

MINUTES

February 7, 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: Brad Bunting, Matt Collins, Aundrea Cordle, Gail Ellinger, Shawn Haughn, Charles Hockman, Kent Huston, Cathy Jerbic, Patrick Johnson, James Mako, Darrin Monhollen, Mitch Noland, Brian Prenger, Jeff Porter, John Scarito, Bob Slater, Corey Theuerkauf, Tony Vogel, Ira Weiss, Bill Yapple, and Commissioner Dave Levacy.

RPC Staff: Tamara Ennist and Sharlene Bails.

ITEM 1. MINUTES

The minutes of the December 6, 2022, Fairfield County Regional Planning Commission meeting, were presented for approval. Gail Ellinger made a motion for approval of the minutes. Kent Huston seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

ITEM 3. SUBDIVISION ACTIVITY

Tamara Ennist presented the following reports:

ITEM 3a). WINDING CREEK, SECTION 5, PART 2 - Final Plat Extension Request

Owner/Developer: Bambauer Deter Entrprise, LLC / Bob Deter

Engineer: EMH&T Engineers, Surveyors, Planners & Scientists

Location and Description: The Winding Creek Subdivision is located in Sec. 27, Twp. 16, Rng. 20 of Violet Twp. A preliminary plan for 269 lots was approved by the Regional Planning Commission in January 1996. Centralized water and sewer are provided by FC Utilities Depart. The Regional Planning Commission conditionally approved the Winding Creek Sec. 5, Pts 1 and 2 Final Plats on November 4, 2003. The Sec. 5, Pt 1 Final Plat has been recorded. Final Acceptance of public improvements for Sec. 5, Pt 1 has been granted by the Fairfield County Board of Commissioners.

The Final Plat approval for the Sec. 5, Pt 2 plat has been extended by the Commission to February 16, 2022. The developer is requesting two 180-day extensions, till February 16, 2023.

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.

LOCATION AND DESCRIPTION: VIOLET TOWNSHIP

West side of Milnor Road – South of Blacklick-Eastern Road and north of Refugee Road.

PARCEL ID: #0360092223 /

AREA: 27.55 Acres

SINGLE-FAMILY BUILDING LOTS: Thirty (30) Lots

OPEN SPACE RESERVE LOTS: Acres

STREET RIGHTS-OF-WAY DEDICATION: Curbs, Gutters and Sidewalks

CENTRAL SEWER AND WATER: Fairfield County

STORM WATER CONTROL: Storm water catch basins and yard basins will direct storm water into detention ponds for water quality control.

DENSITY: 3.24 Units Per Acre for Section 3. [Overall Gross Density - ± 2.22 units/acre; Overall Net Density - ± 2.64 units/acre].

ACCESS: Pickerington Road to the west through Section 1 and Refugee Road to the south through Heron Crossing subdivision.

SUBDIVISION REGULATIONS REVIEW COMMITTEE: The Subdivision Regulations Review Committee reviewed the application at their December 27th, 2022, meeting and they recommend conditional approval based on the findings and requirements.

A motion was made by Ira Weiss to approve the Subdivision Regulations Review Committee recommendation. Charles Hockman seconded the motion. The motion passed with Darrin Monhollen, Violet Township, abstaining.

ITEM 3b). SYCAMORE GROVE – PRELIMINARY PLAN

OWNER/DEVELOPER: Rockford Homes, Inc., Corey Theuerkauf

ENGINEER / SURVEYOR: Kimley-Horn Engineering, Brian Prenger / Matt Ackroyd

LOCATION AND DESCRIPTION: VIOLET TOWNSHIP

East side of Toll Gate Road – North of Refugee Road, just south of the Tollgate Estates subdivision on Mamie Drive in Violet Township just west of Liberty Township. This area is within Violet Township's PD, Planned Development Zoning District.

PARCEL ID: #0360088700 (100.74 Ac.) / 0360090010 (37.96 Ac.)

AREA: 137.499 Acres

SINGLE-FAMILY BUILDING LOTS: Two Hundred-thirty-nine (239)

OPEN SPACE RESERVE AREAS: Approximately, seventy (70) Acres of Open Space, which will include wetlands and flood plain areas.

STREET RIGHTS-OF-WAY DEDICATION: 13.68 acres. Toll Gate Road improvements and internal street dedication. Streets will have curbs and gutters, and sidewalks. Multi-use

paths are shown adjacent to Toll Gate Road right-of-way and within reserve areas.

CENTRAL SEWER AND WATER: Fairfield County Central Services

STORM WATER CONTROL: Street catch basins and yard basins will direct storm water into retention ponds to control storm water runoff and water quality control.

ACCESS: Primary access - Two access points on Toll Gate Road. The traffic Impact Study warranted a right in and right out (wishbone design) for the northern most entrance. A 285-foot southbound left turn lane is required for the southernmost access. One street stub is provided for future growth to the south.

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee reviewed the preliminary plan application for Sycamore Grove at their January 30th meeting and they recommend conditional approval for the preliminary plan. The conditions have been identified and will need to be resolved either on the preliminary plan or during later stages of the development.

Charles Hockman had questions and concerns regarding the wetlands area and what the US Army Corps of Engineers would require for this development. Gail Ellinger agreed with Charles Hockman and voiced her concerns as well. Tony Vogel and Mitch Noland explained the process and said the developer will have to comply with the decision of the Army Corps of Engineers.

There are two design variances requests that need reviewed by the board:

A design variance to Subdivision Regulation Sec. 4.10.3A(2) Approaches and Sec. 4.10.3B(1) Grade at Intersection, has been requested by the development team for the intersections at Cooper Drive / Bemington Trail and Marilyn Way / Heritage Way & Memory Drive. These regulations require that the approach to an intersection maintain the angle of intersection for a minimum of 100' measured from the centerline of the existing street.

A motion was made by Kent Huston to approve the above design variance. Ira Weiss seconded the motion. The motion passed with Darrin Monhollen, Violet Township, abstaining.

A design variance to Subdivision Regulations Sec. 4.10.2.E Temporary Turn Arounds has been requested to deviate from providing the required 'bulb' style temporary turn around to allow a modified style of cul-de-sac at the south end of Marilyn Way.

A motion was made by Ira Weiss to approve the above design variance. Kent Huston seconded the motion. The motion passed with Darrin Monhollen, Violet Township, abstaining.

A motion was made by Ira Weiss to approve the Subdivision Regulations Review Committee recommendation. Bill Yapple seconded the motion. The motion passed with Darrin Monhollen, Violet 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

Tamara Ennist presented the following bills for payment:

558000	TRAVEL & EXPENSES	<u>\$142.18</u>
	TOTAL	\$142.18

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

ITEM 7. OTHER BUSINESS

None

There being no further business, a motion was made to adjourn the meeting by Gail Ellinger and seconded by Darrin Monhollen. Motion passed.

The Executive Committee meeting followed the regular meeting.

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary