

MINUTES

March 2, 2021

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: Brandon Bailey, Linda Dattilo, Gail Ellinger, Shawn Haughn, Ralph Hedrick, Charles Hockman, Kent Huston, Douglas Ingram, Randy Kemmerer, Bev Kenney, Steve Kenney, Kimberly Kocak, Jo Ann Lohne, Darrin Monhollen, Thomas Mulcahy, Bob Ortman, Ira Weiss, Teri Wise, Bill Yapple, Dave Levacy (County Commissioner), Jeff Fix (County Commissioner), Carri Brown (County Administrator), Tony Vogel (County Utilities Director), James Mako (Executive Director), Tamara Ennist (Planner), and Sharlene Bails (Adm.Asst.).

ITEM 1. MINUTES

The Minutes of the January 5, 2021, Fairfield County Regional Planning Commission meeting, were presented for approval. Gail Ellinger made a motion for approval of the minutes. Ira Weiss seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Betsy Alt welcomed everyone to the meeting.

ITEM 3. PRESENTATION

James Mako gave a presentation on the Regional Planning Commission 2020 Annual Report. The report outlined a summary of services and accomplishments for 2020.

ITEM 4. REZONINGS-TOWNSHIP MAP AMENDMENTS

James Mako presented the following report:

ITEM 4a. APPLICANT: Mary Spires

LOCATION & DESCRIPTION: The property proposed to be rezoned is located on the north side of Royalton Road, east of Royalton (parcel # 0010003400). The property is 26.15 acres in size.

EXISTING ZONING: The property is zoned M-H (Manufactured Home Residential District). The Manufactured Home Residential (MH) District is established to provide areas for manufactured home communities in Amanda Township so as to provide a desirable residential environment, protected from adverse neighboring influences, with adequate access for vehicular traffic and circulation. These residential communities shall be developed and located so as not to promote excessive vehicular traffic on streets in adjoining residential areas, and shall provide overall desirability equivalent to that for other forms of residential development.

EXISTING LAND USE: Vacant Residential

PROPOSED REZONING: R-1 (Suburban Estate District) is established to accommodate single family residential dwellings in areas within or adjacent to urbanizing areas of the community or in areas of existing similar development, thereby providing for an orderly and efficient extension of public utilities. Areas in the suburban estate district normally will have public or central sewer and water.

ADJACENT ZONING

NORTH	R-R Rural Residential
EAST	MH Manufactured Home Residential
WEST	R-2 Multifamily Dwellings
SOUTH	R-2 Multifamily Dwellings

ADJACENT USE

Single Family Homes (College View Estates Subdivision)
Vacant/Single Family Home
Single Family Homes
Single Family Home

RPC STAFF RECOMMENDATION:

RPC Staff is recommending **approval** of the rezoning with the following comments:

1. The rezoning appears to fit with the exiting residential land uses in the area.
2. Although the future land use plan includes this parcel within the Conservation Resource Area where development is discouraged, the proposed zoning district will be a less intensive land use than the current zoning.

A motion was made by Doug Ingram to approve the RPC staff recommendation. Ira Weiss seconded the motion. Kimberly Kocak introduced herself and said she was available for any questions. The motion passed with Ralph Hedrick abstaining.

ITEM 4b. APPLICANT: Ryan Clum

LOCATION & DESCRIPTION: The property proposed to be rezoned is located in Walnut Township on the south side of State Route 256, just east of the Village of Baltimore. The property consists of one parcel (parcel # 0490263900). The parcel is 7.94 acres in size.

EXISTING ZONING: R-R (Rural Residential District) It is the intent of the Rural Residential District 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 and water.

EXISTING LAND USE: Agricultural

PROPOSED REZONING: I-2 (General Industrial District) It is the intent of the I-2 District to provide areas for general industrial and warehousing uses free from the encroachment of residential, retail, and institutional uses.

PROPOSED LAND USE: Storage Units

ADJACENT ZONING

NORTH	R-R Rural Residential District I-2 General Industrial
EAST	R-R Rural Residential District
WEST	R-R Rural Residential District
SOUTH	R-2 One and Two Family Residential

ADJACENT USE

Single Family House
Commercial (Needs Farm)
Agricultural
Single Family House
Single-Family Houses
(Whitherspoon Subdivision)

RPC STAFF RECOMMENDATION:

RPC Staff recommends **disapproval** of the rezoning with the following comments:

1. While the Future Land Use Plan (2018) shows this area being included within a Growth Area where development is encouraged, RPC staff has concerns regarding the drainage of the site and the close proximity to existing residential land uses on the west and south side of property.
2. RPC staff does acknowledge the fact that industrial zoning exists on the north side of SR256 and was supportive of the I-2 rezoning in 2015 for Needs Farms. However, that site was an existing commercial use when it came before the RPC for rezoning and is located next to industrially zoned land.

A motion was made by Kent Huston to approve the RPC staff recommendation. Doug Ingram seconded the motion. Steve and Bev Kenney spoke to the commission and stated their concerns regarding the proposed rezoning. 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.

ITEM 6. BILLS

James Mako presented the following bills for payment:

558000	TRAVEL & EXPENSES	<u>\$90.80</u>
	TOTAL	\$90.80

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

ITEM 7. OTHER BUSINESS

James Mako said he is expecting the updates to the county subdivision regulations by next week and to the RPC members in April.

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

Minutes Approved By:

Betsy Alt, President

Kent Huston, Secretary