

MINUTES

April 5, 2022

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: Betsy Alt, President

Present: Ron Baker, Rita Beckman, Connie Bernard, Greg Bernard, Joe Ebel, Todd Edwards, John Garber, Charles Hockman, Kent Huston, Douglas Ingram, Randy Kemmerer, Rod McFarland, Darrin Monhollen, Jennifer Morgan, Bob Ortman, Robert Slater, James Uhl, Jeremiah Upp, Tony Vogel, Dan Weiland, Ira Weiss, Anna Wentz, Jerry Wentz, and Commissioner Dave Levacy.

RPC Staff: James Mako, Tamara Ennist and Sharlene Bails.

ITEM 1. MINUTES

The minutes of the March 1, 2022, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Randy Kemmerer seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Betsy Alt welcomed everyone to the meeting and thanked everyone for their dedication and work with her during her tenure.

ITEM 3. PRESENTATION FAIRFIELD GROWING PLAN UPDATE

James Mako updated the board members on the Fairfield Growing Agricultural Economic Development Plan. He explained the review process and identified the recommendations that need to be implemented.

ITEM 4. SUBDIVISION ACTIVITIES

Tamara Ennist presented the following report:

VALLEY VIEW FARMS, SECTION TWO, REPLAT OF LOT #35

OWNER: Aaron K. & Stephanie M. Beery

DEVELOPER: Geronimo Golf Real Estate LLC / Barry Rhonemus

SURVEYOR: Tobin-McFarland Surveying, Inc.

LOCATION AND DESCRIPTION: PLEASANT TOWNSHIP

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North side of Wheeling Road - West of Snoke Hill Road. The applicant would like to split 4.825 acres from the rear of Lot #35 of Valley View Farms, Section 2. The 4.825 acres will not be a separate building site but will be combined with the Geronimo Golf Real Estate, LLC property to the west (Parcel ID #0270022600).

PARCEL ID: #0270163500

AREA: 18.56 Acres

NEW BUILDING LOTS CREATED: 0

STREET RIGHTS-OF-WAY DEDICATION: Previously dedicated.

CENTRAL SEWER AND WATER: Well and Septic

STORM WATER CONTROL: N/A

ACCESS: The remaining acreage of lot #35 has direct access to Wheeling Road NE. The 4.825-acre parcel being split off will have access through the golf course property that it will be combined with.

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee recommends approval with conditions.

A motion was made by Joe Ebel to approve the Subdivision Regulations Review Committee recommendation. Tony Vogel seconded the motion. Motion passed.

ITEM 5. ZONING TEXT AMENDMENT

James Mako presented the following report:

APPLICANT: Liberty Township

Liberty Township submitted minor changes to their zoning text under Article III, Definitions.

REGIONAL PLANNING COMMISSION STAFF RECOMMENDATION:

RPC staff recommends modification of the proposed text amendment with the following comments:

1. Under the proposed definition of a Legal Description, RPC staff would recommend that language be added which states that a legal description should be prepared by a professional surveyor.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Jennifer Morgan seconded the motion. The motion passed with Randy Kemmerer (Liberty Township) abstaining.

ITEM 6. ZONING MAP AMENDMENT

James Mako presented the following reports:

ITEM 6a). APPLICANT: GREGORY BERNARD

LOCATION & DESCRIPTION: The property proposed to be rezoned is 20.00 acres in size and is located on the north side of Beck Road. The parcel is located in Berne Township, Section 6, Township 13, Range 18. The parcel ID is 0040126140.

EXISTING ZONING: R-R Rural Residential District- is established to provide areas for large lot single-family residential development reflecting very low density and a rural lifestyle

EXISTING LAND USE: Vacant (woods)

PROPOSED REZONING: Planned Rural Business District- The Planned Rural Business District is established to provide for a limited business activity in locations where commercial activity as permitted in the General Business District would be inappropriate. Generally, the district will allow a higher level of activity than would typically be permitted as a home occupation. The district permits the property owner to design a business environment that may meet his/her general objectives, while providing a suitable level of protection for present and future owners of adjacent property. The future enjoyment of nearby residential properties should be a primary consideration.

PROPOSED USE: The applicant is proposing to develop a short-term rental facility.

