

## **MINUTES**

**April 1, 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, Vince Carpico, Chasilyn Carter, Joe Ebel, Amanda Everitt, Charles Hockman, Kent Huston, Anthony Iachini, Douglas Ingram, Robert LeVeck, Jarrod Mahaffey, Gina Matos, Ben Myers, Brian Randles, Carly Sparrow, Tony Vogel, Ira Weiss, Rod Williams, Jeff Williamsen, Mike Wolfe, Adam Young and Commissioner Dave Levacy.

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

### **ITEM 1. MINUTES**

The minutes of March 4, 2025, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Carly Sparrow seconded the motion. The motion passed.

### **ITEM 2. PRESIDENT'S REPORT**

Jennifer Morgan welcomed everyone to the meeting.

### **ITEM 3. SUBDIVISION ACTIVITY**

Joshua Hillberry presented the following reports:

#### **ITEM 3a. STONE HILL ESTATES – PRELIMINARY PLAN EXTENSION**

**OWNER/DEVELOPER:** Price Brothers LLC

**ENGINEER/SURVEYOR:** Sands Decker

#### **LOCATION AND DESCRIPTION:**

The proposed development is located along the north side of Brandt Road in Bloom Township. This site contains 160.43 acres and is zoned RR – Rural Residential District within Bloom Township zoning.

The developer is requesting a 180-day extension of the preliminary plan. This would extend the preliminary plan through September 2025.

**SUBDIVISION REGULATIONS REVIEW COMMITTEE COMMENTS:**

The Subdivision Regulations Review Committee recommends approval of the 180-day extension of the preliminary plan.

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

**ITEM 3b. BASIL WESTERN LOGISTICS CENTER – FINAL PLAT EXTENSION**

**OWNER/DEVELOPER:** Roebling Development Company

**ENGINEER/SURVEYOR:** Civil & Environmental Consultants, Inc.

**LOCATION AND DESCRIPTION:**

The proposed development is located along the north side of Basil Western Road in Violet Township. This site contains 58.266 acres and is zoned PBID – Planned Business and Industrial District within Violet Township zoning.

The developer is requesting two 180-day final plat extensions. This would extend the final plat approval through March 2026.

**SUBDIVISION REGULATIONS REVIEW COMMITTEE COMMENTS:**

The Subdivision Regulations Review Committee recommends approval of the 180-day extensions of the Final Plat.

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

**ITEM 4. ZONING MAP AMENDMENTS**

Nicholas Eastham presented the following reports:

**ITEM 4a. APPLICANT:** Jerry Johnson

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located at 2686 Bauman Hill Rd SE, Lancaster, OH 43130. The application does not describe the area to be rezoned other than by address. Per the Fairfield County Auditor's site, the parcel number for this address is 0040006400, which is one lot that contains 131.20 acres. The application should clearly denote the area to be rezoned.

**EXISTING ZONING:** The property is currently zoned RR – Rural Residential District. According to the Berne Township Zoning Code, this district's purpose is to provide areas for large lot single family residential development reflecting very low density and a rural lifestyle.

**EXISTING LAND USE:** Residential

**PROPOSED REZONING:** PRB – Planned Rural Business District. According to the Berne Township Zoning Code, this district’s purpose is to provide for a limited business activity in locations where commercial activity as permitted in the GB District would be inappropriate.

**PROPOSED LAND USE:** To renovate an existing barn and use it for an event venue/space.

ADJACENT ZONING		ADJACENT USES
NORTH	RR Rural Residential	Residential
EAST	RR Rural Residential	Residential
WEST	RR Rural Residential	Agricultural
SOUTH	RR Rural Residential	Residential

**STAFF RECOMMENDATION:**

Staff recommend approval of the proposed rezoning with the following recommendations:

1. Any new or renovated commercial buildings would require a building permit through the Fairfield County Building Department.
2. That any driveways/access points meet the recommendations and requirements from both the Fairfield County Engineer’s Office and Berne Township’s Roads Department.
3. That there are adequate water and sewer systems to accommodate the increased use of this property.

RPC staff recommends approval because we believe event centers can be adequately integrated into a residential area, if appropriate measures are taken. The Township currently utilizes the PRB district for this type of use, so we therefore recommend approval of this rezoning based upon the set-up of the township’s current code. It should be noted that such uses that are appropriate for a zoning district but need additional oversight, are typically handled through a conditional use process for the applicable zoning district. The use of the PRB zoning district could be considered spot zoning as there is no comprehensive approach to rezoning to this district. The Township should consider moving the uses permitted under the PRB district so that they are considered as conditional uses in the appropriate zoning district(s) to alleviate this concern.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Josh Anders seconded the motion. Jarrod Mahaffey asked if the event type was limited. Holly Mattei stated no, but said Regional Planning is recommending the township consider moving the uses to conditional uses in the appropriate zoning district. After discussion, the motion passed.

**ITEM 4b. APPLICANT:** Dan Witkiewicz

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located at 1000 McGrery Rd SE, Lancaster, OH 43130. The application does not describe the area to be rezoned other than by address. Per the Fairfield County Auditor’s site, the parcel number for this address is 0040078840, which is one lot that contains 5.33 acres. The application should clearly denote the area to be rezoned.

**EXISTING ZONING:** The property is currently zoned RR – Rural Residential District. According to the Berne Township Zoning Code, this district’s purpose is to provide areas for large lot single family residential development reflecting very low density and a rural lifestyle.

**EXISTING LAND USE:** Residential

**PROPOSED REZONING:** PRB – Planned Rural Business District. According to the Berne Township Zoning Code, this district’s purpose is to provide for a limited business activity in locations where commercial activity as permitted in the GB District would be inappropriate.

**PROPOSED LAND USE:** To use the existing 3-bedroom residence as a short-term rental, to allow a maximum of 6-8 occupants at once.

**ADJACENT ZONING**

NORTH	RR Rural Residential
EAST	RR Rural Residential
WEST	RR Rural Residential
SOUTH	RR Rural Residential

**ADJACENT USES**

Agricultural
Agricultural
Agricultural
Residential

**STAFF RECOMMENDATION:**

Staff recommend approval of the proposed rezoning with the following recommendations:

1. Any renovations or additions to a building for commercial use would require a building permit through the Fairfield County Building Department.
2. That the applicant schedules a sewage treatment system inspection with the Fairfield County Health Department for their review.

RPC staff recommends approval because we believe short-term rentals can be adequately integrated into a residential area, if appropriate measures are taken. The Township currently utilizes the PRB district for this type of use, so we therefore recommend approval of this rezoning based upon the set-up of the township’s current code. It should be noted that such uses that are appropriate for a zoning district but need additional oversight, are typically handled through a conditional use process for the applicable zoning district. The use of the PRB zoning district could be considered spot zoning as there is no comprehensive approach to rezoning to this district. The Township should consider moving the uses permitted under the PRB district so that they are considered as conditional uses in the appropriate zoning district(s) to alleviate this concern.

Jeff Williamsen asked if short term rentals require a license. Holly Mattei and Mike Berry said no licenses are required. After discussion, a motion was made by Ira Weiss to approve the RPC staff recommendation. Amanda Everitt seconded the motion. Motion passed.

**ITEM 4c. APPLICANT:** LeVeck Commercial Construction and Development, LLC

**LOCATION & DESCRIPTION:** The property proposed to be rezoned includes two parcels located on the south side of Basil-Western Road, and north of US-33. Per the Fairfield County Auditor's site, the parcel numbers for this site are 0370211730 and 0370211720, which are 3.631-acre and 12.441-acre lots, respectively. The total area would contain 16.072-acres.

**EXISTING ZONING:** The property is currently zoned PBID – Planned Business and Industrial District. According to the Violet Township Zoning Code, this district's purpose is to "provide an opportunity for a mix of open space, recreational, commercial and light industrial uses not otherwise permitted within the standard zoning district classifications."

**EXISTING LAND USE:** Vacant

**PROPOSED REZONING:** PBID – Planned Business and Industrial District. The rezoning would change the previously proposed PBID to another.

**PROPOSED LAND USE:** To use the 12.441-acre parcel "used for industrial/warehouse/distribution center uses," and the 3.631-acre parcel "used for a bar/restaurant and other associated uses."

ADJACENT ZONING		ADJACENT USES
NORTH	PCD Planned 33 Corridor District	Commercial
EAST	PCD Planned 33 Corridor District	Commercial
WEST	M-2 Limited Manufacturing District	Commercial
SOUTH	R-2 Single Family Residential District	Residential

**STAFF RECOMMENDATION:**

Staff recommend approval of the proposed rezoning with the following recommendations:

1. If this rezoning is approved by the Township, how will the township handle the acreage that was previously rezoned to PBID but has not been included in this rezoning? Will this area retain the previous PBID zoning but require a new preliminary plan? The previously approved layout included a building straddling the lot line for the acreage not included in this rezoning.
2. A new preliminary plan under the Fairfield County Subdivision Regulations will need to be submitted after the landowner disputes have been resolved to the satisfaction of the Fairfield County Prosecutor's office.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Doug Ingram seconded the motion. Motion passed.

**ITEM 5. BUILDING DEPARTMENT APPLICATIONS**

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

**ITEM 6.      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 Amanda Everitt to approve the bills for payment. Doug Ingram seconded the motion. Motion passed.

**ITEM 7.      OTHER BUSINESS**

The online lot split process has been initiated and is going well. The township zoning inspectors should be getting notifications requiring comments in the review process.

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

Minutes Approved By:

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Jennifer Morgan, President

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Kent Huston, Secretary