

## **MINUTES**

**April 2, 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, Todd Edwards, Craig Getz, Charles Hockman, Kent Huston, Doug Ingram, Lonnie Losch, Dean LaRue, Chad Lester, Darrin Monhollen, Jennifer Morgan, Jerry Rainey, Dan Singer, Ira Weiss, Dave Levacy (County Commissioner), Jeff Fix (County Commissioner), Carri Brown (County Administrator), Jeremiah Upp (County Engineer), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

### **ITEM 1. MINUTES**

The Minutes of the March 5, 2019, Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Doug Ingram seconded the motion. Motion passed.

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

Phil Stringer welcomed everyone to the meeting.

### **ITEM 3. SUBDIVISION ACTIVITIES**

Loudan Klein presented the following report:

**ITEM 3a. Subdivision:** Violet Meadows Section 5, Phase 1 - Final Plat – Extension

**Owner/Developer:** Barbara Johnson/Jim Cotugno

**Engineer:** EMH&T

**Location and Description:** The Violet Meadows Subdivision is located in Violet Township along S.R 204 (Blacklick-Eastern Road). Section 5, Phase 1 includes 11 lots on approximately 6.5 acres. Access to this Section/Phase will be from the existing Drucilla Street and Bianca Drive. The final plat was conditionally approved by the Regional Planning Commission at its April 3, 2018 meeting. The Regional Planning Director granted one 180-day extension through

Subdivision: Violet Meadows Section 5, Phase 1 - Final Plat – Extension – Continued

the end of March 2019. The applicant is requesting one 180-day extension taking approval through September 25, 2019.

**SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:** The Subdivision Regulations Committee is recommending approval of the final plat extension, subject to the following conditions:

1. Revise the plat to comply with remaining comments from the County Engineer and Violet Township.
2. Prior to recording the final plat, a bond must be posted in an amount approved by the County, in addition to recreation fees (\$50 per lot).
3. The plat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield SWCD, and Violet Township.

A motion was made by Jeff Fix to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. Discussion followed regarding the timeframe for completing this subdivision. After discussion, a vote was taken and the motion passed with Darrin Monhollen abstaining.

Loudan Klein presented the following report:

**ITEM 3b. Subdivision:** Bloom Carroll Elementary School – Preliminary Plan/Turn Lane Improvements

**Owner/Developer:** Bloom Carroll Schools

**Engineer:** Sands Decker

**Location and Description:** The proposed elementary school is located along Carroll-Eastern Road in Greenfield Township, just east of the Village of Carroll. The school site will comprise 3 parcels (PN 0138018300, 0130018300, 130818301) totaling approximately 56 acres. The purpose of the preliminary plan review is to review the public improvements associated with the development of the school. The focus of the review will be centered around the dedication of right-of-way along Carroll-Eastern and turn lane improvements into the site. Water and sewer services will be tied into the Village of Carroll systems.

**SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:** The Subdivision Regulations Committee recommends approval of the preliminary plan, subject to the following conditions:

Subdivision: Bloom Carroll Elementary School – Preliminary Plan/Turn Lane Improvements –  
Continued

1. **Variance Request to Appendix B, Section 3.2.2 Preliminary Plan Fee:** The applicant is requesting a variance from the acreage portion of the fee. Since the plan review is only focused on the turn lanes and not the entire site improvement, they are requesting just to pay the flat \$2,000 fee. Staff is in support of the variance request, it is similar to requests supported for similar projects. **The Subdivision Regulations Committee supports the variance request.**
2. The Fairfield County Active Transportation Sub-Committee reviewed the proposed preliminary plan at its March 18<sup>th</sup> meeting. The committee recommended sidewalks be constructed along the frontage of Carroll-Eastern Road and be extended along the drive to the school. The committee felt strongly that with the increased development pressures in this area it is important to provide the infrastructure now instead of retrofitting. This comment was also backed by the proximity to the Village of Carroll and the existing Bloom Carroll schools located approximately a .5 mile away, both surrounded by dense walkable streets.
3. Once preliminary plan approval is obtained, turn lane improvement plans must be approved by the County and a right-of-way exhibit and description must be approved as well.
4. The building improvement plans must be submitted and approved through the Fairfield County Commercial Building Department when prepared.
5. The preliminary plan must meet the requirements of the Technical Review Committee, County Engineer, County Utilities, and Fairfield SWCD.

A motion was made by Dave Levacy to approve the Subdivision Regulations Committee recommendation. Ira Weiss seconded the motion. Discussion followed regarding the sidewalks. Superintendent of Bloom Carroll Schools, Shawn Haughn, was present at the meeting and asked to speak. Mr. Haughn stated that the site plan has an area for parents to drop off and a loop behind. He said that he felt that putting sidewalks that ran into an unincorporated area that led to nowhere would be a safety issue and he was concerned that parents may drop off their children there instead of the drop off area. Grading the area for future use was also discussed. Jeremiah Upp stated that in order to build a sidewalk to Carroll it would have to be a road alignment project. An agreement between Bloom Carroll Schools and the County Commissioners could be done to include the grading with a certain amount escrowed approved by the County Engineer's office. After discussion, a motion was made by Jeff Fix to amend the previous motion. The motion to amend was seconded by Ira Weiss. Motion to amend was approved with Lonnie Kosch abstaining. A motion was made to approve the variance as amended with a condition that an agreement with the Bloom Carroll Schools and the County Commissioners to include the grading be approved by the County Engineer's office. Motion passed with Lonnie Kosch abstaining.

**ITEM 4. PROPOSED ZONING MAP AMENDMENT**

James Mako presented the following report:

**ITEM 4a. APPLICANT:** Janet Schopman

**LOCATION & DESCRIPTION:** The property proposed for rezoning is comprised of one parcel (0360019200) totaling approximately 19.380 acres located on the south side of Reynoldsburg-Baltimore Road (SR 256) in Violet Township, Sections 11 & 14, Township 15, Range 20.

**EXISTING ZONING:** 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.

**EXISTING LAND USE:** Single Family Residential

**PROPOSED REZONING:** 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.

**PROPOSED USE:** Single Family Residential

	<b>ADJACENT ZONING</b>	<b>ADJACENT USE</b>
NORTH	Planned Residential (PR-4) <i>(City of Pickerington)</i>	Residential Planned Unit Development
EAST	R-1 Single Family Residential	Single Family Homes/Agriculture
WEST	R-1 Single Family Residential	Single Family Home
SOUTH	R-1 Single Family Residential	Railroad/Agriculture

**RPC STAFF RECOMMENDATION**

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

APPLICANT: Janet Schopman – Continued

1. The 1993 recommendation for approval to the C-2 classification was technically spot zoning. Regional Planning anticipated commercial growth along the SR 256 corridor east of Pickerington that never occurred.
2. The 2017 recommendation for approval was based upon avoiding having dual zoning on a single parcel of land and was supported by recommended land use in the township's land use plan.
3. If current and foreseeable land use continues to be single family residential, then RPC Staff has no objections to the zoning reverting back to R-1.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Carri Brown seconded the motion. Motion passed with Darrin Monhollen abstaining.

**ITEM 5. 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 6. BILLS**

543000	REPAIR & MAINTENANCE	\$ 92.44
558000	TRAVEL & EXPENSES	<u>\$ 195.32</u>
	TOTAL	\$ 287.76

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

**ITEM 7. OTHER BUSINESS**

Loudan Klein stated that the residential building department didn't go anywhere. Now, there is discussion about forming a property maintenance code for upkeep. Loudan has met with the Land Bank and some townships are interested. They have also talked about adding the villages. Loudan said he will get more information on this and costs. He asked the township and village representatives to let him know if interested.

RPC MINUTES

APRIL 2, 2019

PAGE 6

OTHER BUSINESS – Continued

Loudan Klein also stated that they have formed a work group to review maintenance bonds for subdivisions. The maintenance bonds are now for five years and a 10% bond. Loudan researched other counties and found that 90% of them have one year maintenance bonds. Loudan added that there will be a meeting on Thursday, April 25, 2019 at 1:00 p.m. to discuss. Please feel free to join this work group.

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:

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Phil Stringer, President

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Kent Huston, Secretary