

MINUTES

March 5, 2024

The minutes of the Regional Planning Commission meeting held at the Fairfield County Workforce Center, 4465 Coonpath Rd NW, Carroll, Ohio, and via livestream and conference call.

Presiding: Jennifer Morgan, President

Present: Josh Anders, Ron Baker, Scott Barr, Jeff Barron, Ron Beltzer, Todd Cooper, Aundrea Cordle, Beth Cottrell, Dave Cutain, Anne Cyphert, Joe Ebel, Karl Elder, Gail Ellinger, Amanda Everitt, Jane Harf, Ralph Hedrick, Jennifer Henery, Charles Hockman, Kent Huston, Cathy Jerric, Lonnie Kosch, Jarrod Mahaffey, Darrin Monhollen, Carol Moore, Paul Neeley, Vince Papsidero, Jeff Porter, Sherry Pymmer, Michael Scarmack, Dan Singer, Carly Sparrow, Jerry Starner, Beverly Sturn, Rick Szabrak, Jeremiah Upp, Ira Weiss, Rod Williams, Curtis Witham and Commissioner Jeff Fix.

RPC Staff: Holly Mattei, Safa Saleh, Josh Hillberry, and Sharlene Bails.

ITEM 1. MINUTES

The minutes of the February 6, 2024, Fairfield County Regional Planning Commission meeting, were presented for approval. Dan Singer made a motion for approval of the minutes. Kent Huston seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

ITEM 3. 2024 FAIRFIELD COUNTY COMPREHENSIVE PLAN

A video from Commissioner Fix was viewed at the meeting. Commissioner Fix went into detail about the plan review process and how the plan has evolved to date. There was a public hearing held by the Regional Planning Commission in September 2023 and 26 other meetings were held at the townships and villages. The video featured several township/village officials who explained what they are facing and how the new plan would impact their population.

Vince Papsidero from Planning Next gave a presentation on the updates to the Fairfield County 2024 Comprehensive Plan. He explained how growth was inward focused in the cities and villages within the county. He presented an overall summary of the plan changes from the original draft.

Amanda Everitt made a motion to adopt the 2024 Fairfield County Comprehensive Plan. Gail Ellinger seconded. The motion passed with Ron Baker, Ralph Hedrick, Jennifer Henery, and Jarrod Mahaffey voting no.

ITEM 4. SUBDIVISION ACTIVITY

Holly Mattei presented the following report:

SUBDIVISION: Magnolia Reserve – Preliminary Plan Extension

OWNER: Vera E. Shoaf, Trustee

DEVELOPER: Principle Real Estate Development, LLC

ENGINEER: Advanced Civil Design, Inc.

LOCATION AND DESCRIPTION: The Magnolia Reserve subdivision is located in Violet Township on the west side of Pickerington Road across from Deer Run between Blacklick Eastern Road (SR 204) and Refugee Road. The Preliminary Plan for this subdivision was approved by the Regional Planning Commission on April 6, 2021 and includes 33 single-family lots on 33.311 acres. The applicant requested a one year extension of the preliminary plan, which was granted in January 2023 to take Preliminary Plan approval through April 6, 2024. The applicant is requesting another one-year extension, which would take Preliminary Plan approval through April 6, 2025.

RPC STAFF RECOMMENDATION: RPC staff is recommending approval of the one-year extension taking Preliminary Plan approval to April 6, 2025.

A motion was made by Carol Moore to approve the RPC staff recommendation. Charles Hockman seconded the motion. The motion passed with Darrin Monhollen abstaining.

ITEM 5. ZONING TEXT AMENDMENT

APPLICANT: Rushcreek Township

PROPOSED REVISIONS:

Rushcreek Township has proposed an amendment to its Zoning Resolution to reduce the minimum livable floor area allowed for Building Size (10.1.A) and increase the square footage allowed for Accessory Structures (10.3.A).

ANALYSIS:

10.1 BUILDING SIZE, LOT AREA, YARD REQUIREMENTS, AND HEIGHT LIMITS

- Under Article X, General Development Standards: The minimum livable floor area for any single-family dwelling, manufactured home, or permanently sited manufactured home, will be reduced from 1,150 square feet to 650 square feet. (pg. 57)

10.3 ACCESSORY STRUCTURES

- 10.3.A.3: The cumulative area for accessory structures will be increased from two thousand six hundred (2,600) square feet to three thousand two hundred (3,200) square feet.
- 10.3.A.5: “No single accessory structure shall exceed the ground floor area of the principal structure” text will be deleted. This section will now read: “No accessory structure shall be located closer than ten (10) feet to the principal structure or other accessory structure on the same lot.”
- 10.3.A.7: Accessory structures, larger than one hundred (100) square feet, shall be placed on a permanent foundation. The square footage will increase from one hundred (100) square feet to three hundred (300) square feet.

STAFF COMMENTS:

RPC Staff has no comments on the proposed text amendments.

STAFF RECOMMENDATIONS:

RPC Staff recommends approval of the proposed text amendments to Rushcreek Townships Zoning Text Resolution.

A motion was made by Commissioner Fix to approve the RPC staff recommendation. Jeff Porter seconded the motion. Gail Ellinger asked why the reduction in the minimum was proposed and Charles Hockman responded. The motion passed with Charles Hockman abstaining.

ITEM 6. ELECTION OF OFFICERS

Slate of Officers:

President

- Jennifer Morgan

Vice-President

- Ira Weiss

Second Vice-President

- Doug Ingram

Secretary

- Kent Huston

Recommendations for Executive Committee Members:

- Doug Ingram (Second Vice-President*)
- Jennifer Morgan (President*)
- Kent Huston (Secretary*)
- Todd Edwards (Retail Merchant)
- Ira Weiss (Vice-President*)
- Darrin Monhollen (Violet Township)
- Jeff Porter (At Large)

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

The recommendations for the slate of officers and the Executive Committee were presented for review by the board members. Shawn Haughn is no longer able to serve on the Executive Committee. Jennifer Morgan asked if anyone was interested in filling this position. Darrin Monhollen stated Lori Sanders was interested and Gail Ellinger stated she would like to serve as well.

Commissioner Fix made a motion to approve the slate of officers and the Executive Committee members, adding Gail Ellinger to the Executive Committee. Dan Singer seconded the motion. Motion passed.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

RPC staff presented a list of building permit applications under review. Rick Szabrak gave an update on the upcoming renovations to the Fairfield County Workforce Center.

ITEM 6. BILLS

Holly Mattei presented the following bills for payment:

530000	Contractual Services	<u>\$11,000.00</u>
	TOTAL	\$11,000.00

A motion was made by Gail Ellinger to approve the bills for payment. Darrin Monhollen seconded the motion. Motion passed.

ITEM 7. OTHER BUSINESS

Holly Mattei thanked Innerphase Video Productions for providing their services for the meeting tonight.

Holly Mattei said the Commissioners have agreed to provide the model zoning code at no cost to the townships and villages.

There being no further business, a motion was made to adjourn the meeting by Commissioner Fix and seconded by Jarrod Mahaffey. Motion passed.

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary