of the appropriate data regarding the proposed adjustment. If the township zoning officer determines that the adjustment is minor, then he will approve it; if the zoning officer determines that the adjustment is not minor then the proposed adjustment shall be submitted to the township trustees for their review and approval.

rockmillbrewery.txt (nct)
12/18/15 S:\Docs\s&htxts/2015

Applicant's Statement

In reviewing the township zoning code and in discussions with the township officials, the applicant determined that the PUD district is the most appropriate zoning district for this site. The PUD allows for a mixture of uses, flexibility of development standards and requires a development plan. The PUD district also encourages the preservation of natural areas.

The applicant is proposing a mixture of uses and has submitted a development plan. The requirement of a development plan allows the township, neighbors and the applicant to know how the site will develop and where the buildings will be located. The development plan also shows the preservation of natural areas on the site.

It is in the public interest to know how a property will be developed and what uses may occur on the site. This application follows the goals of the PUD district in the mixture of uses, the flexibility of development standards and the maintaining of natural areas.

rockmill.ste (nct)
12/18/15 S:Docs

APPLICANT/PROPERTY OWNER

Judith Jones
5705 Lithopolis Road NW
Lancaster, OH 43130

PROPERTY OWNER

Patricia A Conley, Trustee
1215 Mt Zion Road NW
Lancaster, OH 43130

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Nathan A & Rita K Ralph
5601 Lithopolis Road
Lancaster, OH 43130

Scott L & Vickie L Hall
5655 Lithopolis Road
Lancaster, OH 43130

Judith Ellen Jones
5705 Lithopolis Road NW
Lancaster, OH 43130

Thomas C & Kristin N Shuman
1165 Mt Zion Road NW
Lancaster, OH 43130

Jo Ann Zeller
1170 Mt Zion Road NW
Lancaster, OH 43130

Michael A & Catherine A Stock
1220 Mt Zion Road NW
Lancaster, OH 43130

Lawrence W & Karen A Phelps
1246 Mt Zion Road NW
Lancaster, OH 43130

Anthony R & Michelle L Sahr
1250 Mt Zion Road NW
Lancaster, OH 43130

Wilkins Farm LLC
1630 Lamb Road NW
Carroll, OH 43112

Thomas C & Barbara V Elsass
161 Jackson Street
Columbus, OH 43206

General Warranty Deed

DAVID A. CROSON AND KATHERINE R. CROSON, HUSBAND AND WIFE

of FAIRFIELD County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to DENNIS SMALLEY AND JUDITH SMALLEY, HUSBAND AND WIFE

whose tax-mailing address is
DENNIS AND JUDITH SMALLEY, 5705 LITHOPOLIS ROAD, LANCASTER, OHIO 43130

the following REAL PROPERTY:

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF GREENFIELD, IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 15, RANGE 19, CONGRESS LANDS, AND BEING PART OF THE T.C. AND B.V. ELSASS 62.51 ACRE TRACT OF RECORD IN DEED BOOK 493, PAGE 719, RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO (ALL REFERENCES TO RECORDED DOCUMENTS ARE ON FILE IN SAID RECORDER'S OFFICE, UNLESS OTHERWISE NOTED) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Continued on Next Page

PARCEL No. 014-01063-70

PROPERTY ADDRESS: 5705 LITHOPOLIS ROAD, LANCASTER, OHIO 43130

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

TRANSFERRED

REAL ESTATE CONVEYANCE

FEE \$ 745⁰⁰

MAR 21 2002

EXEMPT #

Barbara Curtiss
County Auditor, Fairfield County, Ohio*Barbara Curtiss*

AUDITOR, FAIRFIELD COUNTY OH

Prior Instrument Reference: DEED BOOK 640, PAGE 319; DEED BOOK 657, PAGE 534
of the Deed Records of FAIRFIELD

County, Ohio.

Grantor releases all rights of dower therein.

Witness OUR hand(s) this 15TH day of MARCH 2002

Signed and acknowledged in presence of:

Witness

James E. Gorman
JAMES E. GORMAN

Witness

G. Paul Cohen
G. PAUL COHEN

Witness

Witness

State of FL.)
County of Sarasota) SS.

County of Sarasota)

David A. Croson
DAVID A. CROSON*Katherine R. Croson*
KATHERINE R. CROSON

200200009531

19-15-30

Filed for Record in

FAIRFIELD COUNTY, OH

GENE WOOD

03-21-2002 12:30 PM.

DEED 18.00

OR Book 1208 Page 1878 - 1880

BE IT REMEMBERED, That on this 15TH day of MARCH 2002, before me, the subscriber, a Notary Public in and for said state, personally came DAVID A CROSON AND KATHERINE R CROSON

the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be THEIR voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

KATHLEEN P. JOHNSON
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD 028685
MY COMMISSION EXPIRES JULY 6, 2005*Kathleen P. Johnson*
Notary Public
3-11-02

This Instrument was prepared by JOSEPH J. BARONE, ATTORNEY AT LAW

Auditor's and Recorder's Stamps

OR 208 PAGE 1879
Deed Legal Description (Continued)

COMMENCING AT A FOUND IRON PIPE AT THE NORTHEAST CORNER OF SAID 62.51 ACRE TRACT AND THE NORTHEAST CORNER OF THE H.A. AND D. L. HEGEDUS 5.242 ACRE TRACT (DEED BOOK 631, PAGE 273), AT THE CENTERLINE INTERSECTION OF LITHOPOLIS ROAD (COUNTY ROAD NO. 39) WITH MT. ZION ROAD (TOWNSHIP ROAD NO. 183), SAID PIPE BEING NORTHERLY 1429.6 FEET AND EASTERLY 1984.8 FEET FROM THE SOUTHWEST CORNER OF SECTION 30;

THENCE, ALONG THE CENTERLINE OF LITHOPOLIS ROAD, NORTHERLY LINE OF SAID 5.242 ACRE TRACT, NORTHERLY LINE OF THE R.L. AND J.M. WOOLFORD 1.00 ACRE TRACT (DEED BOOK 350, PAGE 525) AND THE NORTHERLY LINE OF THE S.L. AND V.L. HALL 1.201 ACRE TRACT (DEED BOOK 633, PAGE 234), NORTH 82° 50' 32" WEST, 754.79 FEET TO A FOUND RAILROAD SPIKE AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE, ALONG THE WEST LINE OF SAID 1.201 ACRE TRACT, SOUTH 7° 10' 28" WEST, 254.30 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID 1.201 ACRE TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID 1.201 ACRE TRACT, SOUTH 87° 27' 20" EAST, 177.79 FEET TO A FOUND IRON PIPE AT AN ANGLE POINT IN SAID LINE;

THENCE, CONTINUING ALONG SAID LINE, SOUTH 82° 50' 32" EAST, 128.85 FEET TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF SAID 1.201 ACRE TRACT AND IN A WEST LINE OF SAID 5.242 ACRE TRACT;

THENCE, ALONG PART OF A WEST LINE OF SAID 5.242 ACRE TRACT, AND THE WEST LINE OF THE K.M. AND C.L. SPIRES 1.642 ACRE TRACT (TRACT THREE - DEED BOOK 621, PAGE 936), SOUTH 11° 21' 06" WEST, 517.53 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID 1.642 ACRE TRACT AND THE NORTHWEST CORNER OF SAID SPIRES 1.823 ACRE TRACT (TRACT FOUR);

THENCE, ACROSS SAID 62.51 ACRE TRACT, NORTH 75° 15' 41" WEST, 172.17 FEET TO THE CENTER OF THE HOCKING RIVER;

THENCE, ALONG THE CENTERLINE OF SAID HOCKING RIVER, SOUTH 02° 00' 00" WEST, 75.00 FEET;

THENCE, ACROSS SAID 62.51 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

- 1) WEST, 235.52 FEET TO A SET IRON PIPE;
- 2) NORTH 46° 00' 00" WEST, 107.85 FEET TO A SET IRON PIPE;
- 3) NORTH 62° 00' 00" WEST, 145.00 FEET TO A SET IRON PIPE;
- 4) NORTH 54° 00' 00" WEST, 92.54 FEET TO A SET IRON PIPE;
- 5) NORTH, 44.15 FEET TO A SET IRON PIPE IN THE SOUTH LINE OF THE R.D. AND M.L. MIESSE 11.430 ACRE TRACT (DEED BOOK 605, PAGE 793);

THENCE, ALONG PART OF THE SOUTH LINE OF SAID 11.430 ACRE TRACT, SOUTH 85° 57' 14" EAST, 171.76 FEET TO THE CENTER OF SAID HOCKING RIVER AT THE SOUTHEAST CORNER OF SAID 11.430 ACRE TRACT;

THENCE, ALONG THE EAST LINE OF SAID 11.430 ACRE TRACT AND THE CENTERLINE OF SAID HOCKING RIVER THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 35° 00' 00" WEST, 187.46 FEET TO AN ANGLE POINT;
- 2) NORTH 12° 00' 00" WEST, 120.00 FEET TO AN ANGLE POINT;
- 3) NORTH 24° 00' 00" WEST, 170.00 FEET TO AN ANGLE POINT AT THE SOUTHERLY MOST CORNER OF THE R.D. LOWENDICK 1.145 ACRE TRACT (DEED BOOK 630, PAGE 257);

THENCE, ALONG THE SOUTH LINE OF SAID 1.145 ACRE TRACT, NORTH 49° 24' 35" EAST, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID 1.145 ACRE TRACT (PASSING A FOUND IRON PIPE ON LINE AT 41.95 FEET);

THENCE, ALONG THE EAST LINE OF SAID 1.145 ACRE TRACT, NORTH 17° 34' 32" WEST, 253.80 FEET TO A RAILROAD SPIKE IN THE CENTERLINE OF LITHOPOLIS ROAD AT THE NORTHEAST CORNER OF SAID 1.145 ACRE TRACT;

THENCE, ALONG THE CENTERLINE OF SAID LITHOPOLIS ROAD, SOUTH 64° 24' 46" EAST, 49.32 FEET TO A FOUND RAILROAD SPIKE AT AN ANGLE POINT IN SAID LINE;

THENCE, CONTINUING ALONG SAID LINE, SOUTH 75° 47' 25" EAST, 515.55 FEET TO THE PLACE OF BEGINNING CONTAINING 11.595 ACRES, SUBJECT, HOWEVER, TO ALL LEGAL HIGHWAYS, EASEMENTS, LEASES AND RESTRICTIONS OF RECORD AND OF RECORDS IN THE RESPECTIVE UTILITY OFFICES.

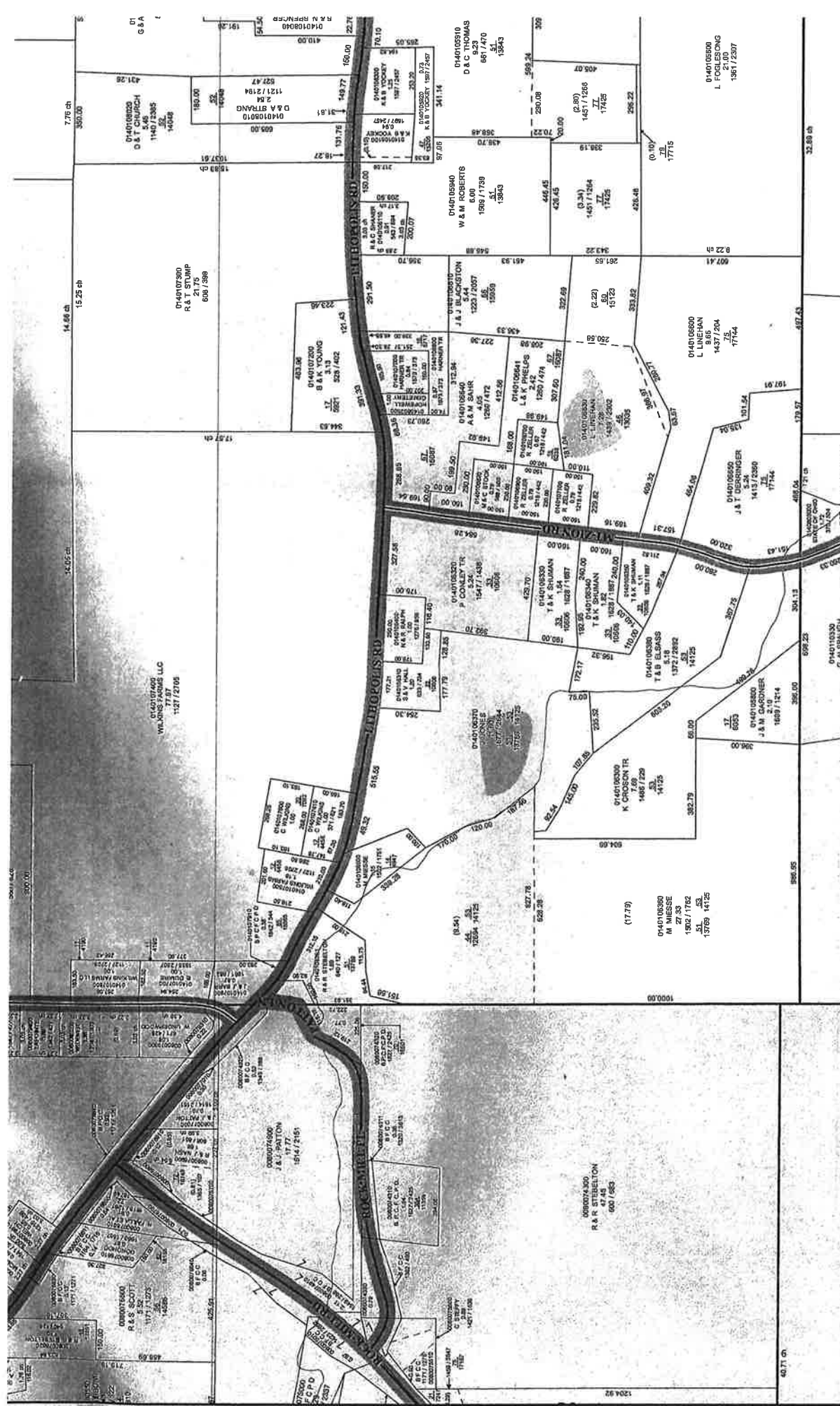
THE FOREGOING DESCRIPTION IS SUBJECT HOWEVER, TO ALL LEGAL HIGHWAYS, EASEMENTS, LEASES, AND RESTRICTIONS OF RECORD AND OF RECORDS IN THE RESPECTIVE UTILITY OFFICES, AND WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY MYERS SURVEYING COMPANY, INC. IN

OR 1208 PAGE 1880
Deed Legal Description (Continued)

JULY 1995. IRON PIPES SET ARE 30" X 1" O.D. WITH ORANGE PLASTIC CAPS INSCRIBED "P.S.
6579". BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM - NAD 83.

DISCUSSION REVIEWED AND APPROVED
FOR TRANSFER OF INTEREST COUNTY
REGISTERED CLERK
BY RLG DATE 3-1-02

014-01063.70



CREENFIELD 31



Fairfield County Engineer

3026 West Fair Avenue

Lancaster, Ohio 43130-8993

Telephone (740) 652-2300

FAX (740) 687-7055

JEREMIAH D. UPP, P.E., P.S.
FAIRFIELD COUNTY ENGINEER

December 11, 2015

To: James Mako
Senior Planner
Fairfield County Regional Planning

From:  Todd May, Subdivision Engineer
Fairfield County Engineer's Office

Subject: **Rezoning-Greenfield Township**

We do not object to the rezoning of these parcels from R-1 (Rural Residential District) to PUD (Planned Unit Development District) located at 5705 Lithopolis Road NW. However, we have the following comments for the plans submitted:

1. Sight distance at the Entrance drive (previously labeled Existing Service Entrance and Event Parking (west drive)) is over 600' to the west and 580' to the east. This exceeds the intersection sight distance of 500' required for a left turning vehicle and the 430' required for a right turning vehicle for the 45mph road posting.
2. There appears to be a right-of-way line drawn on sheet L1.1 and fence and signing proposed behind it. Note any new fence installed, existing fence replaced and signing will need to be located outside of the right-of-way.
3. A work permit from our office will be required for the removal of the east drive (previous Existing Service Entrance) and any work to be done in the Lithopolis Road right-of-way.

If you have any questions please call 740-652-2300.

C: Original sent by email
File
Reading File

FAIRFIELD SOIL & WATER CONSERVATION DISTRICT

831 COLLEGE AVE., SUITE B, * LANCASTER, OH 43130 * (740) 653-8154
FAX: (740) 653-1135

December 21, 2015

Mr. James Mako
Fairfield County Regional Planning
210 East Main Street

Re: Rezoning
Plan Review Submittal No: 24

Dear Mr. Mako:

Below are the comments for the above referenced project.

1. Will the existing septic system and the on-site well be able to handle the increase capacity of the restaurant and new brewery and event facility or will a new septic system and well be installed.
2. Increased impervious area may require stormwater detention/retention.
3. Appears that overflow parking is shown over underground gas lines. Do the gas line companies have any concerns about parking over the lines?
4. Our office recommends approval of the rezoning.

If you have any questions about the above comments, do not hesitate to contact me at 740-653-8154.

Professionally,



Chad Lucht, CPESC
Sr. Urban Spec.



FAIRFIELD COUNTY UTILITIES

6670 Lockville Road
Carroll, OH 43112

614.322.5200 740.652.7120
fax 614.322.5203 740.652.7129

TO: James Mako
FROM: Donald R Sherman, PE
DATE: December 28, 2015
SUBJECT: Rezoning – Greenfield Township

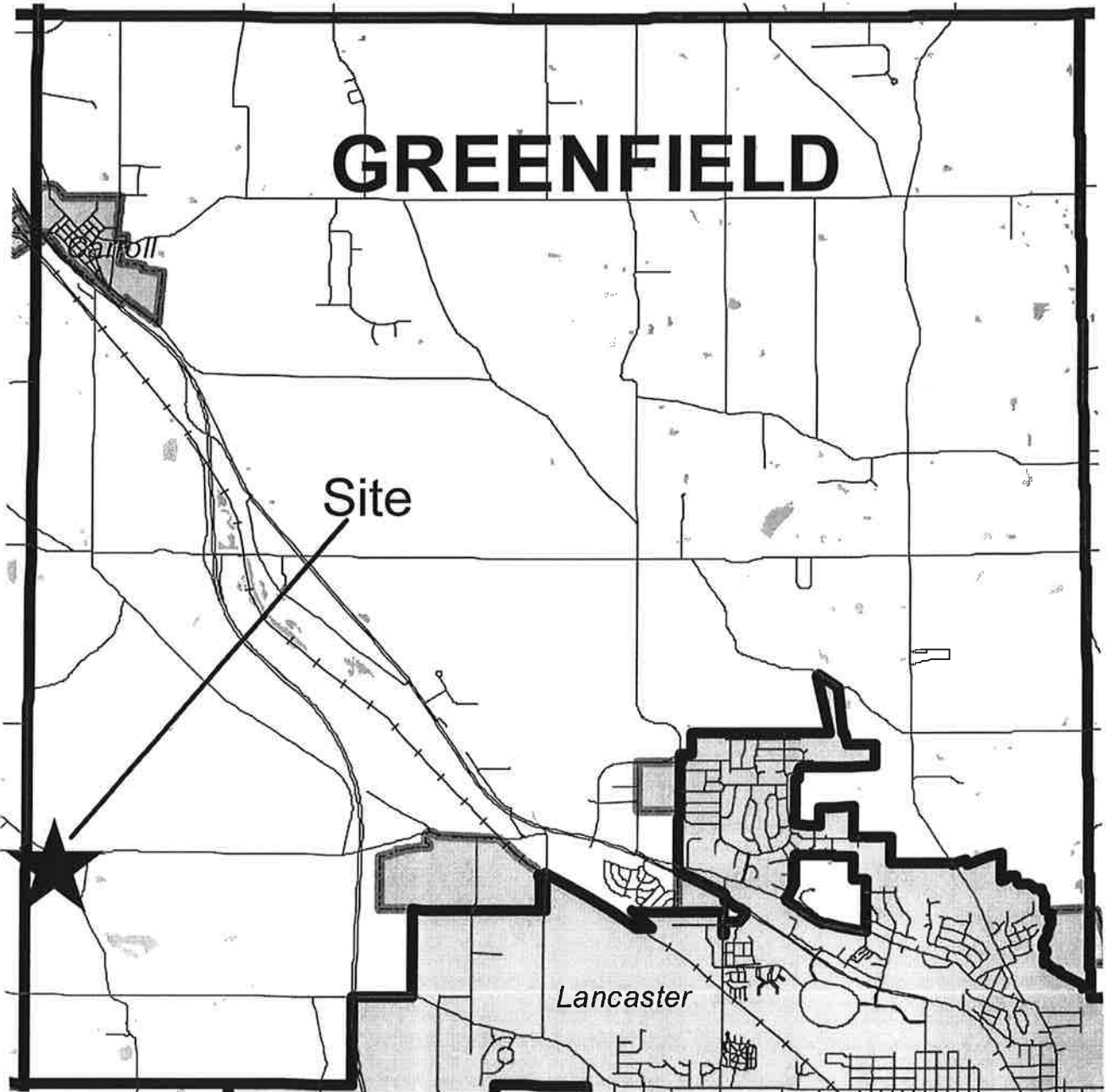
Fairfield County Utilities (FCU) has reviewed the rezoning request for the Judith Ellen Jones property, parcel 014.01063.70 and part of 014.01063.20 in Greenfield Township located at 5705 Lithopolis Road.

The property is not in FCU's sanitary and water planning area and there is no sanitary sewer or water service to the immediate area.

Should you have any questions, please feel free to contact me at the number above.

A handwritten signature in black ink, appearing to be 'Donald R Sherman', is written over a horizontal line.

cc: File



CONCLUSIONS

NOT A MEMBER OF THE JURY

STATISTICS

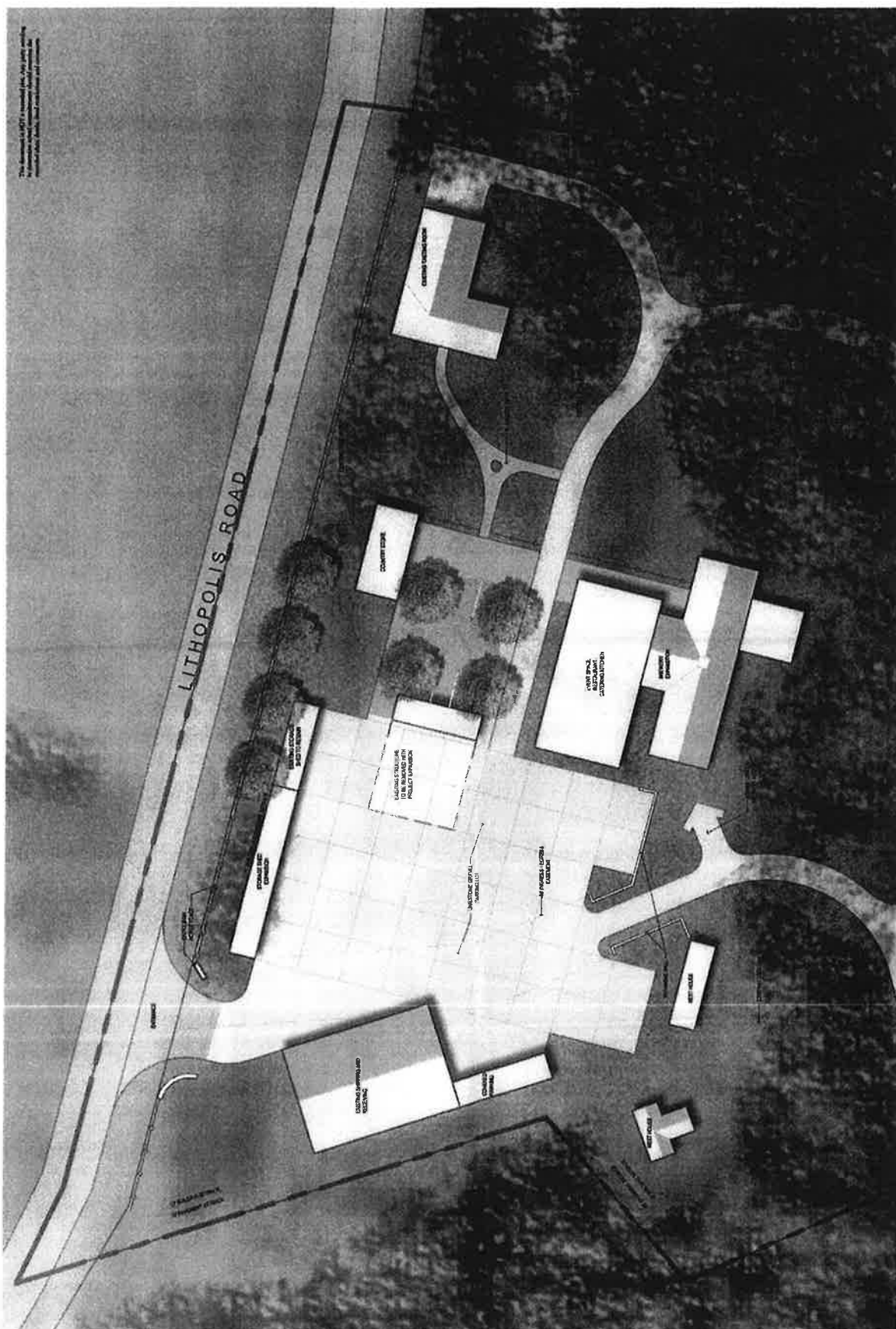
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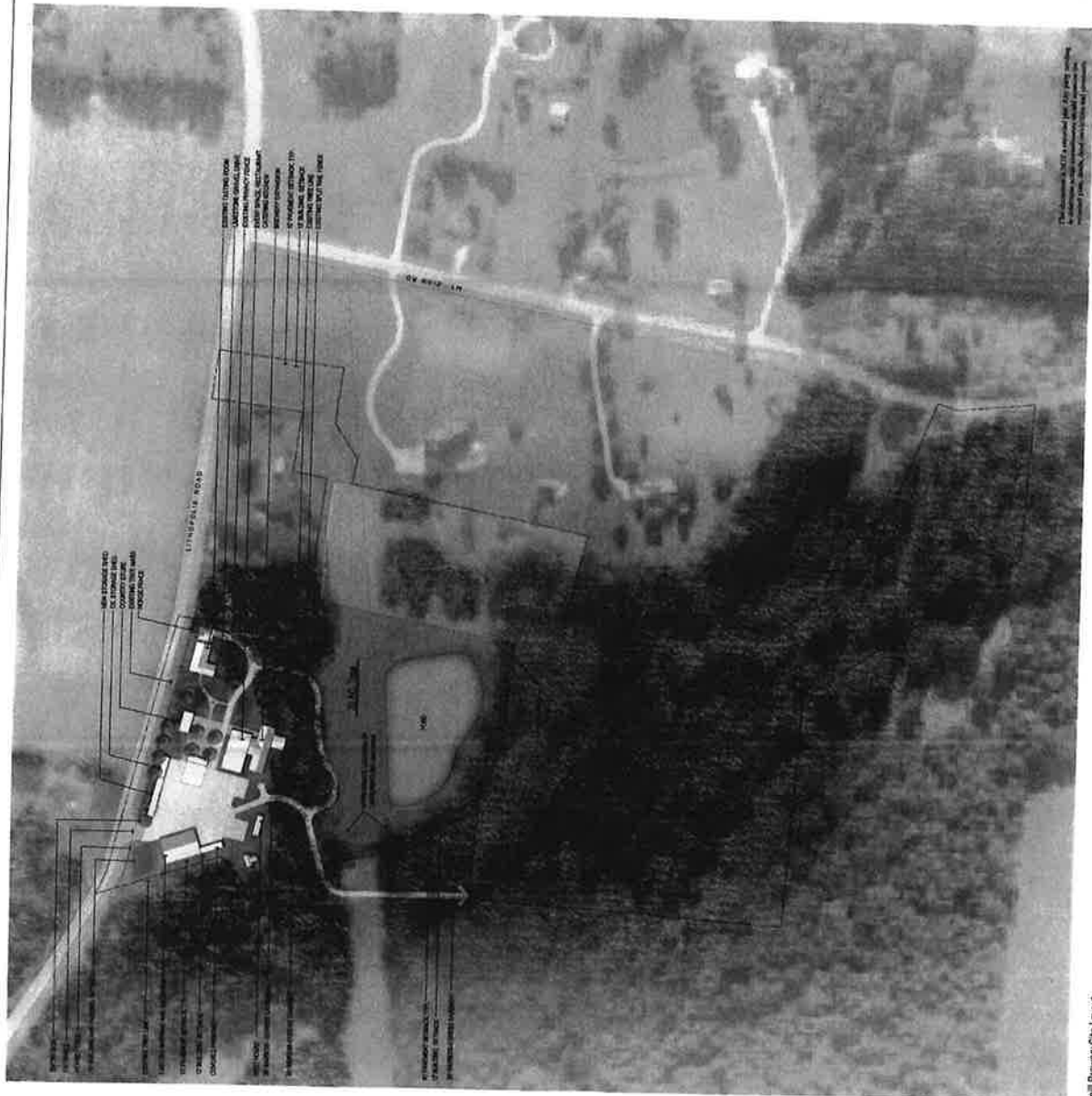
JONES

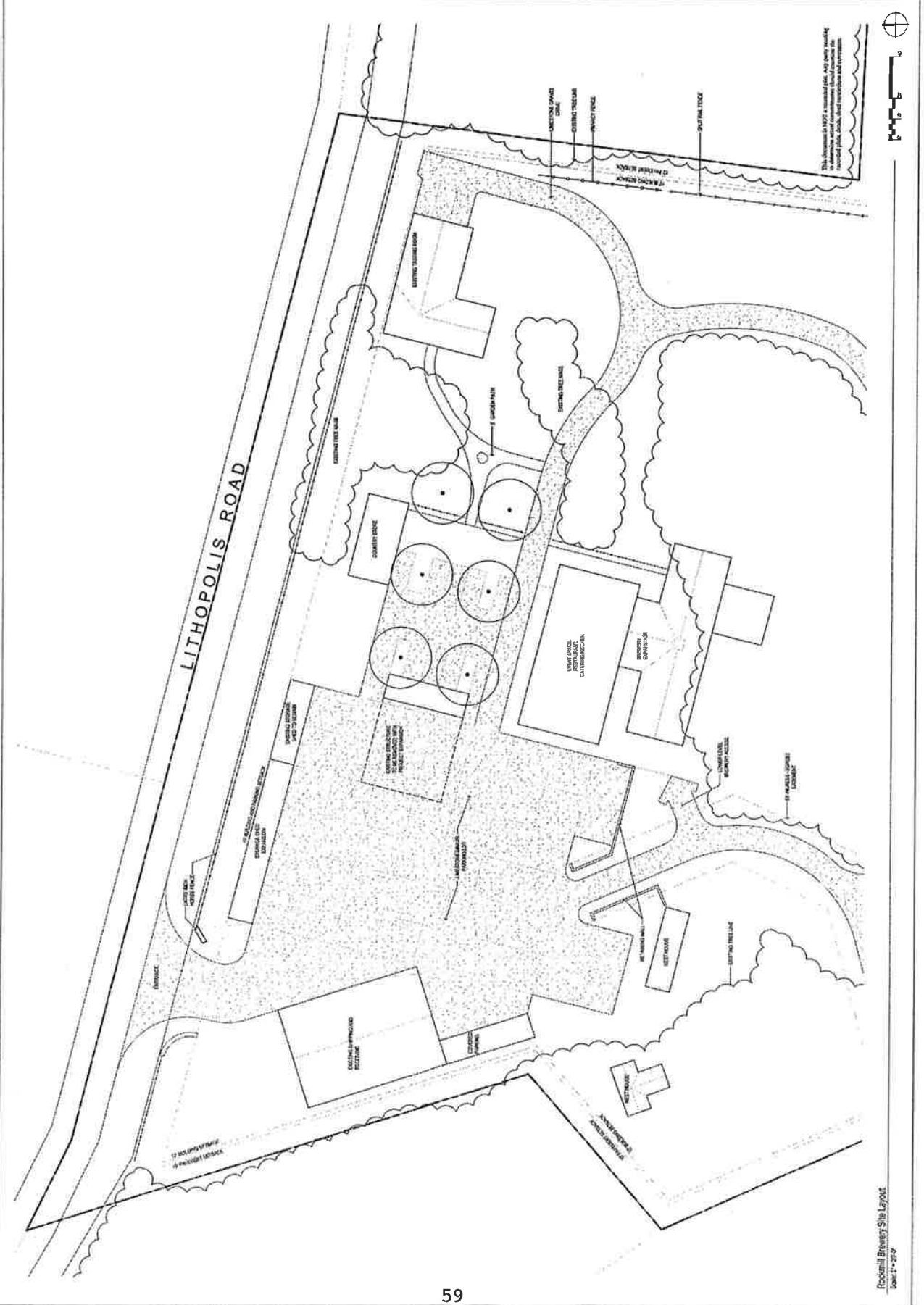
ROCKMILL BREWERY

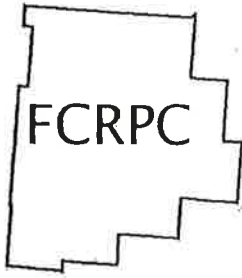
CONSISTENTLY LOW NUMBER OF CRYPTIC SPECIES

The following is a list of the names of the persons who have been elected to the office of Mayor of the City of New York for the year 1901:









Fairfield County
Regional Planning Commission

AGENDA ITEM 6

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

Phone: (740) 652-7110

Fax: (740) 681-4713

TO: Regional Planning Commission

FROM: Holly R. Mattei, AICP *HRM*
Executive Director

DATE: December 28, 2015

SUBJECT: Contract for Administrative Services for Community Development Block Grant (CDBG) FY 2015 CDBG Allocation and Neighborhood Revitalization Program

Enclosed please find the contract for the administration of the CDBG FY 2015 Allocation and Neighborhood Revitalization Programs. The proposed contract includes the following services: Application Preparation; Citizen Participation; Fair Housing Activities; Project Management and serving as the County's Designated Agent for CDBG Activities. These services are for both the Allocation and Neighborhood Revitalization Programs. The proposed contract amount is \$51,000.

I request approval of the CDBG FY 2015 CDBG Allocation and Neighborhood Revitalization Program Contract.

FAIRFIELD COUNTY, OHIO, AND THE FAIRFIELD COUNTY REGIONAL PLANNING
COMMISSION CONTRACT TO PROVIDE SERVICES FOR THE FISCAL YEAR 2015 CDBG
ALLOCATION AND NEIGHBORHOOD REVITALIZATION PROGRAM

This Contract entered into on the _____ day of _____, _____ by Fairfield County, Ohio, hereinafter referred to as the 'COUNTY' and the Fairfield County Regional Planning Commission, hereinafter referred to as the "RPC".

WITNESSETH THAT:

WHEREAS, Fairfield County intends to enter into a contract with the State of Ohio pursuant to Title I of the Housing and Community Development Act of 1974, as amended to date, and

WHEREAS, Fairfield County desires to engage the RPC to render and perform certain services in connection with the Community Development Program in order to facilitate the administration and other work items of the program.

SECTION I
SCOPE OF SERVICES

The RPC shall provide to the COUNTY the following services during the term of this Contract:

1. APPLICATION PREPARATION. The RPC will be responsible for the development and preparation of the COUNTY'S FY 2015 CDBG Allocation Program and FY 2015 Neighborhood Revitalization Program Grant Application. The RPC shall insure its submission to OCD and its subsequent approval by OCD.
2. CITIZEN PARTICIPATION ACTIVITIES. The RPC will advise the COUNTY on citizen participation activities for CDBG programs. The RPC will attend, participate in, and/or conduct the citizen participation activities.
3. FAIR HOUSING ACTIVITIES. The RPC will be responsible for carrying out the COUNTY'S fair housing program. The RPC will advise the COUNTY on required affirmative action program elements and conduct required analysis/surveys to determine impediments to fair housing in Fairfield County. The RPC will also implement the adopted fair housing program including, but not limited to, intake of complaints, conducting training sessions and developing and distributing fair housing information and materials. The RPC will continue to provide a staff person to be designated as a fair housing coordinator. This person currently is Holly Mattei.
4. PROJECT MANAGEMENT. The RPC shall be the COUNTY'S representative in implementing and overseeing the completion of all project activities. The RPC will be responsible for initiating procurement procedures for the hiring of all engineers/architects,

overseeing plan development, preparation and/or review of bid documents, bidding, conducting pre-construction conferences, contracting, Davis-Bacon prevailing wage enforcement, review of all contractors' billing invoices, and enforcement of project site inspection. All other Project Administration activities are normally carried out by the project's architect, engineer, attorney, real estate appraiser or similar professional or technician. If requested to be carried out by the RPC, such services shall be performed as an additional cost item not included within the compensation amount of this agreement, at the normal hourly rate schedule of the RPC, such cost item(s) to be paid from the CDBG program's individual activity project budget(s). Costs associated with advertising of public notices (legal and non-legal) are not covered under this agreement and should be paid from individual activity budget amounts and/or other COUNTY CDBG administration or other funding sources.

5/6.PERFORMANCE REPORTS AND DESIGNATED AGENT. RPC staff will serve as the COUNTY's designated agent to coordinate and represent the COUNTY on all CDBG matters with the State of Ohio, Office of Community Development, attending and assisting with the final close out audit for the FY 2015 CDBG Program, and all other related services required to carry out the FY 2015 CDBG Program.

SECTION 2 COMPENSATION AND METHOD OF PAYMENT

The COUNTY shall pay the RPC an amount not to exceed \$51,000 for activities 1 through 6. These monies shall be paid in accordance with Appendix A upon receipt of invoices from the RPC, and upon subsequent receipt, or in anticipation of receipt, of CDBG funds reserved for the program from the U.S. Treasury or State of Ohio Treasury in accordance with all applicable laws and regulations. The RPC agrees to use its best efforts to perform the services specified in this Agreement within such estimated compensation. The COUNTY shall not be obligated to reimburse the RPC for compensation in excess of \$51,000.

SECTION 3 TERM OF CONTRACT TERMINATION PROVISIONS

The services to be performed by the RPC under this contract are those specified in the scope of services section. In this regard, it is hereby acknowledged that, due to the ongoing and continuing nature of the CDBG program, any work performed by the RPC prior to the date of this contract relative to ongoing CDBG administration shall be eligible for reimbursement to the RPC, including "pre-agreement" costs as are specifically deemed to be reimbursable expenses under the CDBG program.

The COUNTY and the RPC may exercise an option to renew this Contract as may be mutually agreed in writing.

This Contract may be terminated at any time by mutual written consent of the COUNTY and the RPC, or by sixty days written notice of either party.

SECTION 4 GENERAL PROVISIONS

Adherence to State and Federal Laws. The RPC agrees to comply with all applicable federal, state, and local laws, regulations, directives, guidelines, approved state plans, the Community Development Block Grant Handbook, and the COUNTY'S grant agreement B-F-15-1AV-1.

Conflict of Interest. The RPC will abide by the provisions that no member, officer, or employee of the RPC, or its designees or agents, no member of the governing body of the locality in which the program is situated, and no other public official of such locality or localities, who exercises any functions or responsibilities with respect to the program, during the tenure or for one thereafter, shall have any direct or indirect interest in any contractor, subcontractor, or the proceeds thereof, financed in whole or in part with Title I grants.

Equal Employment Opportunity. During the performance of this Contract, the RPC agrees as follows:

- a) The RPC will not discriminate against any employee or applicant for employment because of race, creed, sex, color, national origin, age, handicap or familial status. The RPC will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, sex, color, national origin, age, handicap or familial status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The RPC agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the COUNTY setting forth the provisions of this non-discrimination clause.
- b) The RPC will in all solicitation or advertisements from employees placed by or on behalf of the RPC, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, national origin, age, handicap or familial status.
- c) The RPC will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contract or subcontracts for standard commercial supplies or raw materials.
- d) The RPC will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.

- e) The RPC will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts, by the COUNTY for purposes of investigation to ascertain compliance with such rules, regulations and orders.
- f) In the event of the RPC's noncompliance with the noncompliance clauses of this Agreement or with any of such rules, regulations or orders, this Agreement may be canceled, terminated or suspended in whole or in part and the RPC may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, or by rules, regulations, or orders of the Secretary of Labor, or as otherwise provided by law.
- g) The RPC will include the provisions of paragraphs (a) through (g) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The RPC will take such action with respect to any subcontract or purchase order as the COUNTY may direct as a means of enforcing such provisions including sanctions for noncompliance: provided, however, that in the event the RPC becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the COUNTY, the RPC may request the United States to enter into such litigation to protect the interests of the United States.

Civil Rights Act of 1964. Under Title VI of the Civil Rights Act of 1964, no person shall on the grounds of race, color, national origin, creed, sex, age, handicap or familial status be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

Section 109 of the Housing and Community Development Act of 1974. No person in the United States shall on the grounds of race, color, national origin, sex, creed, age, handicap or familial status be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

"Section 3" Compliance in the Provision of Training, Employment and Business Opportunities.

- a) The work to be performed under this contract is on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.
- b) The parties to this contract will comply with the provisions of said Section 3 and regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR 135, and all applicable rules and orders of the department issued there under prior to the

execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.

- c) The contractor will send to each labor organization or representative or workers with which he has a collective bargaining agreement or other contract or understanding, if any, notice advising the said labor organization or worker's representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
- d) The contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CF Part 135. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

Reports and Information. The RPC, at such times and in such forms as the COUNTY may require, shall furnish the COUNTY such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Contract, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this Contract.

Records and Audits. The RPC shall maintain accounts and records including personnel, property and financial records, adequate to identify and account for all costs pertaining to the contract and such other records as may be deemed necessary by the COUNTY to assure proper accounting for all project funds, both federal and non-federal shares. These records will be made available for audit purposes to the COUNTY or any authorized representative, and will be retained for three years after the expiration of this Contract unless permission to destroy them is granted by the COUNTY.

Copyright. No report, maps, or other documents produced in whole or in part under this CONTRACT shall be the subject of any application for copyright by or on behalf of the RPC.

Lobbying. The RPC certifies to the best of his or her knowledge and belief that:

- a) No federal appropriated funds have been paid or will be paid, by or on behalf of the RPC, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement;

- b) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of congress, or an officer or employee of congress in connection with this federal contract, grant, loan or cooperative agreement, the RPC shall complete and submit Standard form - LLL, "Disclosure Form to Report Lobbying", in accordance with its instruction; and
- c) The RPC shall require that the language of this certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans and cooperative agreement) and that all subcontractors shall certify and disclose accordingly.

IN WITNESS THEREOF, the parties have executed this CONTRACT at Lancaster, Ohio, on the day and year set forth above.

FAIRFIELD COUNTY, OHIO

Carri Brown, County Administrator

Date: _____

FAIRFIELD COUNTY REGIONAL
PLANNING COMMISSION

Kent Huston, President

Date: _____

APPROVED AS TO FORM:

Jason Dolin, Assistant Fairfield County
Prosecuting Attorney

Date: _____

APPROVED AS TO FORM ONLY:

Jason M. Dolin, Asst. Prosec. Atty.

Jason M. Dolin, Asst. Prosecutor
Fairfield County, Ohio

Date: 12/9/15

CERTIFICATE OF COUNTY'S FINANCIAL OFFICER

ATTEST:

I, Jon A. Slater, Jr., Auditor, Fairfield County, hereby certify that the money to meet this contract has been lawfully appropriated for the purpose of the contract and is in the process of collection to the credit of the appropriate fund free from prior encumbrance.

Auditor

Date

SEAL:

CERTIFICATE OF COUNTY'S ATTORNEY

ATTEST:

I, the undersigned, _____, the duly authorized and acting legal representative of Fairfield County, Ohio, do hereby certify as follows:

I have examined the attached contract and the manner of execution thereof, and I am of the opinion that the aforesaid agreement has been duly executed by the proper parties thereto acting through their duly authorized representatives; that said representatives have full power and authority to execute said agreements on behalf of the respective parties named thereon; and that the foregoing agreements constitute valid and legally binding obligations upon the parties executing the same in accordance with terms, conditions and provisions thereof.

Signature

Assistant Prosecuting Attorney

Date

Appendix A

Payment Schedule

The RPC shall submit invoices to the County for all services performed in fulfillment of this Contract according to the schedule presented below, and the County shall thereupon issue payment for such services according to the schedule upon satisfaction of the completion of the services indicated.

Service	Payment
1. Upon the completion and submission of the CDBG FY 2015 Application to OCD. This includes the citizen participation activities required to complete the application (Activities 1 and 2 in Scope of Services).	\$12,000 (Lump Sum)
2. The Fair Housing Activities will be billed on an hourly basis with a not to exceed amount (Activity 3 in Scope of Services).	\$5,000 (hourly not to exceed)
3. The costs of carrying out the project management services and serving as the County's designated agent will be billed on an hourly basis with a not to exceed amount (Activities 4, 5 and 6 in the Scope of Services).	\$34,000 (hourly not to exceed)

Any services billed hourly, hereunder, shall be billed at the then current hourly rate which will include fringe benefits.

AGENDA ITEM 7

BILLS
REGIONAL PLANNING COMMISSION
JANUARY 5, 2016

561000	OFFICE SUPPLIES			
	Staples	\$	<u>51.34</u>	\$ 51.34
530005	CONTRACT SERVICES –OTHER			
	Daily Services LLC	\$	<u>1,313.46</u>	
	Subtotal			\$ 1,313.46
543000	REPAIR AND MAINTENANCE			
	Gordon Flesch Co.	\$	<u>103.48</u>	
	Subtotal			\$ 103.48
558000	TRAVEL & EXPENSES			
	Holly Mattei	\$	232.92	
	James Mako	\$	54.63	
	Gail Beck	\$	<u>13.80</u>	
	Subtotal			\$ <u>301.35</u>
	GRAND TOTAL			\$ 1,769.30