

MINUTES

February 4, 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, Carri Brown, Dave Burgei, Joe Ebel, Gail Ellinger, Steve Eversole, Jennifer Henery, Kent Huston, Douglas Ingram, Randy Kemmerer, Gina Matos, Darrin Monhollen, Mitch Noland, Joe Palmer, Jeff Porter, Brian Randles, Jack Schafer, Carly Sparrow, Tony Vogel, Ira Weiss, Nathan Williams, Jeff Williamsen, Mike Wolfe, Commissioner Fix and Commissioner Dave Levacy.

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

ITEM 1. MINUTES

The minutes of the January 7, 2025, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Commissioner Fix seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

ITEM 3. PRESENTATION-AUDITOR BROWN

County Auditor Carri Brown gave a presentation on the new online application process for approving lot splits. The new process will improve efficiency and provide a better service to the public.

Auditor Brown explained the review process and the costs associated with the new program. Auditor Brown offered to give a demonstration to any of the townships that would be interested.

ITEM 4. PUBLIC HEARING

A public hearing was held on the updates to the Fairfield County Active Transportation Plan.

Nicholas Eastham gave a presentation on the planning timeline and an overview of the plan. There was no public comment.

A motion was made by Ira Weiss to adopt the Fairfield County Active Transportation Plan. Joe Palmer seconded the motion. The motion passed.

Josh Hillberry presented the following report:

ITEM 5. SUBDIVISION ACTIVITY

SUBDIVISION: American Barbell – Final Plat and Variance to Section 3.4 & 14.11.3

OWNER/DEVELOPER: Nathan Williams (American Barbell)

ENGINEER/SURVEYOR: Criag Stevenson PS/PE (Harral & Stevenson)

LOCATION AND DESCRIPTION:

Final Plat for American Barbell, located on the south side of Basil-Western Road (PID: # 0370211040) in Violet Township. The site contains 9.140 acres total. The purpose of this Final Plat is to plat and record existing easements.

Variance to Sections 3.4 and 14.11.3 of Appendix B: The applicant is requesting a variance to Section 3.4 to allow the preliminary plan and final plat to be submitted simultaneously and Section 14.11.3 of Appendix B to waive the preliminary plan fees. The applicant has paid the final plat fees.

Subdivision Regulations Committee Recommendation on Variance to Sections 3.4 and 14.11.3 of Appendix B: Due to the development being one lot and having limited easements and site improvements, the Subdivision Regulations Committee recommends approval of the requested Variance to Sections 3.4 and 14.11.3 of Appendix B to allow for submission of the Final Plat without preliminary plan approval prior to the final plat being submitted and to waive the preliminary plan fees.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. Minor comments from the Fairfield County Engineer's Office
2. A signature line for Fairfield County Utilities Department (Tony Vogel) needs to be added to the Final Plat
3. Language describing the storm water easement (drainage easement) needs to be included on the Final Plat
4. Other Review Agency Comments

A motion was made by Joe Palmer to approve the Subdivision Regulations Committee recommendation on the variance request. Kent Huston seconded the motion. The motion passed with Darrin Monhollen, Violet Township, abstaining.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation on the final plat. Joe Palmer seconded the motion. The motion passed with Darrin Monhollen, Violet Township, abstaining.

ITEM 6. INTERGOVERNMENTAL AGENCY AGREEMENT

An agreement to provide services for the PY2024 CDBG Residential Public Infrastructure Grant with the Village of Carroll was submitted to the board.

A motion was made by Joe Palmer to approve the Intergovernmental Service Agreement with the Village of Carroll. Doug Ingram seconded the motion. The motion passed.

ITEM 7. BUILDING DEPARTMENT APPLICATIONS

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

ITEM 8. 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 Joe Palmer to approve the bills for payment. Ira Weiss seconded the motion. Motion passed.

ITEM 9. OTHER BUSINESS

None

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

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary