

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP
Interim Director

DATE: January 30, 2024

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, February 6, 2024, at 6:00 p.m.** The meeting will be held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio. Please be aware that members must be physically present at the meeting to vote. If you would rather attend remotely, please utilize the links below:

Join on your computer, mobile app or room device:

[Click here to join the meeting](#)

Meeting ID: 272 173 827 586

Passcode: aDxSfN

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 917-809-8575,,85445372#](#) United States, New York City

[+1 872-704-2343,,85445372#](#) United States, Chicago

Phone Conference ID: 854 453 72#

The tentative agenda will be as follows:

1. Approval of Minutes - December 6, 2023
2. President's Report
3. Subdivision Activity
 - a) Winding Creek Section 5, Phase 2 – Final Plat Extension
Violet Township
 - b) Meijer 144 – Replat and Variance
Greenfield Township
 - c) Basil Western Logistics Center – Final Plat
Violet Township

Holly R. Mattei, AICP
Interim Director

www.co.fairfield.oh.us/rpc

4. Zoning Map Amendment
Steven Wernert
RR (Rural Residential District) to PRB/CS (Planned Rural Business/Community Service District)
Liberty Township
5. Zoning Text Amendment
Liberty Township – Various Zoning Text Changes and Additions
6. Stormwater Subcommittee
7. Fairfield Growing Subcommittee
8. Building Department Applications Under Review for Building Permits
9. Bills
10. Other Business
11. Adjourn

MINUTES

December 5, 2023

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, Ron Baker, Phyllicia Campbell, Matt Collins, Jim Cotugno, Ralph Hedrick, Charles Hockman, Kent Huston, Douglas Ingram, Jarrod Mahaffey, Darrin Monhollen, Mitch Noland, Jeff Porter, Michael Rager, Dan Singer, Ira Weiss, Curtis Witham and Commissioner Dave Levacy.

RPC Staff: Holly Mattei, Safa Saleh, and Sharlene Bails.

ITEM 1. MINUTES

The minutes of the November 7, 2023, Fairfield County Regional Planning Commission meeting, were presented for approval. Commissioner Levacy made a motion for approval of the minutes. Ira Weiss seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

ITEM 3. SUBDIVISION ACTIVITY

Safa Saleh presented the following report:

SUBDIVISION/REQUEST: Minor Subdivision Variance to section 2.3-Amanda Township-Ceder Hill Rd SW

OWNER/DEVELOPER: Michael L. Rager

SURVEYOR/ENGINEER: Tobin McFarland

LOCATION AND DESCRIPTION: This property is located at 140 Ceder Hill Rd, SW. with parcel number 0020051600 in Amanda Township. The parcel consists of 97.74 Acres and is zoned Restricted Agricultural (A-1). The applicant is proposing to split 3.164 Acres with a frontage of 60 feet. Section 2.3 of the Fairfield County Subdivision Regulation states that: "Minor Subdivision lots shall meet township zoning regulation or have a minimum of one hundred twenty-five feet (125) feet of continuous frontage (whichever is greater). The applicant is requesting a variance to this section of the Fairfield County Subdivision Regulation to allow this lot to be split with 60 feet of frontage. The applicant received a variance approval from

Amanda Township for 60 feet of frontage.

ANALYSIS: The applicant has provided two different layouts which we have labeled Exhibit A and Exhibit B. Exhibit A shows 125 feet of frontage with the driveway being relocated to the north. Exhibit B shows 60 feet of frontage with existing driveway being utilized, but it includes an easement to the north for the future relocation of the driveway. Exhibit B is acceptable to the Fairfield County Engineer's office.

The Health Department has received the soil report and the system design, but the lot split application has not yet been submitted. So, the Health Department has not approved this proposed lot yet.

Subdivision Regulations Committee Recommendation: The Subdivision Regulations Review Committee recommends approval of the variance to Section 2.3 of the Fairfield County Subdivision Regulations to allow the proposed 3.164-acre lot to be split with 60 feet of frontage, subject to the following conditions:

1. That the applicant may continue to utilize the existing driveway but shall provide drive easement covering the relocation of the existing driveway if needed in the future (as shown in Exhibit B).
2. That the applicant obtains Health Department approval prior to submitting the lot split application to the Regional Planning Commission.
3. That the applicant submits the lot split application (including legal description, survey drawing and deed) to the Regional Planning Commission for review and approval. There will be a \$125 fee once the lot split is approved.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Jeff Porter seconded the motion. The motion passed with Ralph Hedrick, Amanda Township, abstaining.

ITEM 4. ZONING MAP AMENDMENT

Holly Mattei presented the following report:

APPLICANT: James Cotugno, Manager, 570BSR LLC

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 570 Baltimore-Somerset Road (256), Baltimore Ohio 43105. It consists of one parcel (parcel # 0490253200), which is 70.765 acres.

EXISTING ZONING: The property is currently zoned RR – Rural Residential District. According to the Walnut Township Zoning Code, this district's purpose is to provide for single family dwellings on large tracts within areas of open land.

EXISTING LAND USE: Agricultural

PROPOSED REZONING: PUD – Planned Unit Development District. According to the Walnut Township Zoning Code, this district’s purpose is to provide the opportunity for orderly, progressive, and innovative large scale developments which offer greater benefit to the community.

PROPOSED LAND USE: Mixed Commercial

ADJACENT ZONING		ADJACENT USES
NORTH	I-1 Service Industries and Light Industrial District	Industrial
EAST	RR - Rural Residential District	Agricultural
WEST	I-1 Service Industries and Light Industrial District	Industrial
SOUTH	RR - Rural Residential District	Agricultural

RPC STAFF RECOMMENDATION:

Staff recommends modification of the proposed rezoning. RPC staff believes the proposed land use is appropriate for the area based upon the following reasons:

- The site is not in a predominantly residential area, and the use would not significantly alter the existing character of the neighborhood.
- The proposed site is in a Growth Area, as identified in Fairfield County’s Land Use Plan (2018) and the proposal conforms to Walnut Township Zoning Code’s definition for Planned Unit Development (PUD) districts.
- The Village of Baltimore may allow connection to their services for water and sewer.

While the proposed land uses are appropriate, the applicant did not provide a development plan that meets the requirements of Section 9.15(L). RPC recommends that the application be modified to include this required development plan.

It should also be noted that this site, as proposed, will be subject to the Fairfield County Major Subdivision Regulations, which will require a preliminary plan, final plat and improvement plans to be submitted, reviewed and approved by the Fairfield County Regional Planning Commission. If the Township approves this rezoning, please direct the owner/applicant to the RPC office for directions on next steps.

A motion was made by Kent Huston to approve the RPC staff recommendation. Ira Weiss seconded the motion. The board discussed the property, soil, and the staff’s recommendation. Mr. Cotugno explained his plans and said he would prefer the property be zoned as B3. After discussion, the motion passed.

ITEM 5. ZONING TEXT AMENDMENT

Safa Saleh presented the following report:

APPLICANT: Greenfield

PROPOSED REVISIONS:

Greenfield Township is proposing changes to its zoning resolution by implementing an Alternative Energy Conversion System. Currently, the Township zoning resolution includes Wind Energy Conversion Systems. In addition, the Township is adding Solar Energy System to this section and revising the section title to read as Alternative Energy Conversion Systems. The proposed amendment alters and revises several definitions, regulates permitted, conditional, and general uses. The Greenfield Township Zoning requires a zoning permit for all Accessory Alternative Energy Systems. In this amendment, Greenfield Township submitted several additions and revisions for consideration. The proposed revisions are summarized below, and the full text is attached.

PROPOSED REVISIONS:

Definitions – The definitions section is added to address the new terms that's utilized throughout these proposed revisions. The definitions being revised/added include:

1. Ground Mounted Solar Energy Systems
2. Integrated Solar Energy Systems
3. Rooftop Solar Energy Systems
4. Small Solar Facility
5. Solar Energy
6. Solar Energy System

(A)-Add Accessory Solar Energy System to the Permitted use

Greenfield Township proposes several new uses within the various zoning districts. These new uses include ground-mounted solar energy systems, integrated Solar energy systems, and rooftop solar energy systems. In this section, the revisions state several regulations to its zoning districts in which these uses will be considered as Permitted.

(B)-Add Accessory Solar Energy System to Conditional use

Greenfield Township is proposing several new uses within the various zoning districts. These new uses include ground-mounted solar energy systems, integrated solar energy systems, rooftop solar energy systems, and all other small solar facilities. Please see the attached revisions showing the restrictions in the zoning districts for which these uses will be considered as Conditional.

(C) General Requirements

In this section, the proposed addition includes integrated solar energy, mounted solar energy system, and all other small Solar facilities. Furthermore, the section specifies the heights,

coverage, visual buffer, and several other general requirements to include under the general requirements.

(D) Criteria for Conditional Uses

The proposed addition incorporates the application process and the requirements for small solar facilities as provided under the zoning resolution. These requirements include road use maintenance, safety service, location, heights, buffers, and setbacks.

(E) Certificate of Zoning Compliance

The proposed addition includes the certificate of zoning compliance and its requirements for all small solar facilities before construction. These requirements must have an engineering report, site location, applicable zoning restrictions, maintenance schedule, and any supplementary requirements by the zoning inspector.

ANALYSIS:

The proposed terms "Small Solar Facilities" and "Solar Energy System" aren't consistent with other terms such as Mounted Solar Energy System, Integrated Solar Energy Systems, Rooftop Solar Energy Systems, and Solar Energy.

RPC staff recommends either using the term "Facilities" or the term "Energy Systems" throughout the document to keep consistent with the overarching definition.

Ground Mounted Solar Energy Systems:

- The proposed coverage of ground mounted Solar Energy Systems indicates that no more than 2% of the lot or a tract to be covered by ground mounted solar.
- RPC staff recommend adding language to the text that defines how this percentage will be calculated. For example, will it be measured by drawing a rectangle around the perimeter of the solar energy system?
- The proposed regulations have different height requirements for the various types of systems. The code should include language that defines how height will be measured. Is it measured from the established grade, average grade, the bottom of the panel or some other reference point? Is it measured to the top of the highest point of the structure or some other reference point?

Applicability:

- The proposed revision stated that section 519.213 of the Ohio Revised Code allows the Township to regulate the Wind Energy System under 50 MW. This has changed since the Township originally adopted the Wind Energy Conservation System Regulations. Section 425.04 still references under 5 MW.
- RPC staff recommend the removal of the 5 MW and to replace it with 50 MW as indicated by the current Ohio Revised Code.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Doug Ingram seconded the motion. The motion passed with Commissioner Levacy abstaining.

ITEM 6. RPC 2024 FINAL BUDGET

Holly Mattei gave an overview of the final budget for 2024 for approval.

A motion was made by Darrin Monhollen to approve the 2024 final budget. Doug Ingram seconded the motion. Motion passed.

ITEM 7. 2024 MEETING DATES AND DEADLINES

A motion was made by Ira Weiss to approve the 2024 meeting dates and deadlines. Dan Singer seconded the motion. Motion passed.

ITEM 8. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

ITEM 9. BILLS

Holly Mattei presented the following bills for payment:

530000	Contractual Services	\$11,000.00
558000	Travel & Expenses	\$16.57
	TOTAL	\$11,016.57

A motion was made by Dan Singer to approve the bills for payment. Kent Huston seconded the motion. Motion passed.

ITEM 10. OTHER BUSINESS

A survey was sent out to determine if changing the meeting time of the monthly meetings would be beneficial to the members. After discussion, a vote was taken and the new time for the monthly meeting will be 6:00 p.m.

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

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary

Subdivision: Winding Creek - Section 5, Part 2 - Final Plat Extension Request

Owner/Developer: Bambauer Deter Entrprise, LLC / 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 Section 5, Part 2 plat has been extended by the Commission to February 16, 2024. The developer is requesting a 180-day extension, which would take Final Plat approval through August 16, 2024.

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 Section 5, Part 2 plat layout includes thirty (30) lots.

Date: Monday, January 29, 2024

RPC STAFF RECOMMENDATION: RPC staff recommends approval of the 180-day extension, 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 will need to be completed.

Subdivision / Request: Replat type 1 to Section 3.5 of the Subdivision Regulations.

Owner/ Developer: Lamacchia Group

Surveyor/ Engineer: Crossing Waters

LOCATION AND DESCRIPTION: This site is located 144 along Meijer outparcel -OU Credit Union 2900 Columbus Lancaster Rd, Parcel Number #0130114600 in Greenfield Township. The parcel is zoned I- Industrial according to the Greenfield Township Zoning Text. The applicant has received a variance from the Township zoning regulations to allow for the proposed parcel without any frontage on a publicly dedicated road. The applicant is requesting a Re Plat from Section 3.5 of the Fairfield subdivision Regulation. The applicant is also requesting a variance to the frontage requirements in Section 4.13.1 of the Fairfield County Subdivision Regulations regarding frontage.

Date: January 29, 2024

Subdivision Regulation Committee: The Subdivision Regulations Committee recommends approval of the Meijer RePlat Type-1 and the variance to Section 4.13.1 (Frontage Requirements of the Fairfield County Subdivision Regulations, subject to the following conditions.

- 1- The Nonexclusive Driveway Access Easement Agreements and Nonexclusive Storm Water and Discharge Agreement being reviewed to determine there are no conflicts with the Fairfield County Subdivision Regulations and meeting all requirements of the Fairfield County Engineer. These easements shall be shown and recording information shall be referenced on the Replat.
- 2-The applicant shall address the comments from the office of Fairfield County Engineer, Fairfield County Utility, GIS, Soil and Water District, and Greenfield Township Zoning.
- 3-The applicant shall pay the required recreational fees and inspection fees. The applicant shall execute a development agreement with the County.

MEIJER 144

Section 1

Township of Greenfield, County of Fairfield, State of Ohio,
Township 15, Range 19, Section 27

LEGEND

- 5/8"x30" SOLID BAR SET WITH CAP INSCRIBED DTK SITE SOLUTIONS
- △ MAG NAIL SET
- IRON PIN FOUND (IPF)
- NVA = NO VEHICULAR ACCESS

SCALE IN FEET
0 100 200

DRAINAGE EASEMENT
VOL. 612, PAGE 404-446

3006 COLUMBUS-LANCASTER
ROAD LLC, PID 0140101900
15.85 ACRES

3/4" IPF
EMHT
0.10' SOUTH
0.35' EAST

60' PERPETUAL ACCESS EASEMENT
TO BE MAINTAINED IN ACCORDANCE
WITH RECIPROCAL CONSTRUCTION
OPERATING AND EASEMENT AGREEMENT
(LIBER 612, PAGES 404-446)

20' SOUTH CENTRAL
POWER COMPANY
(LIBER 627, PAGES 57-65)

OHIO NATURAL GAS COMPANY
EASEMENT
(LIBER 633, PAGES 582-588)

DEED REFERENCES
PID 0140101900 ~ DB: 1740, PG: 4169
PID 0130116500 ~ DB: 1513, PG: 1307
PID 0130116400 ~ DB: 1513, PG: 1307
PID 0130108600 ~ DB: 1508, PG: 711
PID 0130108600 ~ DB: 1508, PG: 709
PID 0130108400 ~ DN: 202200002111
PID 0130108300 ~ DB: 1767, PG: 3599
PID 01300108200 ~ DN: 202200010735
PID 0130114800 ~ DB: 1407, PG: 2057
PID 0130114700 ~ DB: 1417, PG: 2540
PID 0140121100 ~ DB: 1768, PG: 387
PID 0140100900 ~ DB: 1731, PG: 4185
PID 0140120500 ~ PC1, SLOT 70
PID 0140120400 ~ PC1, SLOT 70
PID 01401008100 ~ DB: 619, PG: 915

EVERSOLE BUSINESS PARK
LOT 14, PID 0130116500
ACK DEVELOPMENT LTD
21.188 ACRES

EVERSOLE BUSINESS PARK
PC 3, SLOT 2

LOT 13, PID 0130116400
ACK DEVELOPMENT LTD
1.135 ACRES

MEIJER STORES LIMITED PARTNERSHIP
LOT 1
31.144 Acres

10' AMERITECH EASEMENT
(LIBER 630, PAGE 386)

PERMANENT ACCESS
EASEMENT ACROSS
THORNTON AND ROSHON
PROPERTY FOR MEIJER, INC.

12' SOUTH CENTRAL POWER
COMPANY EASEMENT
(LIBER 638, PAGE 657)

20' SOUTH CENTRAL POWER
COMPANY
(LIBER 627, PAGES 57-65)
AND
AMERITECH EASEMENT
LIBER 474, PAGE 37

EASEMENT TO GREENFIELD
TOWNSHIP WATER AND
SEWER DISTRICT
DV 632, PAGE 640
WIDTH VARIES

P.O.B.

THE WINDSOR COMPANY
SUB LOT 1
0.68 ACRES
PID 0140120400

THE WINDSOR COMPANY
SUB LOT 2
0.715 ACRES
PID 0140120500

25' COLUMBIA GAS
OF OHIO EASEMENT
DV 621, PAGE 712

EASEMENT FOR
HIGHWAY PURPOSES
414.42' DB 220, PG 47

THE WINDSOR COMPANY
PID 01401006100

CR33A Columbus Lancaster Road
2845 PROPERTY LLC
1.19 ACRES
INST. No. 201700003158
PID 0140100900

Curve #	Radius	Delta	Length	Chord Bearing	Chord
C1	28.00'	72° 40' 09"	35.51'	S53°41'49"W	33.18'
C2	47.00'	38° 34' 35"	31.64'	N69°44'47"W	31.05'
C3	61.75'	21° 28' 54"	23.15'	S61°52'20"E	23.02'

LOT 4
1.834 ACRES

LOT 3
2.494 ACRES
HALL PROPERTIES, LLC
PID 0130114800

LOT 1
TBJ PROPERTIES
OF OHIO LLC
PID 01300108200

LOT 2
STEAK AND SHAKE INC.
PID 0130108300

LOT 5
G2 PROPERTIES LLC
PID 0130108600

LOT 4
G1 PROPERTIES LLC
PID 0130108500

LOT 3
JMK REAL ESTATE, LLC
PID 0130108400

LOT 2
STEAK AND SHAKE INC.
PID 0130108300

LOT 1
TBJ PROPERTIES
OF OHIO LLC
PID 01300108200

LOT 5
G2 PROPERTIES LLC
PID 0130108600

LOT 4
G1 PROPERTIES LLC
PID 0130108500

Line #	Direction	Length
L1	S17° 25' 25"W	101.86'
L2	N73° 13' 10"W	19.03'
L3	S16° 46' 50"W	35.50'
L4	S73° 13' 10"E	23.63'
L5	N72° 35' 14"W	16.45'
L6	S17° 25' 08"W	37.19'
L7	N17° 25' 25"E	137.33'

Curve #	Radius	Delta	Length	Chord Bearing	Chord
C1	28.00'	72° 40' 09"	35.51'	S53°41'49"W	33.18'
C2	47.00'	38° 34' 35"	31.64'	N69°44'47"W	31.05'
C3	61.75'	21° 28' 54"	23.15'	S61°52'20"E	23.02'

MEIJER REPLAT
SECTION 1

US-33 / COLLINS ROAD GREENFIELD TWP.
FAIRFIELD COUNTY, OHIO

DATE: JANUARY 2024 DRAWN BY: RWM
DWG SCALE: 1"=100' CHECKED BY:
PROJECT NO: MEIJER 144
FILE NAME: MEIJER 144 REPLAT

PREPARED BY:



SITE
SOLUTIONS

4315 PROFESSIONAL PKWY
GROVEPORT, OH 43125
Ph. (614) 567-6144

www.dtk-sitesolutions.com

REVISION RECORD

NO.	DATE	DESCRIPTION

REPLAT
FOR
MEIJER 144
Section 1

Township of Greenfield, County of Fairfield, State of Ohio,
Township 15, Range 19, Section 27

EASE DETAIL 1 LINE TABLE		
Line #	Direction	Length
L38	N75° 35' 04"W	10.17'
L39	N3° 49' 43"E	120.00'
L40	S80° 21' 08"E	10.05'
L41	S3° 49' 43"W	30.83'
L42	N72° 50' 25"W	113.69'
L43	S86° 38' 05"E	41.77'
L45	N15° 41' 10"E	28.70'
L46	S3° 49' 43"W	120.85'

EASE DETAIL 1 CURVE TABLE					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
C21	50.00'	94° 26' 13"	82.41'	N62°54'10"E	73.39'

SAN EASEMENT TABLE		
Line #	Direction	Length
L50	N72° 34' 35"W	15.00'
L51	S17° 25' 25"W	354.00'
L52	N72° 34' 35"W	138.50'
L53	S17° 08' 39"W	67.28'
L54	S72° 35' 30"E	15.18'
L55	S72° 50' 59"E	5.00'
L56	S72° 35' 13"E	9.82'
L57	N17° 08' 39"E	37.25'
L58	S72° 34' 35"E	138.36'
L59	N17° 25' 25"E	384.00'
L60	N72° 34' 35"W	15.00'

EVERSOLE BUSINESS PARK
LOT 14, PID 0130116500
ACK DEVELOPMENT LTD
21.188 ACRES

**

60' PERPETUAL EASEMENT LATERAL DRIVE
TO BE MAINTAINED IN ACCORDANCE
WITH RECIPROCAL CONSTRUCTION
OPERATING AND EASEMENT AGREEMENT
LIBER 612, PAGES 404-446 AMENDED
LIBER 624, PAGES 75-93

OFFSITE EASE LINE TABLE		
Line #	Direction	Length
L20	S61° 53' 35"E	51.73'
L22	S86° 39' 31"E	76.27'
L23	S4° 14' 23"W	100.01'
L24	N61° 53' 35"W	24.26'
L25	S72° 34' 35"E	135.92'
L26	S72° 34' 35"E	135.92'
L27	S4° 41' 40"W	100.00'
L28	N86° 39' 31"W	74.70'
L29	N72° 27' 33"W	255.01'
L30	N11° 37' 34"E	29.63'
L31	N17° 25' 25"E	64.32'
L32	S72° 34' 33"E	224.12'
L34	N17° 25' 25"E	166.59'
L35	S17° 24' 59"W	4.88'
L36	N4° 14' 28"E	148.57'

OFFSITE EASEMENT CURVE TABLE					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
C10	215.00'	26° 38' 29"	99.97'	S73°20'16"E	99.07'
C11	20.00'	89° 05' 24"	31.10'	N48°47'47"E	28.06'
C12	275.00'	26° 25' 27"	126.83'	N73°26'47"W	125.71'
C13	275.00'	26° 25' 27"	126.83'	N73°26'47"W	125.71'
C14	20.00'	90° 53' 54"	31.73'	N41°12'34"W	28.51'
C16	385.00'	13° 20' 34"	89.66'	S79°14'52"E	89.45'
C17	20.00'	89° 23' 12"	31.20'	N49°23'16"E	28.13'
C18	445.00'	13° 12' 39"	102.60'	S79°10'54"E	102.38'
C19	20.00'	90° 28' 53"	31.58'	S40°32'47"E	28.40'
C20	38.18'	78° 20' 06"	52.20'	S27°12'54"E	48.23'

MEIJER STORES LIMITED PARTNERSHIP
LOT 1
31.144 Acres

EVERSOLE BUSINESS PARK
PC 3, SLOT 2

LOT 13, PID 0130116400
ACK DEVELOPMENT LTD
1.135 ACRES

LOT 5
G2 PROPERTIES LLC
PID 0130108600

KULL SUBDIVISION
PC 2, SLOT 12

LOT 4
G1 PROPERTIES LLC
PID 0130108500

LOT 3
JMK REAL ESTATE, LLC
PID 0130108400

KULL SUBDIVISION
PC 2, SLOT 12

LOT 2
STEAK AND SHAKE INC.
PID 0130108300

LOT 1
TBJ PROPERTIES
OF OHIO LLC
PID 01300108200

HERITAGE HILLS LTD PHASE II
LLOYDS SUB LOT 1
PC 2, SLOT 24
3.96 ACRES
PID 0140121100

SCALE IN FEET
0 100 200

EASEMENT LINE TABLE		
Line #	Direction	Length
L7	N59° 37' 37"W	50.00'
L8	N80° 21' 08"W	362.02'
L9	N71° 41' 08"W	762.07'
L10	S80° 21' 08"E	404.76'
L11	S3° 32' 28"W	12.56'
L12	S72° 35' 14"E	755.99'
L13	N17° 27' 20"E	391.80'
L14	S72° 32' 40"E	44.26'
L15	S72° 59' 18"E	473.86'
L16	S72° 34' 35"E	208.00'
L17	N74° 03' 05"W	35.01'

EASEMENT CURVE TABLE					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
C5	120.00'	32° 48' 00"	68.70'	S53°16'46"E	67.76'

MEIJER REPLAT
SECTION 1
US-33 / COLLINS ROAD GREENFIELD TWP.
FAIRFIELD COUNTY, OHIO

PREPARED BY



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Ph. (614) 567-6144

www.dtkresolutions.com

REVISION RECORD

NO.	DATE	DESCRIPTION

DATE: JANUARY 2024 DRAWN BY: RWM
DWG SCALE: 1"=100' CHECKED BY: MEIJER 144
PROJECT NO: MEIJER 144
FILE NAME: MEIJER 144 REPLAT

Subdivision / Request: Basil Western Logistic Centers_ Final Plat

Owner/ Developer: Roebling Development

Surveyor/ Engineer: CEC, Inc (Civil and Environmental Civil Consultant)

LOCATION AND DESCRIPTION: This site is located along Basil Western Road in Violet Township within the Planned Business Industrial District for Violet Township.

Date: January 29, 2024

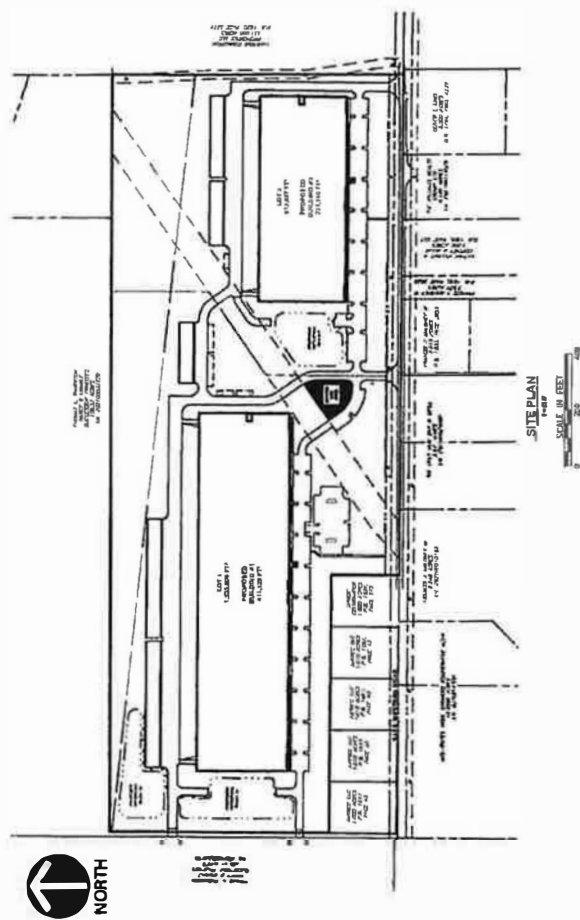
The Subdivision Regulations Committee: The Subdivision Regulations Committee recommends approval of the Basil Western Logistics Final Plat, subject to the following conditions:

- 1-The applicant shall deposit the funding for the multi-use path with the Fairfield County Port Authority once all agreements have been finalized.
- 2-The applicant shall execute a long-Term Drainage Maintenance Agreement covered by the DESC permit from Violet Township.
- 3-The applicant shall execute the development agreement between the developer and Fairfield County.

DEVELOPMENT PLAN

BASIL WESTERN LOGISTICS CENTER

VIOLET TOWNSHIP
FAIRFIELD COUNTY, OHIO
2023



VICINITY MAP

DRAWING INDEX		
SHEET	DATE	DESCRIPTION
1	01/10/23	PRELIMINARY
2	02/15/23	REVISED
3	03/10/23	REVISED
4	04/10/23	REVISED
5	05/10/23	REVISED
6	06/10/23	REVISED
7	07/10/23	REVISED
8	08/10/23	REVISED
9	09/10/23	REVISED
10	10/10/23	REVISED
11	11/10/23	REVISED
12	12/10/23	REVISED
13	01/10/24	REVISED
14	02/10/24	REVISED
15	03/10/24	REVISED
16	04/10/24	REVISED
17	05/10/24	REVISED
18	06/10/24	REVISED
19	07/10/24	REVISED
20	08/10/24	REVISED
21	09/10/24	REVISED
22	10/10/24	REVISED
23	11/10/24	REVISED
24	12/10/24	REVISED
25	01/10/25	REVISED
26	02/10/25	REVISED
27	03/10/25	REVISED
28	04/10/25	REVISED
29	05/10/25	REVISED
30	06/10/25	REVISED
31	07/10/25	REVISED
32	08/10/25	REVISED
33	09/10/25	REVISED
34	10/10/25	REVISED
35	11/10/25	REVISED
36	12/10/25	REVISED
37	01/10/26	REVISED
38	02/10/26	REVISED
39	03/10/26	REVISED
40	04/10/26	REVISED
41	05/10/26	REVISED
42	06/10/26	REVISED
43	07/10/26	REVISED
44	08/10/26	REVISED
45	09/10/26	REVISED
46	10/10/26	REVISED
47	11/10/26	REVISED
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96	12/10/30	REVISED
97	01/10/31	REVISED
98	02/10/31	REVISED
99	03/10/31	REVISED
100	04/10/31	REVISED

SITE ADDRESS
10000 W. OLD WILSON ROAD, SUITE 200, WILSON, OH 43085

SITE STATISTICS
TOTAL AREA: 100.00 AC
TOTAL LOT AREA: 100.00 AC

LANDSCAPE MAINTENANCE NOTES:
1. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR OF INSTALLATION.
2. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR OF INSTALLATION.
3. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR OF INSTALLATION.
4. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR OF INSTALLATION.
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8. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR OF INSTALLATION.
9. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR OF INSTALLATION.
10. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR OF INSTALLATION.

OWNER
BASIL WESTERN LOGISTICS CENTER, LLC

DEVELOPER
BASIL WESTERN LOGISTICS CENTER, LLC

ENGINEER/SURVEYOR
BASIL WESTERN LOGISTICS CENTER, LLC

ROEBLING DEVELOPMENT CO.
VIOLET TOWNSHIP
FAIRFIELD COUNTY, OHIO

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road - Suite 200 - Wilmington, OH 43085
815.552.6222 - 815.552.6223

COVER SHEET
SHEET NO. 1
TOTAL SHEETS: 1

C000

Liberty Township Map Amendment

APPLICANT: Steven R. Wernert

LOCATION & DESCRIPTION: The property proposed for rezoning is approximately 10.01 acres in size and it is located at 3101 Basil Western Rd, Baltimore, Ohio on the south side of Basil Western Rd. in Liberty Township, Section 28, Township 16, Range 19.

