

## **MINUTES**

**February 4, 2020**

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

Presiding: Phil Stringer, President

Present: Betsy Alt, Todd Edwards, Charles Hockman, Kent Huston, Doug Ingram, Randy Kemmerer, Chad Lester, Jerry Rainey, Eric Sandine, Ira Weiss, Bill Yaple, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Sharlene Bails (County Commissioner Davis' Alternate), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

### **ITEM 1. MINUTES**

The Minutes of the January 7, 2020, 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**

Phil Stringer welcomed everyone to the meeting. New members were introduced: Randy Kemmerer representing Liberty Township; Eric Sandine, Mayor of Lithopolis; and Sharlene Bails, Commissioner Davis' alternate.

### **ITEM 3. SUBDIVISION ACTIVITIES**

James Mako presented the following report:

**ITEM 3a). SUBDIVISION:** INT Business Company, LLC – Walnut Township – Variance to Section 2.3 and Section 2.4

**OWNER/DEVELOPER:** INT Business Company, LLC

**LOCATION AND DESCRIPTION:** An application has been submitted requesting a variance to Sections 2.3 (Frontage) and 2.4 (Lot Area) of the Fairfield County Subdivision Regulations. The existing parcel (Parcel# 0480241420) is 12.553 acres in size. The applicant wishes to split off four new parcels (each 15,000 square feet in size) with 100' of road frontage. The Fairfield County Subdivision Regulations requires non-exempt lot splits to have a minimum of 125' of

SUBDIVISION: INT Business Company, LLC – Continued

road frontage and be a minimum of 30,000 square feet in size. Sanitary sewer services are proposed from the Licking County Water and Wastewater District with on-site water wells.

**SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:** The Subdivision Regulations Committee recommends approval of the proposed variance with the following comments:

1. Approval of the lot split will have to comply with the requirements of Licking County (septic system), the Fairfield Department of Health (water well location) and Walnut Township zoning (setback requirements). Each organization will have to sign the lot split application (blue form) before Regional Planning Staff will make the final approval.
2. The Fairfield County Engineer's Office will require the existing deed restrictions be carried through on the remainder parcel for no access within 200' north of the south lot line because of the proximity to Orchard Drive NE.

A motion was made by Carri Brown to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. Motion passed.

#### **ITEM 4. PROPOSED ZONING TEXT AMENDMENT**

James Mako presented the following report:

##### **ITEM 4a). Applicant:** Rushcreek Township

**Proposed Revisions:** Rushcreek Township has submitted a proposed change to Article XI (Conditional Use Regulations) of their zoning text. The proposed change would delete the following section of the code:

Section 11.9 RIDING ACADEMIES AND COMMERCIAL STABLES

#### **REGIONAL PLANNING COMMISSION STAFF RECOMMENDATION:**

RPC Staff is recommending approval of the proposed amendment with the following comment:

1. It is RPC Staff's understanding that the Fairfield County Prosecutor's Office has rendered a legal opinion which states that riding academies and commercial stables falls under the definition of agriculture within Section 519.01 of the Ohio Revised Code. Therefore, under Section 519.21 of the Ohio Revised Code the township may not regulate

Applicant: Rushcreek Township – Continued

agricultural activities except in certain cases. Due to this legal opinion, RPC staff would recommend deleting this section of the township’s zoning code.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Kent Huston seconded the motion. Discussion followed regarding the meaning of the words “in certain cases” (as it relates to the ORC definition) in the recommendation. After discussion, a vote was taken and the motion passed with Charles Hockman 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**

543000	REPAIR & MAINTENANCE	\$ 98.21
561000	OFFICE SUPPLIES	\$ 32.91
558000	TRAVEL & EXPENSES	<u>\$ 128.63</u>
	TOTAL	\$ 259.75

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

**ITEM 7. OTHER BUSINESS**

Loudan Klein talked about the recent activity for subdivisions. Loudan said that we will have two final plats and two preliminary plans coming next month. Loudan also stated that the last Complete Count Committee meeting will be held prior to the RPC meeting on March 3<sup>rd</sup>.

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:

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Phil Stringer, President

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Kent Huston, Secretary