

MINUTES

February 7, 2017

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

Presiding: Bill Yaple, President

Present: Betsy Alt, Tammy Drobina, Todd Edwards, Kent Huston, Doug Ingram, Lonnie Kosch, Dean LaRue, Harry Myers, Larry Neeley, Jerry Rainey, Karen Roberts, Jason Smith, John Snook, Ira Weiss, Jeffrey White, Dave Levacy (County Commissioner), Rick Szabrak (Fairfield County Economic Development Director) Holly Mattei (Executive Director), James Mako (Senior Planner), Loudan Klein (Planner), Becky Coutinho (RPC Intern), and Gail Beck (Adm. Asst.)

ITEM 1. MINUTES

The Minutes of the January 3, 2017, Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Todd Edwards seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Bill Yaple welcomed everyone to the meeting. Mr. Yaple welcomed Gail Beck back for her first meeting in two months. He also reminded everyone to go to the RPC website, click on the Land Use Plan and take the survey.

ITEM 3. PRESENTATION

James Mako gave a presentation on CDBG and Fair Housing.

ITEM 4. PROPOSED ZONING MAP AMENDMENT

James Mako presented the following report:

ITEM 4a. APPLICANT: Michael O'Reilly/Joe Fitch

LOCATION & DESCRIPTION: The property proposed for rezoning is approximately 5.2 acres located on the south side of Refugee Road in Liberty Township, Section 6, Township 16, Range 19.

EXISTING ZONING: R-R Rural Residential District- It is the intent of the R-R Rural Residential District to provide for single-family dwellings on large tracts within areas of open land and agricultural activity. Areas in the R-R Rural Residential District will not normally be served by public sewer and water.

EXISTING LAND USE: Business office and indoor/outdoor storage of equipment and landscaping material

PROPOSED REZONING: PRB/CS Planned Rural Business and Commercial 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 in close proximity to residential Uses. This District permits business and community service activities that could have significant and/or unique impacts on adjacent and nearby residential properties. It is the intent of this District to promote the compatibility of these Uses with the adjacent neighborhoods. The future enjoyment of nearby residential properties should be a primary consideration. It is not the intent of this District to include large scale commercial developments.

PROPOSED USE: Same as existing

	ADJACENT ZONING	ADJACENT USE
NORTH	R-R Rural Residential District	Residential/Agricultural
EAST	R-R Rural Residential District	Agricultural
WEST	R-R Rural Residential District	Agricultural
	R-R Rural Residential District	South Central Power Substation
SOUTH	R-R Rural Residential District	Agricultural
	R-R Rural Residential District	Basil Joint Fire District

RPC STAFF RECOMMENDATION:

RPC staff recommends approval of the proposed rezoning with the following comments:

1. It appears that the specified uses identified in the rezoning application, business office with indoor/outdoor storage, falls within with the intent of the PRB/CS District and will blend with the surrounding land uses. The PRB/CS District also provides the township with controls that would limit uses only approved with the rezoning and requires compliance with performance standards.
2. RPC Staff would recommend that the owner comply with the development standards found in Section 9.5 (F) of the Liberty Township Zoning Resolution. These standards include requirements for buffering, erosion control, access and noise.

APPLICANT: Michael O'Reilly/Joe Fitch - Continued

3. RPC Staff would recommend that the owner coordinate with the Fairfield County Engineer's Office to address the encroachment issues along Refugee Road raised by their office.

A motion was made by Kent Huston to approve the RPC staff recommendation. Dean LaRue seconded the motion. Betsy Alt asked if the RPC staff did a site inspection. James Mako responded that no site inspection was made, just an aerial only review. Applicant, Michael O'Reilly was present at the meeting but stated that he didn't have anything to add to the report. After discussion, a vote was taken and the motion passed with Betsy Alt abstaining.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

Holly Mattei presented the following bills for payment:

ITEM 6. BILLS

530005	CONTRACT SERVICES – OTHER	\$ 3,257.74
543000	REPAIR AND MAINTENANCE	\$ 114.10
558000	TRAVEL & EXPENSES	\$ <u>188.41</u>
	TOTAL	\$ 3,560.25

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

ITEM 7. OTHER BUSINESS

Holly Mattei submitted the following Resolution for Approval of Transfer of Funds:

**RESOLUTION #2017-01
IN THE MATTER OF APPROVAL OF TRANSFER OF FUNDS**

WHEREAS, it has been brought to our attention by the Auditor's Office that funds are needed in the long term disability insurance account, and

WHEREAS, \$200.00 is requested to be transferred from the Other Expenses Account No. 74703000-590000 to the Long Term Disability Insurance Account No. 74703000-521200, and

WHEREAS, by making this transfer, it will not be necessary to increase the overall 2017 RPC Budget. The remaining balance in the Other Expenses Account should be sufficient to cover any other expenses remaining for 2017, and

NOW, THEREFORE,

BE IT RESOLVED, by the Fairfield County Regional Planning Commission, State of Ohio:

1. That \$200.00 be transferred from the Other Expenses Account No. 74703000-590000 to the Long Term Disability Insurance Account No. 74703000-521200.

Motion by _____ seconded by _____
that the resolution be adopted was carried by the following vote:

YEAS: _____ NAYS: _____
ABSTENTIONS: _____

Approved on: February 7, 2017 _____
William C. Yapple, President
Fairfield County Regional Planning Commission

A motion was made by Doug Ingram to approve the transfer of funds. Ira Weiss seconded the motion. Motion passed with Dave Levacy abstaining.

Rick Szabrak discussed the Connect Ohio Study which reviews broadband usage around the County. Rick distributed an information card to the RPC and asked them to take a survey and return it to him so that we may be able to apply for grants.

Dave Levacy stated that there will be a Digital Divide meeting on Thursday February 9th, 10-11:30 a.m. with Congressman Steve Stivers attending.

Holly Mattei thanked everyone that attended the RPO meeting in January. The next RPO meeting will be on February 22, 2017.

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

Minutes Approved By:

William Yapple, President

Mary K. Snider, Secretary