EXISTING ZONING: RR- Rural Residential District - It is the intent of the RR– Rural Residential District is to provide for single family Dwellings on large tracts within areas of open land. Areas in the District will not normally be served by public sewer.

EXISTING LAND USE: Agriculture and Rural Residential

PROPOSED REZONING: PRB/CS- Planned Rural Business and Community Service District - It is the intent of the PRB/CS District to provide for planned development of small scale, limited business and/or community service activities in conjunction with or near residential Uses. Furthermore, it is not the intent of this District to include large scale commercial developments.

PROPOSED USE: Landscaping offices.

	ADJACENT ZONING	ADJACENT USE
NORTH	R-R Rural Residential District	Single Family Home
EAST	R-R Rural Residential District	Single Family Home
WEST	R-R Rural Residential District	Single Family Home
SOUTH	R-R Rural Residential District	Single Family Home

Land Use, Environmental, and Regulatory Issues:

1. Per the application, the proposed property to be rezoned is compatible with the Fairfield County Comprehensive Plan and neighboring properties. The property contains a pole barn that is used for storage of equipment and materials.
2. The applicant is requesting rezoning to meet the township zoning resolution per section 9.5 of the Planned Rural Business.
3. As stated in Section 9.5 (D) of the Liberty Township Zoning Code, permitted uses within the PRB/CS District include uses in conjunction with a residential Structure such as Landscaping and/or seeding services, tradesman occupations. The applicant shall demonstrate that the proposed Use or Uses are appropriate to and compatible with the neighborhood where the proposed activity is to occur and shall identify the methods to be

utilized to achieve compliance with the other performance standards that's in Section 9.5(F)(9).

4. This parcel is not located in a FEMA identified flood hazard area.
5. The Fairfield County Ground Water Resources Map indicates that the proposed site may support wells capable of producing between 10 and 25 gallons per minute.
6. The Ground Water Pollution Map of Fairfield County indicates that the property has a Relative Pollution Potential Rating of 62 to 106 which denotes moderate vulnerability.
7. The Fairfield County Comprehensive Land Use Plan indicates this area being included in a growth area.
8. The proposed access required a review and a permit issued by the Fairfield County Engineer.
9. The applicant has provided the required plan showing the proposed layout and uses. It should be noted that any Township approval should be subject to complying with the plan and any future changes would require Township review and approval.

Staff Recommendation:

RPC staff recommends approval of the proposed rezoning because it meets the intent of the PRB/CS District, and this parcel is shown within a growth area in the current Fairfield County Land Use Plan.

Liberty Township Zoning Commission
Fairfield County
2095 Reynoldsburg-Baltimore Road
Baltimore, Ohio 43105
Telephone 740.862.6691
www.fairfieldcountyohio-libertytownship.org

APPLICATION FOR ZONING DISTRICT CHANGE
(Subject to O.R.C. Section 519.12)

Application # _____-ZC-_____
Date Filed: _____
Fee Paid: _____
Parcel No. _____

Applicant: Steven R. Werner
Street Address: 3101 Basil Western Rd
City, State, Zip: Baltimore Ohio 43105
Phone No: 614-607-1442
Email Address: stevenwerner6591@gmail.com

Property Owner: Steven R. Werner
Street Address: 3101 Basil Western Rd
City, State, Zip: Baltimore Ohio 43105
Phone No: 614-607-1442
Email Address: stevenwerner6591@gmail.com

The applicant does hereby apply to the Liberty Township Zoning Commission for a ☐ text amendment and / or ☒ rezoning to the Liberty Township Zoning Resolution of the following described.

1. Proposed Amendment Modifies Article or Section Numbers: 9.2, 9.5
2. Proposed Amendment Deletes Article or Section Numbers: 9.2
3. Proposed Amendment Adds Article or Section Numbers: 9.5
4. Describe the purpose of the proposed amendment
To seek a business category zoning for the property currently zoned RR.
Desired zone is PRB/CS
5. Write below or attach full text of the proposed amendment, including Section Numbers to application.
☐ Attachment
Proposer switching zoning from 9.2 (RR) to 9.5 (PRB/CS) to follow
the proper zoning code for which property is intended to be used for
6. Describe the specific benefits and other effects the proposed amendment would have on property owned by applicant and property owner. Write below or attach separate sheet of paper.
The rezoning will better align the zoned category of the property with
its ongoing uses
7. REZONING APPLICATIONS ONLY: Applicant also is requesting the re-zoning of owner's property from the existing RR district to the PRB/CS district located at:
3101 Basil Western Rd Baltimore Ohio 43105

Cathy Smith • Eddie Miller • Clint Morris • Kyle Schrader • Shane Hamilton • Russ Henestofel, Alternate

7. REZONING APPLICATIONS ONLY: Applicant also is requesting the re-zoning of owner's property from the existing district located at: BB district to the PRB / CS district located at:

3101 Basil Western Rd Baltimore Ohio 43105
Street Address City State Zip

*NOTE: If rezoning to Planned Unit Development District, provide (7) copies of a Development Plan. See 9.1010

ATTACH FULL LEGAL DESCRIPTION & SITE PLAN

Located on the South side Basil Western Rd
(N. E. S. W) (street name)

Nearest intersection to subject property: Bader Rd : Basil Western

The proposed use of the property: business office and indoor/outdoor storage of equipment and landscaping materials
The property is currently being used for same

and contains structures and improvements as shown on the attached site plan.

Has an application for rezoning of the property been denied within the last two (2) years: Yes ☐ No ☒

If yes, when: _____

ATTACH AS PART OF THE APPLICATION A MAP ACCURATELY DRAWN TO AN APPROPRIATE SCALE (TO FILL A SHEET OF NOT LESS THAN 8-1/2 X 11 AND NOT MORE THAN 16 X 20 INCHES). THE MAP MUST SHOW THE SUBJECT PROPERTY AND ALL LAND WITHIN 500 FEET OF THE EXTERIOR BOUNDARIES OF THE SUBJECT PROPERTY WITH THE PROPERTY OWNERS FOR EACH PARCEL BEING IDENTIFIED THEREON. ANY SUBSTANTIAL OMISSION OR MISREPRESENTATION WHETHER INTENDED OR NOT WILL BE CAUSE FOR DISMISSING THE APPLICATION.

Contents of Application for Text Amendment and Rezoning. The application for amendment shall contain at a minimum the following information: (Note: Additional Information is required for a Planned Unit Development)

- A. Name, address, and phone number of the applicant.
- B. Proposed amendment to the text or legal description of the property affected prepared by a Professional Surveyor in the State of Ohio.
- C. Present use and district.
- D. Proposed use and district:
- E. A vicinity map at a scale approved by the Zoning Inspector showing property lines, streets, existing and proposed zoning, and such other items as the Zoning Inspector may require.
- F. A list of all property owners within, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned and their address as appearing on the County Auditor's current tax list. The requirement for addresses may be waived by the Zoning Inspector when more than ten (10) parcels are proposed to be rezoned.
- G. A statement on how the proposed amendment relates to the Fairfield County Comprehensive Plan, when and if adopted, and to the neighborhood properties.
- H. A fee as established by the Board of Township Trustees.



