

## **MINUTES**

**February 1, 2022**

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: Caitlin Barbee, Joe Ebel, Rick Elkins, Ralph Hedrick, Charles Hockman, Kent Huston, Douglas Ingram, Darrin Monhollen, Jennifer Morgan, Jeff Porter, Robert Slater, Jeremiah Upp, Ira Weiss, and Teri Wise.

RPC Staff: James Mako, Tamara Ennist and Sharlene Bails.

### **ITEM 1. MINUTES**

The Minutes of the January 4, 2022, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Doug Ingram seconded the motion. Motion passed.

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

Betsy Alt welcomed everyone to the meeting. Jeff Porter was introduced to the board members and is serving as a commissioner's alternate.

### **ITEM 3. ZONING TEXT AMENDMENT**

James Mako presented the following reports:

**APPLICANT:** Bloom Township

Bloom Township wishes to make revisions to their zoning code.

### **RPC STAFF RECOMMENDATION:**

RPC Staff is recommending modification to the zoning text amendments as indicated in the staff report.

Joe Ebel requested the wording in 808.6 be changed from the Department of Health to County Health Department. Ira Weiss asked about satellite dishes. James Mako offered to discuss this with Bloom Township. Charles Hockman raised concerns regarding 808.4, dwellings as accessory uses in residential districts.

A motion was made by Doug Ingram to approve the RPC staff recommendation. Ira Weiss seconded the motion. All voted aye, Charles Hockman opposed. Motion passed.

#### **ITEM 4. ZONING MAP AMENDMENT**

**APPLICANT:** Rick Elkins

**LOCATION & DESCRIPTION:** The property proposed for rezoning is approximately .47 acres located at 3076 Lithopolis Road in Greenfield Township, Range 19 Township 15 Section 28 SE.

**EXISTING ZONING:** HB Highway Business District- is established to provide areas for a diverse range of commercial and business activity within specific areas of Greenfield Township, while controlling the adverse impacts of this development on nearby residential uses. In particular, the HB District must be intended to accommodate high intensity business uses such as those found along major highway corridors. Furthermore, this district may be applied to new development within Greenfield Township when located within a major highway corridor.

**EXISTING LAND USE:** Business and Residential

**PROPOSED REZONING:.** R-1 Rural Residential 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.

**PROPOSED USE:** Residential

|       | <b>ADJACENT ZONING</b>   | <b>ADJACENT USE</b> |
|-------|--------------------------|---------------------|
| NORTH | B-1 Business District    | Residential         |
| EAST  | R-1 Residential District | Residential         |
|       | B-1 Business District    | Residential         |
| WEST  | R-1 Residential District | Residential         |
|       | B-1 Business District    | Residential         |
| SOUTH | B-1 Business District    | Commercial          |

#### **RPC STAFF RECOMMENDATION:**

RPC Staff is recommending approval of this rezoning.

A motion was made by Kent Huston to approve the RPC staff recommendation. Jennifer Morgan seconded the motion. The motion passed with Greenfield Township abstaining.

**ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR  
BUILDING PERMITS**

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

**ITEM 6. BILLS**

James Mako presented the following bills for payment:

|        |                   |                |
|--------|-------------------|----------------|
| 558000 | TRAVEL & EXPENSES | <u>\$89.25</u> |
|        | TOTAL             | \$89.25        |

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

**ITEM 7. OTHER BUSINESS**

James Mako updated the board on the following:

A public hearing will be held on March 15, 2022, for the CDBG program. Fairfield Growing will be working on their updates into March. Active Transportation will be working on updates throughout the spring. The future of the CDBG allocation program has not yet been determined. James Mako believes some version of the program will still be available.

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

Minutes Approved By:

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Betsy Alt, President

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Kent Huston, Secretary