

MINUTES

April 1, 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: Kent Huston, President

Present: Donna Abram, Clement Chukwu, Zack DeLeon, Tammy Drobina, Todd Edwards, Rachel Elsea, Ivan Ety, Jim Hochradel, Doug Ingram, Larry Joos, Dean LaRue, Larry Neeley, Peter Rockwood, Dan Singer, Jason Smith, Mary Snider, Phil Stringer, Hart Van Horn, 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 March 4, 2014 Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Bill Yaple seconded the motion. A revision to the minutes was discussed to include Ira Weiss and Bill Yaple as attending the meeting. A motion was made to amend the minutes by Bill Yaple and seconded by Pete Rockwood. The motion passed to approve the amended minutes.

ITEM 2. PRESIDENT'S REPORT

Kent Huston welcomed everyone to the meeting. He presented a gift to Zack DeLeon for his past two years as President. Rachel Elsea, a new RPC member representing the City of Lancaster, was welcomed at the meeting.

ITEM 3. PRESENTATION

David Uhl, Director of Business Development, gave a presentation on the Fairfield County Board of Developmental Disabilities Agency.

ITEM 4. SUBDIVISION ACTIVITIES

Holly Mattei presented the following report:

ITEM 4a. SUBDIVISION: Dunkle Subdivision – Preliminary Plan and Variance Request

OWNER/DEVELOPER: Tarlton DOHP IX, LLC

ENGINEER/SURVYEOR: GPD Group, Jim Karing (Surveyor)
Gresham, Smith and Partners, Joe Johnston (Engineer)

LOCATION AND DESCRIPTION: This is a preliminary plan for a proposed commercial development on SR 159 in Clearcreek Township, Township 12, Section 34, Range 20. The entire parcel is 4.2276 acres. The applicant is proposing to create two lots with this subdivision. A Dollar General is proposed on the parcel fronting on SR 159 (lot 1). No use has been proposed for lot 2. Central water and sanitary sewers are proposed from the Earnhart Hill Water and Sewer District.

The applicant is requesting a variance to Section 4.10.2B – Continuity Requirements. This is based upon the sketch plan review where the Technical Review Committee indicated it would support such a variance to eliminate cut through traffic from Sixteenth Road to SR 159.

RPC staff also believes that a variance to Section 4.13.1, which requires all parcels to have a minimum of 60 feet of road frontage, will be needed. This plan proposes 42.16 feet of frontage for lot 2.

Finally, the survey for this project revealed that the original layout for the Town of Tarlton lots in the 1800's encroached upon this lot. This area was never incorporated into the Village boundaries. The applicant is proposing with this development to re-plat the roads and lots that were originally platted with the town lots. Please see notation on the preliminary plan showing streets, alleys, and lots to be eliminated through a re-plat (at the final plat stage).

As in the past, the changing of town lots, per the Ohio Revised Code, requires any person who is injuriously affected by the re-plat to consent in writing of such change. The Prosecutor's office has previously advised that the RPC determines who is injuriously affected. RPC staff believes that the Bussert property to the north is affected, because it appears a sliver of North Street encroaches on this property. Therefore, when the subdivision gets to the Final Plat/Re-Plat state, the owner of the Bussert property will be required to sign the plat.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATIONS:

1. Subdivision Regulations Committee Recommendation on Variance to Section 4.10.2B – Continuity Requirements: Normally the continuity requirements for commercial property help to reduce the number of curb cuts along an existing road. In this case, the proposed subdivision only has one access point along each road. Furthermore, requiring access between these two parcels would potentially create a cut through traffic along a private driveway between 16th Road and SR 159. For these reasons, the Subdivision Regulations Committee recommends approval of the variance to Section 4.10.2B.

SUBDIVISION: Dunkle Subdivision – Preliminary Plan and Variance Request – Continued

2. Subdivision Regulations Committee Recommendation on Variance to Section 4.13.1 (Road Frontage Requirements): There is an existing drive with existing structures along this drive to service the western portion of the site. Furthermore, the Subdivision Regulations Committee believes there is sufficient room to construct a commercial access point in the future should this parcel be redeveloped in the future for business uses. For these reasons, the Subdivision Regulations Committee recommends approval to the variance to Section 4.13.1.
3. Subdivision Regulations Committee Recommendation on Preliminary Plan: The Subdivision Regulations Committee recommends approval of the Dunkle Subdivision – Preliminary Plan, subject to the following conditions:
 - a. The applicant shall revise the Preliminary Plan to comply with the Technical Review Committee comments dated March 18, 2014; and
 - b. The applicant shall ensure that all existing utilities services are maintained to lot 2 (water, sewer, gas, electric, phone, cable, and other similar utilities) and that adequate easements are provided; and
 - c. The applicant shall comply with the requirements of the Fairfield County Engineer's office, Fairfield County Utilities Department, Fairfield Soil and Water Conservation District, Fairfield Health Department; Fairfield County GIS Department; the Ohio Department of Transportation; and Ernhart Hill Water and Sewer District.

A motion was made by Hart Van Horn to approve the Subdivision Regulations Committee recommendation on the Variance to Section 4.10.2B – Continuity Requirements. Pete Rockwood seconded the motion. Motion passed.

A motion was made by Bill Yaple to approve the Subdivision Regulations Committee recommendation on the Variance to Section 4.13.1 – Road Frontage Requirements. Ira Weiss seconded the motion. Motion passed.

A motion was made by Donna Abram to approve the Subdivision Regulations Recommendation on the Preliminary Plan. Jim Hochradel seconded the motion. Discussion followed regarding the existing electric line that goes behind the building. Bob Gage from GBT Realty, representing Dollar General, was present at the meeting and responded to the question saying that he believes the line will remain where it is currently. Mr. Gage also said that they would be willing to make reasonable accommodations for the electric line. There being no further discussion, a vote was taken and the motion passed.

Holly Mattei presented the following bills for payment:

ITEM 5. BILLS

530005	CONTRACT SERVICES – OTHER	\$ 175.38
543000	REPAIR AND MAINTENANCE	\$ 68.00
558000	TRAVEL & EXPENSES	\$ 149.54
	TOTAL	\$ 392.92

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

ITEM 6. OTHER BUSINESS

Holly Mattei talked about the upcoming zoning training on zoning laws for persons with disabilities. The zoning training will be held on May 12th at 6:30 p.m. Information on the training will be sent to the RPC members. Hart Van Horn invited everyone to attend the Farm Bureau annual policy development breakfast meeting on Thursday at 7:00 a.m. Carri Brown distributed Save the Date information regarding a December 4th Roundtable meeting with guest speaker Anthony Huey. Bill Yaple was congratulated on his recent retirement from Violet Township.

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

Minutes Approved By:

Kent Huston, President

Mary K. Snider, Secretary