John I & Katrina Hutton
DB 651, Pg 041
P.N. 0210061800
790 Acres

Mag Nail Set

SECTION 21

SECTION 22

SECTION 27

Mag Nail Set S 90°00'00" E
320.04'

BASIL WESTERN ROAD (CO. ROAD '3) 60' POB

SECTION 28

1/2" Iron Pipe Found	3/4" Iron Pipe Found
@ 30.00'	@ 30.00'

Maxwell R. Bader
Inst. No. 202100001360
P.N. 0210074800
4.47 Acres Original

Stever R. Wennert
 R 1743, Pg 1968
 PN 0210074900
 4975 Acres Original

Steven R Wernert
 OR 1743, Pg. 1968
 PN 0210074910
 4.99 Acres Original

Trent D. Bash
D.B. 555, Pg. 67
P.N. 0210075100
502 Acres

John I & Katrina Hutton
DB 651, Pg 041
& JR 1390, Pg 734
PN 0210075300
5.04 Acres

Steven R. Wernert
Inst. No. 202300312141
PN 0210074900
0.030 Acres Original
S 89°57'12" E

5/8" Rebar Set with a plastic cap marked "BJRFORD 7634"

*0.010 Total Acres

5/8" Rebar Set with a plastic cap marked "SURFORD 7634"

S 89°55'47" W
689.66'

5/8" Rebar Found with a plastic cap marked "CASSELL 6378"

John J. & Katrina Lutton
DB 651, Pg. 041
PN 0210075200
2784 Acres

RECORDS USED

Jeeds as shown.

BASIS OF BEARINGS

Centerline of Basil Western Road Assumed as N 90°00'00" E

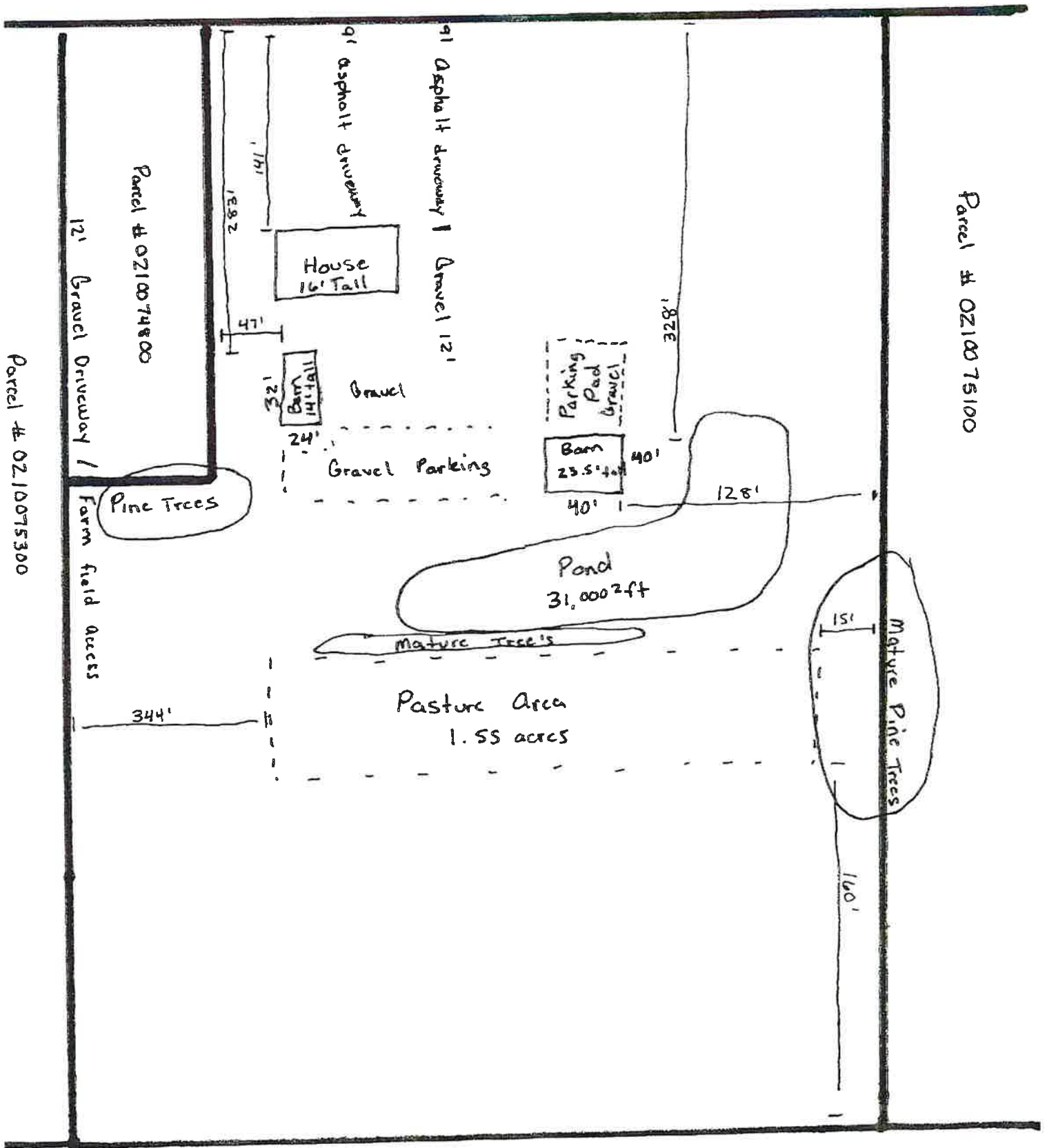
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

ARTHUR L. BURFORD, SURVEYOR
Registration No. 7634

June 6, 2023
Date of Survey



Wasil Western Rd



Parcel # 0210075200

Driveway

ZONING TEXT

PIN: Parcel No: 0210074900

3101 Basil Western Rd Baltimore, Ohio 43105

- A. Applicant- Steven R Wernert , 3101 Basil Western Rd Baltimore, Ohio 43105 (614)607-1442
- B. Legal Description- attached.
- C. Present Use and District: RR
- D. Proposed Use and District: Applicant seeks the Planned Rural Business and Community services district provided in Section 9.5 of the Township Zoning Resolution. Use- Applicant, their successors will use the property for the purposes allowed under Section 9.5 D of the township zoning resolution, including initially and for the indefinite period thereafter, as offices for their landscaping and seeding services business and for the storage of equipment and materials used in that business.
- E. Vicinity Map-Enclosed
- F. Adjoining Owners within 500ft- List Enclosed
- G. Relationship to County Comprehensive Plan and Neighboring properties- The proposed use is compatible with the comprehensive plan surround properties with an RR or Agriculture that it has pole barns used for storage and indoor and outdoor storage of equipment and materials. While limited livestock lives on the parcel, the structures are similar to what one finds on farm property and the equipment parked is not dissimilar to farming equipment.

Description of a 10.010 acre tract of land from parcel numbers 021-00749.00 and parcel number 021-00749.10 with a 0.030 acre addition to parcel number 021-00749.00

For Steven R. Wernert

Situated in the Northeast Quarter of Section 28, Township 16, Range 19 of Liberty Township, Fairfield County, State of Ohio, and being further described as follows;

Being all of parcel numbers 021-00749.10 (4.99 acres), and 021-00749.00 (4.975 acres) owned by Steven R. Wernert by Official Record 1743, Page 1968, with a 0.030 acre tract added to parcel number 021-00749.00 by Instrument Number 202300012141.

Beginning for reference at a mag nail set the northeast corner of Section 28, referenced by a 5/8" rebar with plastic cap Marked "Boeshart" found South 00°00'02" West a distance of 30.00 feet,

Thence North 90°00'00" West, along the north property line of Trent D. Bash (Deed Book 555, Page 67), parcel number 021-00751.00, 5.02 acres, and the south property line of John I. and Katrina Hutton (Deed Book 651, Page 041) parcel number 021-00618.00, 79.0 acres, and the centerline of Basil Western Road (County Road 13) 60 feet wide, a distance of 240.00 feet to a mag nail set at the northeast corner of said Wernert property and the northwest corner of said Bash property, said point being the place of beginning for said 10.010 acre tract,

Thence South 00°10'20" East, passing a 5/8" rebar set with plastic cap marked "Burford 7634" at 30.00 feet, along the west property line of said Bash property, a distance of 904.07 feet to a 5/8" rebar set with plastic cap marked "Burford 7634" at the southwest corner of said Bash property,

Thence South 89°55'47" West, along the north property line of John I. and Katrina Hutton, deed book 651, page 041, parcel number 021-00752.00, 27.84 acres, a distance of 689.66 feet to a 5/8" rebar found with plastic cap marked "Cassell 6378" found at the southwest corner of said Wernert property,

Thence North 00°29'28" West, along the east property line of John I. and Katrina Hutton, deed book 651, page 041 and official record 1390 page 734, parcel number 021-00753.00, 5.04 acres, and the west property line of said Wernert, a distance of 292.08 feet to a 5/8" rebar found,

Thence North 89°57'12" West, along the north property line of said Hutton property, a distance of 5.26 feet to a 1/2" iron pipe found,

Thence North 00°29'28" West, along said Hutton property, a distance of 4.15 feet to a 5/8" rebar set with plastic cap marked "Burford 7634",

Thence South 89°57'12" East, along the north property line of said 0.030 acre tract, a distance of 314.82 feet to a 5/8" rebar set with plastic cap marked "Burford 7634",

Thence North 00°00'02" East, along the east property line of said Bader, passing a 3/4" iron pipe found at 578.94 feet, a distance of 608.94 feet to a mag nail set in the centerline of Basil Western Road (County Road 13) 60' wide,

Thence South 90°00'00" East along the south property line of said Hutton and the centerline of Basil Western Road (County Road 13) 60' wide, a distance of 379.92 feet to a mag nail set at Point of Beginning. Containing a total of 10.010 acres of land, more or less. Subject to all easements and right of ways of record.

This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation and an existing public road. The reference bearing for this survey is the North line of Section 28, Liberty Township, as North 90 degrees 00 minutes 00 seconds East as found in Official Record 1743, page 1968, Fairfield County Recorder's Office. The above described property was surveyed by Arthur L. Burford, Ohio Registered Surveyor Number 7634, on June 6, 2023.

Arthur L. Burford P.S.

Arthur L. Burford P.S. 7634



Page 2

LEGAL DESCRIPTION AND PLAT
MEETS MINIMUM STANDARDS FOR
BOUNDARY SURVEYS. FAIRFIELD
COUNTY ENGINEER
BY AK DATE 8/23/23

FAIRFIELD COUNTY ENGINEER
APPROVED FOR RECORD
BY SAK DATE 08/24/23
99/20731

Liberty Township Zoning Resolution Amendment

APPLICANT: Liberty Township

PROPOSED REVISIONS:

Liberty Township has proposed an amendment to its Zoning Resolution to add definitions and revisions. The proposed amendment defines “Barndominium Dwelling” as an acceptable dwelling type and includes accompanying restrictions. The amendment also introduces a minimum setback of 15’ from all side and rear property lines for driveways. Text regarding Fairfield County’s Comprehensive Land Use Plan and conservation of farmland has also been updated in the proposed amendment.

ANALYSIS:

Barndominium Dwellings:

‘*Barndominium Dwelling*’ is a new dwelling-type defined in the resolution as a single-family dwelling. They are only permitted in Rural Residential Districts (RR) and have restrictions relating to minimal livable floor area, garage/storage space, and orientation (9.2.B.7).

Driveway Setbacks:

A minimum setback of 15’ (from all side and rear property lines), has been added to Rural Residential Districts (RR), Small Scale Commercial District (B-1), Highway Business Commercial District (B-2), General Industrial District (I-1), and Park/Recreation District (PR-1); as well as for individual lots contained in a Planned Unit Development District (PUD). Driveway Requirements have also been added to the General Development Standards section (*Article X*).

Land Use Plans:

Conservation of Farmland language has been added to the Planned Residential Conservation Overlay District (PRCD), under Development Design Criteria; where it states, “*Farmland that is recommended for conservation by the Liberty Township Comprehensive Land Use Plan shall be conserved*”.

A paragraph has been added to Section 1.2 stating the Board of Township Trustees may consider but is not required to follow or give any deference to any Land Use, Comprehensive, or Economic Development Plans adopted by Fairfield County or any other jurisdiction. Additionally, District Change Amendments applicants will now provide a statement of how the proposed amendment relates to Liberty Township’s Comprehensive Land Use Plan; the statement will no longer include how the proposed amendment relates to the Fairfield County Comprehensive Land Use Plan (7.I.C.3).

Disturbance of Field/Drainage Tile:

Language regarding the Disturbance of Field/Drainage Tile has been added to the General Development Standards section, under Drainage, Erosion, and Sediment Control. This requires builders, excavators, and property owners to correctly repair any cut, damaged, or disturbed field/drainage tiles impacted by development or construction. Those who fail to repair field/drainage tiles shall be fined and held liable for any damages. The township may repair the tile and assess the cost to the person/company responsible or be placed on the property tax of the landowner. (10.11.A.7)

STAFF COMMENTS:

Barndominium Dwellings:

- The definition provided for this type of dwelling is ambiguous, mostly describing the building materials of the dwelling, and does not clearly define the use or function of the building as a residential structure. It should be made clear that Barndominium's are typically *"a type of residential structure that is built to resemble a barn on the outside, but has a finished living space on the inside."*¹
- The township should be aware, Barndominium's are sometimes used as commercial uses (such as a home offices or small businesses) and animal housing/caretaking. The restrictions only address garage/storage space and do not consider commercial or agricultural uses, which may be permitted as an Accessory Use for RR – Rural Residential Districts. (9.2.D.7). It should be stated in the text if the township does not want to allow these uses.
- It should also be noted that Barndominiums can be converted structures or new-build structures; both of which commonly include 'lofts' in their design. This may conflict with the one-story restriction. (9.2.B.7)

Driveway Setbacks:

- The minimum setback distance of fifteen (15) feet from all side and rear property lines is quite large and might restrict the ability for property owners to split the lots in the future. Typically, setback distances for driveways range from three (3) to five (5) feet. We recommend reducing the setback distance to a more conventional number.
- The following language should be added to all sections regarding setback distance for driveways: *"Unless otherwise required by the driveway permitting authority for health and safety purposes."*

Land Use Plans:

- Per Section (9.3.F.2.C), Farming is a permitted use the restricted open space required by the Planned Residential Conservation Overlay District (PRCD) when authorized in a

¹ <https://www.archute.com/what-is-a-barndominium/>

conservation easement or in the association's covenants and restrictions. Therefore, it is appropriate to include the proposed language in Section (9.3.I.3). RPC staff encourages the township to contact the Fairfield Soil and Water Conservation District regarding appropriate mechanisms for creating the conservation easement required by Section (9.3.F.2.C).

Disturbance of Field/Drainage Tile:

- We recommend coordinating with Fairfield County Soil and Water Conservation District to conduct inspections of Field/Drainage Tile in addition to the DESC permit issued by Liberty Township.

STAFF RECOMMENDATIONS:

RPC Staff recommends modification in the following areas: Barndominium Dwellings, Driveway Setback Requirements, Land Use Plans, and Disturbance of Field/Drainage Tile as noted in the above RPC Staff Comments.

Liberty Township Zoning Text Amendments – January 2024

List of Proposed Changes

Section 1.2

The Board of Township Trustees may consider, but is not required to follow or give any deference to any land use plan, comprehensive plan, economic development plan adopted by Fairfield County or any other jurisdiction.

Definitions

BARNDOMINIUM DWELLING- a structure which consists of pilings or poles buried in the ground or attached to a foundation along with horizontal framing to provide support on top of which roof trusses and a roof are attached with exterior walls, windows and entry ways constructed between the pilings or poles. Barndominium dwellings shall also include, but not be necessarily limited to structures which may be referred to as pole barn kits, pole framing or post-frame construction, pole building framing, pole building or pole barn used as a single-family dwelling, but shall exclude site-built homes using standard wooden framing.

ARTICLE 7.1.C.3

A statement as to how the proposed amendment relates to the Liberty Township Comprehensive Land Use Plan, when and if adopted, ~~or in the absence of such plan, to the Fairfield County Comprehensive Plan, when and if adopted,~~ and to the neighborhood properties.

ARTICLE 9.2.B.7

7. Barndominium Dwelling shall be used as a single family detached dwelling

Subject to the restrictions below.

- a) Minimum Livable Floor Area: The dwelling portion of the unit shall contain a minimum livable floor area of one thousand three hundred fifty (1,350) square feet.
- b) Garage/Storage Space: The garage/storage portion of the unit shall not be greater than 75% of the Livable Floor Area Space as constructed and shall not exceed one story.
- c) The Dwelling shall have an orientation which faces the front of the lot toward the street

ARTICLE 9.2 + 9.6 + 9.7 + 9.8 + 9.11 (H.10)

10. All driveways shall be setback a minimum of 15' from all side and rear property lines.

ARTICLE 9.2.I.3

3. Conservation of Farmland.

Farmland that is recommended for conservation by the Liberty Township Comprehensive Land Use Plan shall be conserved.

ARTICLE 9.9.F.3.4

Setbacks

Minimum Front, Side and Rear Yard Setbacks and the driveway setback for individual Lots within the PUD shall be determined by the approved Development Plan.

ARTICLE 10.1

BUILDING SIZE, LOT AREA, YARD REQUIREMENTS, DRIVEWAY REQUIREMENTS, AND HEIGHT LIMITS

B. Lot Area, Yard Requirements, Driveway Requirements, and Height Limits

D. Home Additions

Home additions must have like-kind matching material as used on the principal building.

ARTICLE 10.2.D.4

Driveways shall be permitted in a required setback but shall be fifteen (15) feet or more from any property line, except where such driveways are developed jointly as a Common Drive to adjoining Lots.

ARTICLE 10.2.F.a

10. All driveways shall be setback a minimum of 15' from all side and rear property lines.

ARTICLE 10.11 (a.7)

7. Disturbance of Field/Drainage Tile

Field/Drainage Tile that has been cut, damaged or disturbed by a builder, excavator, property owner, or etc. MUST be correctly repaired immediately or they will be fined and held liable for any damages. The Township may repair the tile and assess the cost to the person/company responsible or be placed on the property tax of the landowner.



138 West Chestnut St.
Lancaster, OH 43130
(740) 652-7110

TO: The Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP
Interim Director

DATE: January 30, 2024

SUBJECT: Stormwater Advisory and Educational Sub-Committee

In 2013, the RPC established a Stormwater Advisory and Education Subcommittee with the purpose and structure as outlined in the attached document. This committee meets at least once per year, typically in November. At the November 2023 meeting, the Subcommittee adopted a motion to add the Franklin County Board of Health and the Fairfield County Board of Health to this Subcommittee. I am recommending that the RPC take action to formally add these two entities to this Subcommittee.

Holly R. Mattei, AICP
Interim Director

www.co.fairfield.oh.us/rpc

Fairfield County Regional Planning Commission – Storm Water Advisory and Educational Sub-Committee

Purpose: The purpose of the RPC Storm Water Advisory and Educational Sub-Committee is to provide a forum for public participation in the development and implementation of a stormwater program to compliment any existing public input processes currently established for those communities within Fairfield County that the Environmental Protection Agency has identified as a Municipal Separate Storm Sewer System (MS4) community. The Committee will also provide an educational and networking opportunity for each MS4 to share ideas and create a conversation about best practices. This advisory and educational board will be focused towards the MS4 communities in Fairfield County. However, any unit of government participating in the RPC may request representation on this committee.

Proposed Members:

Violet Township (2 members)
Liberty Township (1 member)
City of Pickerington (2 members)
City of Lancaster (2 members)
Soil and Water Conservation District (1 member)
Utilities Department (1 member)
County Engineer's office (1 member)
*Franklin County Board of Health (1 member)**
*Fairfield County Board of Health (1 member)**

Duties and Responsibilities:

This Committee will be responsible for conducting at a minimum, an annual public meeting to obtain citizen feedback on the proposed MS4 programs within the county. This Committee will make a recommendation regarding any program changes to the RPC. Upon confirmation by the RPC, the recommendation will be forwarded to the applicable MS4 community to determine if any of the six minimum control mechanisms should be revised for the applicable community. Any action taken by the RPC's sub-committee would be advisory to the MS4 community. The MS4 community may review the RPC's sub-committee's recommendation and may elect or decline to include the recommendation into its existing MS4 program.

*Proposed entity pending RPC approval

TO: Fairfield County Regional Planning Commission

FROM: Holly Mattei, AICP
Interim Director

DATE: January 30, 2024

SUBJECT: Fairfield Growing – Reaffirming the Local Foods Council

The 2011 Fairfield Growing Agricultural Economic Development Plan recommended the County adopt a Local Food Council to promote agricultural awareness and create programs to increase the utilization of local foods. The Fairfield County Regional Planning Commission established this Council as a Subcommittee in accordance with the RPC bylaws. This Council operated for several years and was instrumental in the creation of the Keller Market House, a local food hub in Lancaster.

The 2022 update to the Fairfield Growing Plan notes that the Food Council has lost momentum and recommends that the Council be reestablished to guide and advocate for the recommendations in the updated plan. This Council has met a few times over the last year and has requested to be reaffirmed as a Subcommittee of the RPC. The current formation of this Council includes representation from each of the following organizations:

Fairfield County Regional Planning Commission

Fairfield Soil and Water Conservation District

Fairfield County Economic Development

Local Farm Businesses (currently Schultz Family Farm, Bay Food Market and Keller Market House)

Fairfield County Visitors and Convention Bureau

OSU Extension

Lancaster Fairfield Chamber of Commerce

Pickerington Chamber of Commerce

Fairfield County Fair

Ohio Farm Bureau

Fairfield County 211

I request the RPC to take action to reaffirm this Local Food Council Subcommittee.

Holly R. Mattei, AICP
Interim Director

www.co.fairfield.oh.us/rpc

Fairfield County Building Department Monthly Report - December 2023 & January 2024

Final Approved	Address	City/Village	Township	Cost Estimate	Date Received
Nauman Outdoor Billboard Sign	7919 Lancaster-Newark Rd. NE	Baltimore	Walnut	None Listed	05/02/23
Verizon Generator	6281 Lancaster Kirkersville Road	Baltimore	Liberty	25,000.00	01/18/23
Wendy's Renovation	4410 Coonpath Rd NW	Carroll	Greenfield	250,000.00	04/21/23
New Applications	Address	City/Village	Township	Cost Estimate	Date Received
Fairfield Career Center-Hood Suppression	3985 Coonpath Rd NW	Carroll	Greenfield	None Listed	12/26/23
Verizon Equipment Upgrade	3620 Cincinnati-Zanesville Rd.	Lancaster	Hocking	21,000.00	01/05/24
City of Lancaster SWTP Feed System	4600 Sugar Grove Rd SE	Lancaster	Berne	3,225,400.00	1/10/24
Verizon Wireless Cell Tower	7680 Thornville Rd NE	Thornville	Richland	225,000.00	1/12/24
Verizon Wireless Cell Tower	4404 Julian Rd SW	Lancaster	Madison	225,000.00	1/12/24
Pleasantville Elementary - Fire Alarm	300 W Columbus St	Pleasantville	Pleasant	695.00	1/16/24
Verizon Wireless Cell Tower	1875 Lake Rd SE	Lancaster	Berne	250,000.00	1/16/24
Circle K Remodel - Baltimore	950 Baltimore-Somerset Road	Baltimore	Walnut	190,000.00	1/16/24
Lancaster Schools Garage - HVAC	2780 Coonpath Rd NE	Lancaster	Pleasant	48,250.00	1/17/24
Lancaster Speciality Surgery Center	3056 Columbus-Lancaster Rd. NW	Lancaster	Greenfield	739,194.00	1/26/24

BILLS
REGIONAL PLANNING COMMISSION
February 6, 2024

530000	CONTRACTUAL SERVICES	
	Crossroads Community	\$11,000.00
	TOTAL	\$11,000.00