

MINUTES

March 7, 2017

The minutes of the Fairfield County Regional Planning Commission meeting held at the Fairfield County Courthouse, 210 E. Main Street, Third Floor, Lancaster, Ohio.

Presiding: Bill Yaple, President

Present: Todd Edwards, Rachel Elsea, Jim Hochradel, Charles Hockman, Kent Huston, Joe Kemmerer, Lonnie Kosch, Dean LaRue, Harry Myers, Larry Neeley, Mary Snider, Hart Van Horn, Ira Weiss, Jeffrey White, Kevin Yeamans, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (Fairfield County Economic Development Director), Holly Mattei (Executive Director), James Mako (Senior Planner), Loudan Klein (Planner), Becky Coutinho (RPC Intern), and Gail Beck (Adm. Asst.).

ITEM 1. MINUTES

The Minutes of the February 7, 2017, Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Kent Huston seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Bill Yaple welcomed everyone to the meeting. Hart Van Horn introduced Charles Hockman as the new Rushcreek Township representative.

ITEM 3. PUBLIC HEARING – PROPOSED REVISIONS TO THE FAIRFIELD COUNTY SUBDIVISION REGULATIONS

- Revisions to Section 2.11 Appeal (Minor Subdivision)
- Creation of Section 3.5 Replat
- Revision to Section 11.2 Revision of Plat after Approval
- Revision to Section 11.5 Appeal (Revision and Enforcement)
- Revision to Appendix B Section 3.2 Major Subdivision (Fee Schedule)

In recent years there have been a number of requests to make adjustments or revisions to a recorded plat. RPC staff often refers to this as a “Replat”. Currently, there is no language within the Subdivision Regulations spelling out the different types of replat, the fee, and process (replats currently follow the process of a final plat). RPC staff has added a new section for the replat. It introduces two different types of replats: Type 1 and Type 2, which will be determined by the revisions requested and their potential impacts. The decision of the type of replat will be the

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responsibility of the Executive Director. These changes also resulted in the need to make additional revisions to the appeal process in Sections 2.11 and 11.5. Minor changes to Section 11.2 were also required.

The Fee schedule for replats Type 1 and Type 2 was added to Appendix B Section 3.2.

The Subdivision Regulations Committee recommended approval of the proposed revisions at its November 28, 2016 meeting, subject to review by the County Prosecutors Office. The Prosecutors Office has now reviewed the proposed revisions and has no comments.

TITLE II Minor Subdivision Procedures

Proposed Revision:

2.11 APPEAL.

Upon determination by staff that a minor subdivision will not be approved, an applicant may appeal this decision to the ~~Subdivision Regulations Committee~~ **Regional Planning Commission**. Appeals shall be fully documented by the applicant and shall be submitted in writing within 30 days of written notice of disapproval **accordance with Section 11.5(B)**. The filing fee set forth in Section 3.5 of the Appendix B shall be required on any appeal. This fee is not in lieu of any normal processing or filing fee, which may be required for minor subdivision review. Any decision of the ~~Subdivision Regulations Committee~~ **Regional Planning Commission** may further be appealed to the ~~Regional Planning Commission~~ without an additional fee, provided the appeal is submitted in writing within 30 days of the ~~Subdivision Regulations Committee~~ decision **shall be submitted in accordance with 11.5(A)**.

Existing Code:

2.11 APPEAL.

Upon determination by staff that a minor subdivision will not be approved, an applicant may appeal this decision to the Subdivision Regulations Committee. Appeals shall be fully documented by the applicant and shall be submitted in writing within 30 days of written notice of disapproval. The filing fee set forth in Section 3.5 of the Appendix B shall be required on any appeal. This fee is not in lieu of any normal processing or filing fee, which may be required for minor subdivision review. Any decision of the Subdivision Regulations Committee may further be appealed to the Regional Planning Commission without an additional fee, provided the appeal is submitted in writing within 30 days of the Subdivision Regulations Committee decision.

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TITLE III Major Subdivision

Proposed Revision:

3.5 REPLAT

Any alteration or addition to a recorded plat will require a replat. The Executive Director of the Regional Planning Commission shall determine if a Type 1 or Type 2 replat is required as defined below. The applicant may appeal the Executive Director's decision to the Regional Planning Commission in accordance with Section 11.5(B). The replat shall be submitted and approved in accordance with Sections 2.1-2.3 of Appendix B. The appeal of the Regional Planning Commission's decision on a replat should follow the appeal process in Section 11.5(A) of the Subdivision Regulations.

3.5.1 Type 1 Replat

Type 1 includes any creation of a new lot line that creates new or additional lots, new roads or an adjustment that impacts the existing road, infrastructure, and grading configuration. Any portion of land not platted as a lot or platted as a "reserve" will have to be replatted as Type 1 to become a lot.

3.5.2 Type 2 Replat

Type 2 includes any creation and or removal of any easements as well as right-of-way dedication. In addition to, the removal of any lot line that does not create any new lot(s). Any change required that impacts language or restrictions on that plat will fall under the Type 2 replat.

TITLE XI Revisions and Enforcement

Proposed Revision:

11.2 REVISION OF PLAT AFTER APPROVAL.

No changes, erasures, modifications, or revisions shall be made in any plat of a subdivision after approval has been given by the Regional Planning Commission and endorsed in writing on the plat, unless said plat is first resubmitted to the Commission **in accordance with Section 3.5.**

Existing Code:

11.2 REVISION OF PLAT AFTER APPROVAL.

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No changes, erasures, modifications, or revisions shall be made in any plat of a subdivision after approval has been given by the Regional Planning Commission and endorsed in writing on the plat, unless said plat is first resubmitted to the Commission.

Proposed Revision:

11.5(A) APPEAL OF DECISION OF RPC

Any person who believes he has been aggrieved by the regulations or the action of the Regional Planning Commission, has all the rights of appeal as set forth in Chapter 711 **and Chapter 2506** of the Ohio Revised Code or any other applicable section of the Ohio Revised Code.

11.5(B) APPEAL OF DECISION OF RPC EXECUTIVE DIRECTOR

Any person who believes that they have been aggrieved by an opinion of the Director of the RPC regarding the Director’s Interpretation of these regulations may appeal in writing the director’s interpretation to the RPC. Notice of such appeal shall be given to the RPC within thirty (30) working days of such interpretation and at least fifteen (15) working days before such appeal is presented to the RPC for consideration. Such appeal shall be in writing and shall state the Title and Section of the regulations being appealed, as well as their interpretation of such regulation and why they believe the Director’s interpretation is erroneous.

Existing Code:

11.5 APPEAL.

Any person who believes he has been aggrieved by the regulations or the action of the Regional Planning Commission, has all the rights of appeal as set forth in Chapter 711 of the Ohio Revised Code or any other applicable section of the Ohio Revised Code.

Appendix B

Proposed Revision:

3.2 MAJOR SUBDIVISIONS - CONVENTIONAL.

3.2.1 Residential Or Other Non-Commercial Or Industrial Subdivisions.

- A. Preliminary Plan - \$2,000 plus \$85 per lot.**
- B. Final Plat - \$3,000 plus \$125 per lot.**
- C. Replat – Type 1 \$3,000 – Type 2 \$1,500**

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- D. Resubmission of utility drawings - \$250.
- E. Re-submission of a Tabled Preliminary Plan or Final Plat.
 - 1. First Re-submission – No additional fee.
 - 2. Second Re-submission – 50 percent of the applicable preliminary plan or final plat flat fee.
 - 3. Third Re-submission – 100 percent of the applicable preliminary plan or final plat flat fee.
 - 4. Each re-submittal thereafter – 150 percent of the applicable preliminary plan or final plat flat fee.

3.2.2 Commercial And Industrial Subdivisions.

- A. Preliminary Plan - \$2,000 plus \$85 per acre.
- B. Final Plat - \$3,000 plus \$125 per acre.
- C. **Replat – Type 1 \$3,000 – Type 2 \$1,500**
- D. Resubmission of utility drawings - \$250.
- E. Re-submission of a Tabled Preliminary Plan or Final Plat.
 - 1. First Re-submission – No additional fee.
 - 2. Second Re-submission – 50 percent of the applicable preliminary plan or final plat flat fee.
 - 3. Third Re-submission – 100 percent of the applicable preliminary plan or final plat flat fee.
 - 4. Each re-submittal thereafter – 150 percent of the applicable preliminary plan or final plat flat fee

3.3 PLANNED UNIT DEVELOPMENTS.

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3.3.1 Residential.

- A. Preliminary Plan - \$2,000 plus \$85 per dwelling unit.
- B. Final Plat - \$3,000 plus \$125 per dwelling unit.
- C. **Replat – Type 1 \$3,000 – Type 2 \$1,500**
- D. Resubmission of utility drawings - \$250.
- E. Re-submission of a Tabled Preliminary Plan or Final Plat.
 - 1. First Re-submission – No additional fee.
 - 2. Second Re-submission – 50 percent of the applicable preliminary plan or final plat flat fee.
 - 3. Third Re-submission – 100 percent of the applicable preliminary plan or final plat flat fee.
 - 4. Each re-submittal thereafter – 150 percent of the applicable preliminary plan or final plat flat fee.

3.3.2 Commercial And Industrial.

- A. Preliminary Plan - \$2,000 plus \$85 per acre.
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 - 3. Third Re-submission – 100 percent of the applicable preliminary plan or final plat flat fee.

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4. Each re-submittal thereafter – 150 percent of the applicable preliminary plan or final plat flat fee.

A motion was made by Harry Myers to approve the proposed revisions to the Fairfield County Subdivision Regulations. Kent Huston seconded the motion. Motion passed with Dave Levacy abstaining.

ITEM 4. PRESENTATION

Holly Mattei presented the 2016 Annual Report.

ITEM 5. PROPOSED ZONING MAP AMENDMENT

James Mako presented the following report:

ITEM 5a). APPLICANT: Lori Anderson

LOCATION & DESCRIPTION: The property proposed for rezoning comprises one parcel located at 4620 Old Columbus Road (PID# 0130047500). The property at 4620 Old Columbus road is 3.25 acres in size.

EXISTING ZONING: 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: Residential

PROPOSED REZONING: HB Highway Business 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 USE: Unknown

APPLICANT: Lori Anderson – Continued

	ADJACENT ZONING	ADJACENT USE
NORTH	B-1 Business District	Commercial (Lancaster Sport Cycles)
EAST	N/A	Route 33-A
WEST	B-1 Business District	Vacant
SOUTH	HB-Highway Business District I-Industrial	Residential Commercial

RPC STAFF RECOMMENDATION:

RPC Staff recommends approval of the proposed rezoning with the following comments:

1. The proposed rezoning appears to be compatible with the existing surrounding land uses. In addition, the Future Land Use Plan supports the rezoning of the property to the Highway Business District.
2. Any required turn lanes, extension of utilities, or other similar infrastructure may require the future development of this property to go through the platting process. Prior to developing the land, the RPC Office should be contacted regarding the process to be followed.
3. RPC Staff would recommend that the applicant submit a survey and legal description of the property proposed for rezoning to the township.

A motion was made by Jeff White to approve the RPC staff recommendation. Ira Weiss seconded the motion. Motion passed with Kevin Yeamans abstaining.

ITEM 6. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

Holly Mattei presented the following bills for payment:

ITEM 7. BILLS

561000	OFFICE SUPPLIES	\$ 187.18
530005	CONTRACT SERVICES – OTHER	\$ 6,186.76
543000	REPAIR AND MAINTENANCE	\$ 109.03
558000	TRAVEL & EXPENSES	\$ <u>104.67</u>
	TOTAL	\$ 6,587.64

A motion was made by Kent Huston to approve the bills for payment. Todd Edwards seconded the motion. Motion passed.

ITEM 8. OTHER BUSINESS

Hart Van Horn stated that the OTA will be touring the new jail on March 18 and will have their regular meeting that same day at 5:15 in the Commissioners Hearing Room. Holly Mattei reminded everyone that there will be Public Records Retention training on April 4, 2017 at 6:00 p.m. Carri Brown stated that other opportunities to tour the new jail will be available in the future and more information will be coming soon.

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:

William Yapple, President

Mary K. Snider, Secretary