

MINUTES

January 5, 2021

The minutes of the Regional Planning Commission meeting held at the Fairfield County Courthouse, Commissioner's Hearing Room, 210 E. Main Street, Third Floor, Lancaster, Ohio, and also via livestream and conference call.

Presiding: Betsy Alt, President

Present: Sharlene Bails, Todd Edwards, Gail Ellinger, Shawn Haughn, Ralph Hedrick, Charles Hockman, Kent Huston, Douglas Ingram, Randy Kemmerer, Darrin Monhollen, Bob Ortman, Bob Slater, Ira Weiss, Bill Yapple, Dave Levacy (County Commissioner), Jeff Fix (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (County Economic Development Director), Tony Vogel (County Utilities Director), James Mako (Executive Director), Tamara Ennist (Planner), and Gail Beck (Adm.Asst.).

ITEM 1. MINUTES

The Minutes of the December 1, 2020, Fairfield County Regional Planning Commission meeting, were presented for approval. Gail Ellinger made a motion for approval of the minutes. Ira Weiss seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Betsy Alt welcomed everyone to the meeting and wished everyone a Happy New Year.

ITEM 3. PRESENTATION

Kerry Hogan with Prime AE Group gave a presentation on the Fairfield County Subdivision regulations update.

ITEM 4. PRESENTATION

James Mako and Tony Vogel gave a development update to the Regional Planning Commission members.

ITEM 5. SUBDIVISION ACTIVITIES

Tamara Ennist presented the following report:

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

Owner/Developer: Bob Deter

Engineer: EMH&T

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 16, 2021. The developer is requesting two 180-day extensions, which would take Final Plat approval through February 16, 2022.

The originally approved Section 5, Part 2 plat layout included thirty-two (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 current approval for Section 5, Part 2 includes thirty (30) lots.

In February 2019, a revised sixteen (16) lot layout was submitted for review that included larger lots averaging from .4 acres to over 2 acres in size. This site layout was never pursued once the review comments were shared with the applicant. A final plat extension for the thirty (30) lot design layout was granted in December 2019.

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

1. Proposed access points to Milner Road could require re-evaluation dependent on future development activity on the east side of Milnor Road recorded prior to Section 5, Part 2.
2. The location of utilities installed on this site during the construction of Section 5, Part 1 will need verified and identified on the drawing prior to commencing construction of public improvements for Sec. 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. Modification of the site design layout will require re-application to the Township for their review.
5. As part of a Planned District, this final plat will require review of the Township Trustees prior to recording.
6. Milnor Road improvements.
7. The final plat extension shall expire on February 16, 2022.
8. Other agency comments

A motion was made by Doug Ingram to approve the Subdivision Regulations Committee recommendation. Ira Weiss seconded the motion. A discussion followed regarding the possibility of access points being changed in the future. James Mako said the Engineers office will review this as needed. After discussion, a vote was taken and the motion passed with Darrin Monhollen abstaining.

James Mako presented the following:

ITEM 6. APPROVAL OF RESOLUTION AMENDING THE CERTIFICATE, INCREASING REVENUE AND APPROPRIATE FROM UNAPPROPRIATED INTO A MAJOR EXPENSE OBJECT CATEGORY FOR THE LETTER OF CREDIT FUND #7416

RESOLUTION #2020-01

A RESOLUTION AMENDING THE CERTIFICATE, INCREASING REVENUE AND APPROPRIATE FROM UNAPPROPRIATED INTO A MAJOR EXPENSE OBJECT CATEGORY FOR THE LETTER OF CREDIT FUND #7416

WHEREAS, the Letter of Credit Fund #7416 has received money from the Developer of Violet Meadows 5-1 Subdivision for a cash bond; and

WHEREAS, the subdivision is now ready for final acceptance and the cash bond will need to be refunded to the Developer;

WHEREAS, money needs to be appropriated from unappropriated funds which are now available within the Fund 7416 – Letter of Credit – Fairfield County Regional Planning Commission and an Amended Certificate needs to be issued; and

NOW THEREFORE, BE IT RESOLVED BY THE FAIRFIELD COUNTY REGIONAL COMMISSION, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. Appropriate from unappropriated funds into a major expense object category for

contractual services \$66,623.64 to 74741600 Contractual Services.

For Auditor's Office Use Only:

Section 1. Appropriate from unappropriated funds:

\$66,623.64 to 74741600 530000 – Contract Services.

Section 2. Request that the Fairfield County Auditor on behalf of the Budget Commission, issue an Amended Certificate in the amount of \$66,623.64 to the credit of the Fairfield County Regional Planning Commission Fund 7416 – Letter of Credit.

Section 3. Update the receipt line item 74741600 439000 in the amount of \$66,623.64.

Motion by _____ seconded by _____
that the resolution be adopted was carried by the following vote:

YEAS: _____ NAYS: _____
ABSTENTIONS: _____

Ratified on: January 5, 2021

Betsy Alt, President
Fairfield County Regional Planning Commission

Kent Huston made a motion to approve the proposed resolution. Todd Edwards seconded the motion. Motion passed with Darrin Monhollen abstaining.

**ITEM 7. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR
BUILDING PERMITS**

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

James Mako presented the following bills for payment:

ITEM 8. BILLS

558000	TRAVEL & EXPENSES	\$ 71.50
530000	CONTRACT SERVICES	<u>\$ 3,241.74</u>
	TOTAL	\$ 3,313.24

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

ITEM 8. OTHER BUSINESS

Gail Beck was congratulated on her upcoming retirement on February 1, 2021 and she was presented with a gift from the RPC members.

There being no further business, a motion was made to adjourn the meeting by Randy Kemmerer and seconded by Betsy Alt. Motion passed.

Minutes Approved By:

Betsy Alt, President

Kent Huston, Secretary