

MINUTES

January 6, 2026

The minutes of the Regional Planning Commission meeting held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio, and via livestream and conference call.

Presiding: Jennifer Morgan, President

Present: Josh Anders, Mike Berry, Craig Cherry, Joe Ebel, Amanda Everitt, Kelly Fanichouser, Jennifer Henery, Charles Hockman, Kent Huston, Jarrod Mahaffey, Gina Matos, Mark Matthews, Darrin Monhollen, Mitch Noland, Jason Smith, Carly Sparrow, Tony Vogel, Rob Weinheimer, Ira Weiss, Jeff Williamsen, Commissioner Fix and Commissioner Levacy.

RPC Staff: Holly Mattei, Nicholas Eastham and Sharlene Bails.

ITEM 1. MINUTES

The minutes of December 2, 2025, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Charles Hockman seconded the motion. The motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

ITEM 3. SUBDIVISION ACTIVITY

Holly Mattei presented the following report:

SUBDIVISION: Pickerington High School North & Lakeview Junior High School– Replat of Hickory Lakes Drive & Reserve “A”

OWNER/DEVELOPER: Board of Education of the Pickerington Local School District

ENGINEER/SURVEYOR: David Denniston / Advanced Civil Design
Jonathon Phelps, P.S. / Advanced Civil Design

LOCATION AND DESCRIPTION:

The original plat for Pickerington North High School was recorded in June of 2003 on 158 acres,

west of Ault Rd in Violet Township. A replat was approved by the Regional Planning Commission on October 1st, 2024, to realign a 20' water easement on the site. The Replat from October 2024 has not yet been recorded.

The proposed improvements described in the current Replat are located along the west side of Ault Road in Violet Township. The site where the improvements will occur contains 0.404 acres and will create 139.67 linear feet of new roadway which will shift the entrance to the Hickory Lakes Event Center from Ault Road to Achievement Way. Thus, access is now being proposed from Achievement Way to the Hickory Lakes site.

The adjacent parcels to the North of Pickerington North High School are located in the City of Pickerington and are being developed for single-family development. The developer is also considering options for the future of Hickory Lakes Event Center. The event center and lakes could be accessed from Hickory Lakes Drive.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. The Subdivision Regulations Committee recommends **approval** of the Replat of Hickory Lakes Drive & Reserve "A" for Pickerington High School North & Lakeview Junior High School subject to the following conditions:
 - a) The Active Transportation Committee recommends the addition of an 8' multi-use path on the western side of Hickory Lakes Drive (*location of the multi-use path shall be approved by the Pickerington Local School District*), and a 5' sidewalk on the eastern side of Hickory Lakes Drive.
 - b) A development agreement and inspection fees have been submitted. Construction assurances will need to be submitted.
 - c) Technical comments from the Fairfield County Engineers' Office.
 - d) Other Agency Comments

A motion was made by Amanda Everitt to approve the Subdivision Regulations Committee recommendation. Ira Weiss seconded the motion. Commissioner Fix voiced concerns about traffic patterns and increased traffic around the Pickerington High School area and would like to restart conversations with the school district and the engineer's office regarding this issue. After discussion, the motion passed with Darrin Monhollen and Mark Matthews, Violet Township, abstaining.

ITEM 4. ZONING MAP AMENDMENT

Nicholas Eastham presented the following report:

APPLICANT: EC New Vison Ohio, LLC (Kelly Fankhauser)

LOCATION & DESCRIPTION: The property proposed to be rezoned is a 60.62-acre parcel (parcel number 0360086101) located at 6725 Blacklick-Eastern Road NW in Violet Township. The site is located south of State Route 204, east of Pickerington Road, and west of Toll Gate Road.

EXISTING ZONING: The property is currently partially zoned R-1 Single Family Residential (Moderate Density) District and partially zoned R-2 Single Family Residential (Low Density). According to the Violet Township Zoning Code, these districts' purpose is to be used for single family dwellings.

EXISTING LAND USE: This property is primarily used for residential and agricultural purposes. The application also mentions a small family cemetery plot located on the site.

PROPOSED REZONING: PD – Planned Residential District.

PROPOSED LAND USE: To construct 142 condominium units, as well as communal amenities such as a club house, pool, and pickleball court.

ADJACENT ZONING		ADJACENT USES
NORTH	R-1/R-2 Single Family Residential District	Residential
EAST	R-1/R-2 Single Family Residential District	Residential
WEST	R-1/R-2 Single Family Residential District	Residential
SOUTH	R-2 Single Family Residential District	Residential

STAFF RECOMMENDATION:

Staff recommend **modification** of the proposed rezoning with the following recommendations:

1. To ensure that all appropriate traffic and access studies/reviews are completed by ODOT.
2. To follow-up with Violet Township Zoning Inspector to address all comments related to Zoning Code compliance and PD application requirements.
3. To provide a plan on how to address the existing infrastructure on site (gas well and storage, existing septic systems, and family cemetery).
4. To follow-up with applicable environmental issues noted by the Fairfield Soil and Water Conservation District.

A motion was made by Commissioner Fix to approve the RPC staff recommendation. Ira Weiss seconded the motion. The board discussed fire department review, condominium law, and the impact to the cemetery located on the property. After discussion, the motion passed with Darrin Monhollen and Mark Matthews, Violet Township, abstaining.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS

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

ITEM 6. BILLS

Holly Mattei presented the following bills for payment:

530000	Contractual Services		<u>\$11,650.00</u>
		TOTAL	\$11,650.00

A motion was made by Commissioner Fix to approve the bills for payment. Jennifer Henery seconded the motion. The motion passed.

ITEM 7. OTHER BUSINESS

There being no further business, a motion was made to adjourn the meeting by Ira Weiss and seconded by Amanda Everitt. Motion passed.

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary