

MINUTES

March 4, 2014

The minutes of the Fairfield County Regional Planning Commission meeting held at the Fairfield County Courthouse, Commissioners' Hearing Room, 210 East Main Street, Lancaster, Ohio.

Presiding: Zack DeLeon, President

Present: Clement Chukwu, Joel Denny, Todd Edwards, Gail Ellinger, Ivan Ety, Jim Hochradel, Doug Hockman, Christian Hoffman, Kent Huston, Doug Ingram, Larry Joos, Ray Karlsberger, Joe Kemmerer, Harry Myers, Larry Neeley, Bob Ortman, Peter Rockwood, Eric Sandine, Dan Singer, Mary Snider, Phil Stringer, Ira Weiss, Bill Yaple, Dave Levacy (County Commissioner), Carri Brown (County Executive Director), Bob Clark (County Economic Development Director), Holly Mattei (RPC Director), James Mako (Senior Planner), and Gail Beck (Adm. Asst).

ITEM 1. MINUTES

The Minutes of the February 6, 2014 Fairfield County Regional Planning Commission meeting were presented for approval. Pete Rockwood made a motion for approval of the minutes. Phil Stringer seconded the motion. The motion passed.

ITEM 2. PRESIDENT'S REPORT

Zack DeLeon welcomed Christian Hoffman as the new Agriculture representative for the RPC. Zack thanked everyone for allowing him to serve as RPC President for the past two years. He stated that the staff was fantastic to work with and he wished Kent Huston good luck as the next RPC President.

ITEM 3. PRESENTATION

Holly Mattei presented the 2013 Annual Report.

ITEM 4. SUBDIVISION ACTIVITIES

Holly Mattei presented the following report:

ITEM 4a. SUBDIVISION: SUBDIVISION: Thorla – North Bank Road – Variance Request

OWNER/DEVELOPER: Dana Thorla

ENGINEER/SURVEYOR: Scott D. Grundei

LOCATION AND DESCRIPTION: An application has been submitted requesting variance to Sections 2.3 (Frontage) and 2.4 (Lot Area) for a proposed lot split on the south side of North Bank Road in Walnut Township, Section 22, Township 17, Range 18. Each proposed lot would be approximately .12 acres with approximately 49 feet of frontage. The Walnut Township Board of Zoning Appeals has already granted a variance from its zoning requirements to allow the proposed split. Water service is proposed from the Village of Millersport. Sanitary sewer services are proposed from the Licking County Water and Wastewater District.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:** The Subdivision Regulations Committee recommends approval of the proposed variance for the following reasons:

1. The proposed lot will be of similar size to the lots in the surrounding area. For this reason, the Subdivision Regulations Committee believes that the variance is not substantial when viewed in light of the surrounding area and it will not substantially alter the essential character of the neighborhood.
2. The Village of Millersport and the Licking County Water and Wastewater District have indicated that they can serve this additional lot with central water and sewer services. Access can be provided from North Bank Road. Therefore, the delivery of governmental services is not adversely affected.

*Also note a flood building permit will be required from the Fairfield County Regional Planning Commission prior to moving any dirt and/or constructing any building on these lots.

**At its February 6, 2014 meeting, the RPC continued this variance case until such time it received a certification of the Walnut Township Board of Zoning Appeals decision. This certification was submitted to the RPC office on February 10, 2014 (see attached). Therefore, this application is being placed on the March 4, 2014 RPC agenda.

Holly Mattei stated that the opposing party has filed an Appeal and a Motion to Stay has been ordered. Therefore, no action will be taken on this agenda item at this time.

Holly Mattei presented the following report:

ITEM 5. ELECTION OF OFFICERS AND EXECUTIVE COMMITTEE FOR 2014

The Nominating Committee has nominated the following RPC members to serve as Officers and Executive Committee members for the next two years:

President:	Kent Huston
First Vice-President:	Bill Yaple
Second Vice-President	Phil Stringer
Secretary:	Mary Snider
Executive Committee Members:	Doug Ingram
	Donna Abram
	James Hochradel
	Harry Myers
Immediate Past President:	Zack DeLeon

The proposed newly elected officers will take office at the April 1, 2014 RPC meeting.

A motion was made by Ira Weiss to approve the nominations made by the Nominating Committee. Doug Hockman seconded the motion. Motion passed. Holly Mattei thanked Zack DeLeon for doing a great job as President for the past two years.

Holly Mattei presented the following bills for payment:

ITEM 6. BILLS

561000	OFFICE SUPPLIES	\$ 50.03
530005	CONTRACT SERVICES – OTHER	\$ 225.00
543000	REPAIR AND MAINTENANCE	\$ 113.21
558000	TRAVEL & EXPENSES	<u>\$ 156.32</u>
	TOTAL	\$ 544.56

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

ITEM 7. OTHER BUSINESS

Holly Mattei talked about the MORPC Boundary Committee. She said that Violet and Bloom Townships are currently involved. MORPC plans to increase the area to possibly Liberty Township, Baltimore and Lancaster. Holly said that she would report back at a later date with updates.

Dave Levacy announced that Zack DeLeon has agreed to serve on the new Land Bank Committee. He said that the primary focus of this committee is redevelopment to get rid of blight properties.

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

Minutes Approved By:

Kent Huston, President

Mary K. Snider, Secretary