

MINUTES

March 5, 2019

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, Zack DeLeon, Todd Edwards, Rachel Elsea, Craig Getz, Charles Hockman, Kent Huston, Doug Ingram, Lonnie Losch, Darrin Monhollen, Jerry Rainey, Karen Roberts, Dan Singer, Melissa Tremblay, Ira Weiss, Dave Levacy (County Commissioner), Jeff Fix (County Commissioner), Rick Szabrak (County 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 5, 2019, Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Todd Edwards seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Phil Stringer welcomed everyone to the meeting.

ITEM 3. PRESENTATION

Albert Gallis (Lancaster resident) gave a presentation on the Lancaster Bike Trail Concept.

ITEM 4. SUBDIVISION ACTIVITIES

James Mako presented the following report:

ITEM 4a. Applicant: CESO (Agent for Pulte Homes)

Owner/Developer: CESO (Agent for Pulte Homes)

Applicant: CESO (Agent for Pulte Homes) – Variance – Continued

Location and Description: The property (Parcel# 036-00058-70) is located in Violet Township. The existing parcel is 50.725 acres in size. The applicant wishes to split the existing parcel and create a new 14.911 acre parcel. The applicant is requesting a variance to Section 1.4.1 (B) since the split will not meet the minimum road frontage requirements of the County Subdivision Regulations due to deed restrictions on the previously recorded sections of Spring Creek.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the proposed variance with the following comments:

1. The Subdivision Regulations Committee is recommending that a temporary access easement be established on the plat that would run from the proposed 14.911 acre parcel east to Pickerington Road. Language will be needed in the easement to vacate the easement once the roads in the next phase of Spring Creek are recorded.

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

Loudan Klein presented the following report:

ITEM 4b. Subdivision: Spring Creek Section 3, Phase 1 - Part A and B - Final Plats

Owner/Developer: Pulte

Engineer: CT Consultants

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 1 is within the Township and includes 42 lots with access from within the Spring Creek Subdivision. Part A will include 17 lots on 7 acres and Part B will include 25 lots on 14 acres.

Subdivision Regulations Committee Recommendation Part A: The Subdivision Regulations Committee recommends approval for the final plat, subject to the following conditions:

1. Sheet 2/2. The temporary turnaround easement is not provided in the correct location per the construction drawings. Language should be provided that the easement will expire when the ROW is extended. Although this temporary turnaround will not be required during construction, the County will incorporate the cost of the turnaround in the bond amount in the event Part B is not platted. The County will determine a time frame to which the road must be extended, and if not extended in the time frame, the turnaround must be constructed.

Subdivision: Spring Creek Section 3, Phase 1 - Part A and B - Final Plats – Continued

2. Sheet 2/2. The offsite trail easement either needs to be recorded with this plat and have the property owner sign, or have it recorded as a separate document and reference recording information on the plat. The County needs to ensure this is secured before recording the plat. The response letter states a note is added with maintenance language, but we are unable to locate.
3. There appears to be a number of discrepancies between the latest version of the construction drawings and what is shown on the plat in terms of easements. Please refer to comments outlined by the County Engineer for further clarification. In conversations with the Engineers Office, it also appears an electric layout was sent to the Engineers Office and the utility easements do not correspond to that layout.
4. Comment #9 from the County Engineer, this will most likely need corrected on the construction drawings.
5. A bond must be posted in an amount agreed upon by the County. Recreation fees must also be submitted (\$50 per lot) prior to recording.
6. The plat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield SWCD, GIS Department, and Violet Township.

Subdivision Regulations Committee Recommendation Part B: The Subdivision Regulations Committee recommends approval for the final plat, subject to the following conditions:

1. Sheet 2/2. The offsite trail easement either needs to be recorded with this plat and have the property owner sign, or have it recorded as a separate document and reference recording information on the plat. The County needs to ensure this is secured before recording the plat. The response letter states a note is added with maintenance language, but we are unable to locate.
2. Sheet 2/2. “Proposed” should be removed on the rear of lots 247-287. This easement also needs to be better defined in order to identify in the field.
3. A bond must be posted in an amount agreed upon by the County. Recreation fees must also be submitted (\$50 per lot) prior to recording.
4. The plat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield SWCD, GIS Department, and Violet Township.

