

MINUTES

March 4, 2025

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: Josh Anders, Mike Berry, Joe Boyer, Vince Carpico, Amie Cohen, Joe Ebel, Amanda Everitt, Kent Huston, Anthony Iachini, Douglas Ingram, Cheryl Kohler, Jarrod Mahaffey, Gina Matos, Jason Miller, Ben Myers, Joe Palmer, Dan Singer, Carly Sparrow, Rick Szabrak, Tony Vogel, and Ira Weiss.

RPC Staff: Holly Mattei, Josh Hillberry, Nicholas Eastham and Sharlene Bails.

ITEM 1. MINUTES

The minutes of February 4, 2025, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Joe Palmer seconded the motion. The motion passed with Jarrod Mahaffey abstaining.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

ITEM 3. SUBDIVISION ACTIVITY

Nicholas Eastham presented the following report:

ITEM 3a. VALLEY VIEW FARMS - REPLAT

OWNER/DEVELOPER: Jonathan Spires

ENGINEER/SURVEYOR: Robert McFarland

LOCATION AND DESCRIPTION: This replat is for Lot 32 in the Valley View Farms subdivision in Pleasant Township. The applicant is proposing to create a new 1.500-acre lot (proposed Lot 32a) for the site of a new residence.

SUBDIVISION REGULATION COMMITTEE COMMENTS:

1. Section 711.24 of the Ohio Revised Code requires any change to a recorded plat to be agreed upon in writing from any landowner who is injuriously affected by the change. The Fairfield County Prosecutor's Office has previously advised that the Regional Planning Commission is the entity to determine what parties would be injuriously

impacted and require such owner(s) to sign the replat. The Subdivision Regulation Committee recommends that owners of lots 31 and 33 be required to sign the replat, because this replat will create a new adjacent lot that did not exist at the time they purchased their lots.

2. The applicant needs to ensure that the proposed lot will comply with the Health Department's on-site water and sewer system regulations.
3. The Subdivision Regulation Committee recommends approval of the Valley View Farms Replat of Lot 32, subject to complying with the Subdivision Regulation Agency comments and the owners of lots 31 and 33 signing the replat.

A motion was made by Tony Vogel to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. Motion passed.

Josh Hillberry presented the following report:

ITEM 3b. DHL - REPLAT

OWNER/DEVELOPER: DHL (RES CANAL WINCHESTER LLC)

ENGINEER/SURVEYOR: Dave Cox PS (The Kleingers Group)

LOCATION AND DESCRIPTION: Replat of DHL, located on the south side of Basil-Western Road (PID: # 03600032000) in Violet Township. The site contains 22.641 acres total. The purpose of this Replat is to dedicate Lot #3 (10.608 acres) to Violet Township.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. Final Plat needs to include easement language between Violet Township and DHL.
2. Signature line for Fairfield County Utilities (Tony Vogel) needs to be added to the plat.
3. Technical comments from the Fairfield County Engineers' Office.
4. Other Review Agency Comments

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Tony Vogel seconded the motion. The motion passed with Rick Szabrak abstaining.

Nicholas Eastham presented the following report:

ITEM 3c. MAGNOLIA RESERVE – PRELIMINARY PLAN EXTENSION

OWNER/DEVELOPER: Ron Beitzel/Four Seasons Land Company

ENGINEER/SURVEYOR: Advanced Civil Design

LOCATION AND DESCRIPTION: This proposed subdivision (parcel numbers 0360082010 and 0360090560) would be located in northern Violet Township, west of Pickerington Road, east of Ault Road, and south of Gearied Street. The subdivision would contain 33.311-acres and create 33 single-family residential lots.

The Preliminary Plan approval has been extended through April 6, 2025. The applicant is requesting another one-year extension, which would take preliminary plan approval through April 6, 2026. The applicant is applying for a one (1) year extension of the preliminary plan, which would provide approval of the plan through August 2025.

Last year, the applicant inquired about phasing the project. RPC staff and the other technical review agencies noted several comments that would need to be addressed if this project were to be phased. RPC staff contacted the developer prior to writing this report, and the developer indicated that phasing is no longer being proposed at this time.

SUBDIVISION REGULATION COMMITTEE COMMENTS:

The Subdivision Regulation Committee recommends approval of the one-year Preliminary Plan Extension through April 6, 2026. This extension assumes that the development will occur in one phase. If this development were to occur with multiple phases, then the applicant would need to obtain a revised preliminary plan to address the additional comments noted in 2024.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Josh Anders seconded the motion. Motion passed.

ITEM 4. BUILDING DEPARTMENT APPLICATIONS

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

ITEM 5. BILLS

Holly Mattei presented the following bills for payment:

530000	Contractual Services	<u>\$11,650.00</u>
	TOTAL	\$11,650.00

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

ITEM 6. OTHER BUSINESS

None

There being no further business, a motion was made to adjourn the meeting by Dan Singer and seconded by Carly Sparrow. Motion passed.

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary