

MINUTES

March 3, 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, Clement Chukwu, Gail Ellinger, Ralph Hedrick, Charles Hockman, Kent Huston, Doug Ingram, Joe Kemmerer, Randy Kemmerer, Darrin Monhollen, Jennifer Morgan, Jerry Rainey, Ira Weiss, Bill Yapple, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (Economic Development Director), Jeremiah Upp (County Engineer), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

ITEM 1. MINUTES

The Minutes of the February 4, 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. Ralph Hedrick was welcomed as a new member representing Amanda Township. Phil Stringer announced that April, 2020 will be his last month with the RPC after 25 years. The RPC thanked Phil for his years of service with the RPC.

ITEM 3. PRESENTATION

James Mako gave a CDBG Update and Fair Housing Presentation.

ITEM 4. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

ITEM 4a). SUBDIVISION: Spring Creek Section 3, Phase 2, and Replat of Lot 278 Section 3, Part 1B – Final Plat

Owner/Developer: Pulte

Engineer: CESO

Location and Description: The Spring Creek Subdivision is located in Violet Township and can be accessed from both Refugee Road and Milnor Road. The built portion of Spring Creek is within the City of Pickerington corporation limits. Section 3 Phase 2 is within the Township and includes 30 lots on approximately 16 acres. Also included in this final plat is a replat of Section 3, Phase 1B Lot 278 in order to reduce the size of the lot to accommodate additional spacing for the detention basin.

SUBDIVISION REGULATIONS COMMITTEE: The Subdivision Regulations Committee recommends approval of the final plat, subject to the following conditions:

1. If Lot 278 does not remain under the ownership of Pulte, the lot owner will be required to sign the plat.
2. Sheet 1. Drainage Maintenance District language needs updated to reflect the correct district. We will work with the County Engineers office to determine the correct district.
3. Sheet 1. Please provide name and title under all signature's lines for their respective agencies.
4. Sheet 3. Label all off-site easements as "off-site". Offsite easements may need to be adjusted per conversations with Fairfield County Utilities. These can be finalized with the signing of the construction drawings.
5. Sheet 3. Define electric easement labeling on Lot 289.
6. Sheet 3. Label change in acreage from Lot 278 and what is now part of Reserve B .
7. No vehicular access easement note appears to be an incorrect reference.
8. Prior to recording of the final plat:
 - a. Construction drawings signed and approved
 - b. Development Agreement and inspection fee deposits submitted
 - c. A bond must be posted in an amount agreed upon by the County.
 - d. Recreation fees must also be submitted (\$50 per lot) prior to recording.
9. The preliminary plan must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield Soil and Water Conservation District, GIS Department, and Violet Township.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. Motion passed with Darrin Monhollen abstaining.

Loudan Klein presented the following report:

ITEM 4b). Subdivision: Heron Crossing West – Preliminary Plan - Violet Township

Owner/Developer: MI Homes

Engineer: EMH&T

Location and Description: The proposed preliminary plan is for 61 acres along Pickerington Road in Violet Township. The proposal is for single-family residential at a gross density of 2.25 units per acre. There are proposed 136 lots varying in size and five reserves totaling 24 acres of open space, or 40%. The development is proposing two access points, one newly created access from Pickerington Road and one connection to Green Meadows Drive in Heron Crossing Section 2. Two additional stubs are proposed to the south. Central services will be provided to this development by Fairfield County Utilities.

SUBDIVISION REGULATIONS COMMITTEE: The Subdivision Regulations Committee recommends approval of the preliminary subject to the following conditions:

1. A variance request has been made to Section 4.10.3(A)(2) minimum approach tangent to an intersection of 100'. The request is being made at three locations: Green Meadows Drive to McQueen Drive, Fenwick Street to Ribault Drive and Tybee Way to Ribault Drive. **The Subdivision Regulations Committee supports this variance request.**
2. Minor comments remain from County Engineer regarding the stormwater report.
3. Previous discussions have centered around a field tile running north and south through the property as a possible outlet from the Fox Run parcels to the north. Tests have been completed by Fairfield Soil and Water Conservation District have come back under the thresholds to be considered a public nuisance.
4. Please see revised Note D regarding temporary turn arounds. Turnarounds must comply with Exhibit 3A of the Subdivision Regulations which is cul-de-sac design.
5. Depending on the phase lines, turn lanes may be required with the construction of Phase/ Section 1. Further discussion will need to occur related to the results of the traffic impact study. Regardless, it would be the County's desire to have these installed as soon as possible.
6. Offsite drainage and sanitary easements located south of the property and Reserve C must be acquired prior to construction approval.
7. The preliminary plan must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield Soil and Water Conservation District, GIS Department, and Violet Township.

A motion was made by Bill Yaple to approve the Subdivision Regulations Committee recommendation regarding the Preliminary Plan. Ira Weiss seconded the motion. Motion passed with Darrin Monhollen abstaining. A motion was made by Bill Yaple to approve the Subdivision Regulations Committee recommendation regarding the variance. Ira Weiss seconded the motion. Motion passed with Darrin Monhollen abstaining.

Loudan Klein presented the following report:

ITEM 4c). Subdivision: Estates at Lake Forest – Preliminary Plan - Violet Township

Owner/Developer: Harmony Development

Engineer: CESO

Location and Description: The proposed preliminary is located in Violet Township (PN#'s 0360093563 & 0360093570) along Milnor Road. The proposal is for 55 lots on 27 acres. The subdivision will be accessed from the existing Lake Forest Subdivision (Pickerington Corp.) which is accessed from Refugee Road. The site will be serviced by central water and sewer provided by Fairfield County Utilities.

SUBDIVISION REGULATIONS COMMITTEE: The Subdivision Regulations Committee is recommending approval of the preliminary plan, subject to the following conditions:

1. Stream classification has been updated with a revised wetland delineation report. Please show the streams on the preliminary plan as identified in the report. The necessary permits for mitigation will be required prior to construction approval.
2. A variance will be required from Section 4.10.2(E) Temporary Turn Arounds to dismiss the required turnaround for stubs greater than one lot deep. The second lot will be platted as a reserve and would be required to be replatted in order to become a lot. **The Subdivision Regulations Committee is in support of the variance request.**
3. The developer has agreed to supply off-site easements for along the Milnor Road frontage to for a pedestrian easement and an offsite water easement as necessary.
4. The preliminary plan must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield Soil and Water Conservation District, GIS Department, and Violet Township.

A motion was made by Jerry Rainey to approve the Subdivision Regulations Committee recommendation regarding the variance. Kent Huston seconded the motion. Motion passed with Darrin Monhollen abstaining. A motion was made by Jerry Rainey to approve the Subdivision Regulations Committee recommendation regarding the preliminary plan. Ira Weiss seconded the motion. Motion passed with Darrin Monhollen abstaining.

ITEM 5. PROPOSED ZONING MAP AMENDMENT

James Mako presented the following report:

ITEM 5a). APPLICANT: Scott and Bethany Lines

LOCATION & DESCRIPTION: The applicant proposes to rezone 1.64 acres of land (parcel # 013-00395-15) located at 3600 Havensport Road in Greenfield Township, R 19 T 15 S 15 SW .

EXISTING ZONING: The property is zoned R-1 (Rural Residential District). The R-1 District is established to provide areas for the continuance of agriculture as well as large lot single family residential development reflecting very low density and a rural lifestyle. Such development may occur as a transitional area between agricultural and urban areas, and is typically not served by public water or sewer systems.

EXISTING LAND USE: Non-Residential Building (Pole Barn-type structure)

PROPOSED REZONING: HB (Highway Business District) The HB District is established to provide areas for a diverse range of commercial and business activity within specific areas of Greenfield Township, while controlling the adverse impacts of this development on nearby residential uses. In particular, the HB District must be intended to accommodate high intensity business uses such as those found along major highway corridors. Furthermore, this district may be applied to new development within Greenfield Township when located within a major highway corridor.

PROPOSED LAND USE: Generator sales & electrical contracting office

ADJACENT ZONING

NORTH	R-1 Rural Residential District
EAST	R-1 Rural Residential District
WEST	R-1 Rural Residential District
SOUTH	R-1 Rural Residential District

ADJACENT USE

Single Family Home
Single Family Home
Single Family Home
Single Family Home

RPC STAFF RECOMMENDATION:

RPC Staff recommends disapproval to the rezoning request with the following comments:

1. The property appears to contain an existing non-conforming use (non-residential structure in a R-1 District). RPC Staff does not believe that proposed re-zoning/ land use fits into the rural residential character of the neighborhood. In addition, the proposed land use (Highway Business) is not supported by the land use recommendations found in the County's Comprehensive Plan.
2. It does not appear that the property is "located within a major highway corridor" as specified in the definition of the HB (Highway Business) District.

A motion was made by Bill Yaple to approve the RPC staff recommendation. Darrin Monhollen seconded the motion. Motion passed.

ITEM 6. ELECTION OF OFFICERS AND EXECUTIVE COMMITTEE MEMBERS

The following Slate of Officers and Executive Committee members was presented to the RPC for approval:

Slate of Officers:

President

- Betsy Alt

Vice-President

- Ira Weiss

Second Vice-President

- Doug Ingram

Secretary

- Kent Huston

Recommendations for Executive Committee Members:

- Doug Ingram (Second Vice-President*)
- Betsy Alt (President*)
- Kent Huston (Secretary*)
- Todd Edwards (Retail Merchant)
- Jerry Rainey (Education)
- Ira Weiss (Vice-President*)
- Darrin Monhollen (Violet Township)
- Jennifer Morgan (Finance)
- Bill Yapple (At-Large)

*If elected as officer, would automatically be a member of the Executive Committee.

A motion was made by Dave Levacy to accept the proposed slate as presented. Gail Ellinger seconded the motion. Motion passed.

ITEM 7. 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 8.	BILLS	
530005	CONTRACT SERVICES - OTHER	\$ 85.00
558000	TRAVEL & EXPENSES	<u>\$ 120.00</u>
	TOTAL	\$ 205.00

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

ITEM 9. OTHER BUSINESS

No other business was presented at the meeting.

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

Minutes Approved By:

Phil Stringer, President

Kent Huston, Secretary