	ADJACENT ZONING	ADJACENT USE
NORTH	R-R Rural Residential District	Agricultural/Single Family Homes
EAST	R-R Rural Residential District	Single Family Homes
WEST	R-R Rural Residential District	Single Family Homes
SOUTH	R-R Rural Residential District	Single Family Homes

RPC STAFF RECOMMENDATION

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

The Planned Rural Business District appears to be the most appropriate zoning for this proposed use and should have minimal impact on the surrounding residential neighborhood.

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

ITEM 6b). APPLICANT: KRIS KROCK

LOCATION & DESCRIPTION: The property proposed to be rezoned is 1.20 acres in size and is located off of a private drive. The drive has access to Tarkiln Road. The parcel is located in Berne Township, Section 30, Township 13, Range 14. The parcel ID is 0040126140.

EXISTING ZONING: R-R Rural Residential District- is established to provide areas for large lot single-family residential development reflecting very low density and a rural lifestyle

EXISTING LAND USE: Vacant (woods)

PROPOSED REZONING: Planned Rural Business District- The Planned Rural Business District is established to provide for a limited business activity in locations where commercial activity as permitted in the General Business District would be inappropriate. Generally, the district will allow a higher level of activity than would typically be permitted as a home occupation. The district permits the property owner to design a business environment that may meet his/her general objectives, while providing a suitable level of protection for present and future owners of adjacent property. The future enjoyment of nearby residential properties should be a primary consideration.

PROPOSED USE: The applicant is proposing to develop a short-term rental facility.

	ADJACENT ZONING	ADJACENT USE
NORTH	R-R Rural Residential District	Vacant
EAST	R-R Rural Residential District	Single Family Homes
WEST	R-R Rural Residential District	Single Family Homes
SOUTH	R-R Rural Residential District	Vacant

RPC STAFF RECOMMENDATION

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

The Planned Rural Business District appears to be the most appropriate zoning for this proposed use and should have minimal impact on the surrounding residential neighborhood.

A motion was made by Kent Huston to approve the RPC staff recommendation. Doug Ingram seconded the motion.

Several citizens voiced concerns about the proposed zoning map amendment to a PRB, Planned Rural Business. The roads where the property is located are all private roads maintained by the current property owners. Trespassing in this area has been an issue in the wooded areas and around the lake. The homeowners feel the sense of community and safety would be affected by this change.

Commissioner Levacy asked James Mako to clarify the Planned Rural Business use.

Commissioner Levacy advised the board that currently there is a proposed house bill that will take out local authority for short term rentals. Ira Weiss urged everyone to contact their state representative regarding this issue.

Charles Hockman said getting fire trucks in and out of this area could be an issue as well.

After the discussion, a vote was taken, Aye-None, Opposed-All, Motion Defeated.

ITEM 7. ACTIVE TRANSPORTATION GRANT APPLICATION

ODOT is currently accepting grant applications for active transportation plan development assistance. James Mako removed this item from the agenda, it will be revisited at a later date.

ITEM 8. ELECTION OF OFFICERS AND EXECUTIVE COMMITTEE

Slate of Officers:

President - Jennifer Morgan

Vice-President - Ira Weiss

Second Vice-President - Doug Ingram

Secretary - Kent Huston

Recommendations for Executive Committee Members:

- Doug Ingram (Second Vice-President*)
- Jennifer Morgan (President*)
- Kent Huston (Secretary*)
- Todd Edwards (Retail Merchant)
- Shaun Haughn (Education)
- Ira Weiss (Vice-President*)
- Darrin Monhollen (Violet Township)
- Jeff Porter (At Large)

A motion was made by Darrin Monhollen to elect the officers and Executive Committee members. Charles Hockman seconded the motion. Motion passed.

ITEM 9. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

ITEM 10. BILLS

James Mako presented the following bills for payment:

558000	TRAVEL & EXPENSES	<u>\$80.48</u>
	TOTAL	\$80.48

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

ITEM 11. OTHER BUSINESS

James Mako presented a plaque to Betsy Alt, thanking her for her service with the board as president.

There being no further business, a motion was made to adjourn the meeting by Kent Huston and seconded by Randy Kemmerer. Motion passed.

Minutes Approved By:

Betsy Alt, President

Kent Huston, Secretary