A motion was made by Zack DeLeon to approve the Subdivision Regulations Committee recommendation to approve the final plat for Part A. Ira Weiss seconded the motion. Motion passed with Darrin Monhollen and Melissa Tremblay abstaining.

A motion was made by Todd Edwards to approve the Subdivision Regulations Committee recommendation to approve the final plat for Part B. Ira Weiss seconded the motion. Motion passed with Darrin Monhollen and Melissa Tremblay abstaining.

ITEM 5. PROPOSED ZONING MAP AMENDMENT

James Mako presented the following report:

ITEM 5a. APPLICANT: Violet Township Trustees

LOCATION & DESCRIPTION: The property proposed for rezoning is 62.393 acres in size and is located on the north side of Blacklick Eastern Road (SR 204), west of Taylor Road in Violet Township, R 20 T 16 S 20. The parcel ID # is 0360073400.

EXISTING ZONING: – R-1 Single Family Residential (Moderate Density): Land and buildings in the R-1 District shall only be used for the following purposes: 1. Single family dwellings, provided such structures comply with the following requirements: (a) shall be permanently attached to solid foundations; and (b) shall be constructed of conventional building materials equal to or better than materials used in existing buildings in the adjacent area; and (c) shall be subject to real estate tax.

EXISTING LAND USE: Existing non-conforming event center, offices, recreation areas, and accessory structures.

PROPOSED REZONING: C-2 Limited Commercial: The C-2 District is defined as an area reserved for general commercial and trade uses, both retail and wholesale, subject to the following limitations: (a) Each enterprise shall provide adequate space within solidly enclosed buildings for the storage of all merchandise which it may offer for sale; (b) Merchandise may be displayed out of doors only during hours when the enterprise is open to conduct business unless the merchandise consists of horticultural products, including trees, shrubs, bushes, plants or flowers or other nursery products may be stored out of doors at all times. (c) Any enterprise which handles merchandise but does not offer it for sale, such as motor freight terminals, storage warehouses, distributing terminals, parcel services, etc., shall not be permitted. (d) Auction sales.

PROPOSED USE: Township administrative offices, event center, parkland and existing accessory structures and uses.

ADJACENT ZONING

ADJACENT USE

NORTH	N/A	Interstate 70
EAST	R-1 District -Single Family Residential (Moderate Density)	Haaf Farm Subdivision
WEST	S-1 Professional and Commercial Services District	Echo Manor Nursing Home
SOUTH	R-2 District -Single Family Residential (Low Density)	Summerfield Subdivision

APPLICANT: Violet Township Trustees – Continued

RPC STAFF RECOMMENDATION

RPC Staff recommends approval of the proposed zoning amendment with the following comment:

- 1. Staff believes that the proposed rezoning will allow for the appropriate zoning classification for the existing and proposed uses of the site.

A motion was made by Doug Ingram to approve the RPC staff recommendation. Jeff Fix seconded the motion. Motion passed with Darrin Monhollen and Melissa Tremblay abstaining.

ITEM 6. 2018 ANNUAL REPORT

Loudan Klein presented the 2018 Annual Report.

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

543000	REPAIR & MAINTENANCE	\$ 59.50
530005	CONTRACT SERVICES – OTHER	\$ 135.00
574000	EQUIPMENT	\$ 422.83
558000	TRAVEL & EXPENSES	<u>\$ 165.24</u>
	TOTAL	\$ 782.57

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

ITEM 9. OTHER BUSINESS

There was no other business presented at the meeting.

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

Minutes Approved By:

Phil Stringer, President

Kent Huston, Secretary