

MINUTES

January 7, 2020

The minutes of the Regional Planning Commission meeting held at the Fairfield County Courthouse, 210 E. Main Street, Third Floor, Lancaster, Ohio.

Presiding: Doug Ingram, First Vice-President

Present: Betsy Alt, Todd Edwards, Gail Ellinger, Charles Hockman, Kent Huston, Lonnie Kosch, Darrin Monhollen, Jennifer Morgan, Jerry Rainey, Melissa Tremblay, Ira Weiss, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Jeremiah Upp (County Engineer), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

ITEM 1. MINUTES

The Minutes of the December 1, 2019, Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Jerry Rainey seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Doug Ingram welcomed everyone to the meeting and presided over the meeting in Phil Stringer's absence.

ITEM 3. PRESENTATION

Terry Fisher gave a presentation on the Bike Buckeye Lake Organization.

ITEM 4. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

ITEM 4a. Subdivision: Winding Creek - Section 5, Part 2 - Final Plat Extension Requests

Owner/Developer: Bob Deter

Engineer: EMH&T. c/o Ed Miller

Location and Description: The Winding Creek Subdivision is located in Section 27, Township 16, Range 20 of Violet Township. A preliminary plan for 269 lots was approved by the Regional Planning Commission in January 1996. Centralized water and sewer are provided by the Fairfield County Utilities Department. The Regional Planning Commission conditionally approved the Winding Creek Section 5, Parts 1 and 2 Final Plats on November 4, 2003. The 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, 2020. The developer is requesting two 180-day extensions, which would take Final Plat approval through February 8, 2021.

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: The Subdivision Regulations Committee recommends approval of two-180 day extensions, subject to the following conditions:

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

A motion was made by Jerry Rainey to approve the Subdivision Regulations Committee recommendation. Ira Weiss seconded the motion. Motion passed with Darrin Monhollen and Melissa Tremblay abstaining.

Loudan Klein presented the following report:

ITEM 4b. Subdivision: Harpers Station- Preliminary Plan - Violet Township

Owner/Developer: Sureshot Boring Company

Engineer: Harral and Stevenson

Location and Description: The proposed preliminary plan is for approximately 8.9 acres of development (PN 0360031600) along Basil-Western Road in Violet Township. The proposed use of the site is 7 office/warehouse flex spaces. This development was tabled at the November Subdivision Regulations Committee meeting due to questions surrounding the building orientation and access safety. The buildings have now been oriented into a preferred location which now allows for an additional building. Public water and sewer services will be extended through the site while drainage and storm sewer will be private.

SUBDIVISION REGULATIONS COMMITTEE: The Subdivision Regulations Committee recommends approval of the preliminary plan, subject to the following conditions:

1. The Technical Review Committee would like to see cross access easements were possible to provide future connections to the west. This detail can be revisited at the submission of the final plat.
2. The new orientation of the building and drive aisles is preferred. Detailed site plans reflecting the new submittal may be submitted after preliminary plan approval is received.
3. Preliminary site distance exhibits must be submitted for the newly created intersection along Basil-Western Road.
4. Half-section improvements and right-of-way dedication will be required on the final plat.
5. The preliminary plan must comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield Soil and Water Conservation District and Violet Township.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. Motion passed with Darrin Monhollen and Melissa Tremblay abstaining.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

Loudan Klein presented the following bills for payment:

ITEM 6. BILLS

558000	TRAVEL & EXPENSES	<u>\$ 158.86</u>
	TOTAL	\$ 158.86

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

ITEM 7. OTHER BUSINESS

Loudan Klein stated that the RPC will be hosting a Census Solutions Workshop on January 21st at 2:00 p.m. at the Fairfield County District Library. Carri Brown announced that there will be tours of the Baldwin facilities on February 6th.

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

Minutes Approved By:

Phil Stringer, President

Kent Huston, Secretary