

MINUTES

April 3, 2018

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: Phil Stringer, President

Present: Betsy Alt, Clement Chukwu, Todd Edwards, Craig Getz, Kent Huston, Doug Ingram, Darrin Monhollen, Jerry Rainey, Jeff White, Bill Yapple, Carri Brown (County Administrator), Rick Szabrak, (Economic Development Director), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

ITEM 1. MINUTES

The Minutes of the March 6, 2018, Fairfield County Regional Planning Commission meeting were presented for approval. Jerry Rainey made a motion for approval of the minutes. Todd Edwards seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Phil Stringer welcomed everyone to the meeting.

ITEM 3. PRESENTATION

Kevin Holtsberry with ODNR gave an update on the Buckeye Lake Dam Rehabilitation Project. Loudan Klein also presented the 2017 Annual Report.

ITEM 4. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

ITEM 4a). Subdivision: Violet Meadows Section 5, Phase 1 - Final Plat

Owner/Developer: Barbara Johnson

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.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the final plat, subject to the following conditions:

1. During the revised preliminary plan review process, it was determined language will be required notifying lot owners there is an existing oil and gas well to the west of this Section and Phase that will be abandoned and removed prior to construction of Section 6.2.
2. In conversations with the engineer, all land for the development of Section 5, Phase 1 is to be in the name of Barbara Johnson, therefore this transfer of land will need to take place before the plat can be recorded. If a portion of land is to remain in the name of Violet Meadows LTD, then a signature line must be added for Violet Meadows LTD.
3. Please provided descriptions for the Reserves. Please see comment #3 from Violet Township (Kelly Sarko) for further clarification.
4. Please removed combined drainage and utility easement notation on the rear of lots 151-153 and lots 162-166.
5. The easement located on the west side of lot 169 and in front of lots 167-168 should be labeled Drainage Easement.
6. The Regional Planning Director should be Loudan Klein.
7. Recreation fees must be submitted for each plat to be recorded.
8. Construction assurances and road maintenance bond must be submitted before the plat can be recorded.
9. The plat should be revised to comply with the requirements of the County Engineer, County Utilities, Fairfield SWCD, GIS Department, South Central Power, and Violet Township.

A motion was made by Rick Szabrak to approve the Subdivision Regulations Committee recommendation. Todd Edwards seconded the motion. Motion passed with Darrin Monhollen abstaining.

James Mako presented the following report:

ITEM 4b). SUBDIVISION: Sherry Looney/First Church of the Nazarene – Berne Township
– Variance to Section 2.3 (Minimum Road Frontage)

OWNER/DEVELOPER: First Church of the Nazarene

LOCATION AND DESCRIPTION: An application has been submitted requesting variance to Section 2.3 of the Fairfield County Subdivision Regulations. The property (Parcel# 0048028300) is located in Berne Township with frontage on Joye Lane and Sugar Grove Road. The existing parcel is 7.62 acres in size with an existing church. The applicant wishes to split the existing parcel into new 5.433 acre parcel with a remainder 2.001 acre parcel. The remainder parcel will not meet the public road frontage requirements of Section 2.3 of the Regulations.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee recommends approval of the variance request with the following requirements:

1. A deed restriction will be required limiting access to the split and remainder property from Joye Lane.
2. The remainder parcel with the church shall be reconfigured to have a 60' strip of land running from the remainder parcel east to Sugar Grove Road. Access for the remainder will remain off of Joye Lane.
3. The applicant shall demonstrate that there is adequate area for an existing and future septic system on the remainder parcel. The applicant shall also be required to perform soil tests on the +/- 5 acre split to ensure adequate area for an on-site septic system.

A motion was made by Kent Huston to approve Technical Review Committee recommendation. Bill Yapple seconded the motion. Discussion followed regarding the access for both parcels and a maintenance agreement for Joye Lane. Joye Lane being a publically dedicated easement was also discussed. After discussion, a vote was taken and the motion passed with one opposed.

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

561000	OFFICE SUPPLIES	\$ 54.18
530005	CONTRACT SERVICES – OTHER	\$ 242.86
543000	REPAIR & MAINTENANCE	\$ 92.58
558000	TRAVEL & EXPENSES	<u>\$ 128.67</u>
	TOTAL	\$ 518.29

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

ITEM 7. OTHER BUSINESS

There was no other business presented at the meeting.

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

Minutes Approved By:

Phil Stringer, President

Kent Huston, Secretary