

## **MINUTES**

**May 2, 2017**

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: Bill Yaple, President

Present: Betsy Alt, Todd Edwards, Gail Ellinger, Rachel Elsea, Charles Hockman, Kent Huston, Doug Ingram, Lonnie Kosch, Dean LaRue, Harry Myers, Larry Neeley, Jerry Rainey, Mary Snider, John Snook, Ira Weiss, Jeffrey White, Rick Szabrak (Fairfield County Economic Development Director), Jonathan Ferbrache (Soil and Water), Loudan Klein (Executive Director), Becky Coutinho (RPC Intern), and Gail Beck (Adm. Asst.).

### **ITEM 1. MINUTES**

The Minutes of the April 4, 2017, Fairfield County Regional Planning Commission meeting were presented for approval. Todd Edwards made a motion for approval of the minutes. Ira Weiss seconded the motion. Motion passed.

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

Bill Yaple welcomed everyone to the meeting. Mr. Yaple reported, with sadness, that James Mako resigned and has gone to a position in Columbus. The Executive Committee is reviewing resumes and working on hiring a planner.

### **ITEM 3. PRESENTATION**

Jonathan Ferbrache, with the Fairfield Soil and Water Conservation District, gave a presentation on farmland preservation.

### **ITEM 4. SUBDIVISION ACTIVITIES**

Loudan Klein presented the following report:

**ITEM 4a. SUBDIVISION:** The Views at Pine Hill - Preliminary Plan

**OWNER/DEVELOPER:** Price Custom Homes

**SURVEYOR/ENGINEER:** 2LMN Inc.

**LOCATION & DESCRIPTION:** Located at 3735 Carroll-Southern (PN#0080043980, PN#0130047816) in Bloom and Greenfield Townships. The proposal includes 9 lots within Phase 1, and 18 lots within Phase 2. Access to the site would be from both Eagle Drive within the existing Pine Hill Estates Subdivision, as well as from Carroll-Southern Road. The developer is proposing one stub to the east. The homes will be served by on-site septic and well. At the March 27<sup>th</sup> Subdivision Regulations Committee Meeting, the committee recommended approval subject to conditions. Following that meeting, the developer requested to table from the April RPC meeting to the May RPC meeting to further address comments from both the Fairfield County Health Department and the Fairfield County Engineers Office. The comments below are updated based upon a revised plan submitted after the Subdivision Regulations Committee Meeting.

**SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:** The Subdivision Regulations Committee Recommends approval of the Preliminary Plan, subject to the following conditions:

1. The developer must continue to work with the Fairfield County Health Department to facilitate additional testing on a number of lots as well as configuration of on-site septic systems. The Health Department will be responsible for determining the number of bedrooms each home will be permitted, for which additional language will be required on the plat. Please refer to Health Department letters (attached) dated April 17th and April 24th for further clarification.
2. The outlet on the north side of Eagle Drive will require an off-site easement to the north. This must be acquired prior to receiving construction drawing approval.
3. The drainage basin located on Lot 9 must be placed within a drainage easement.
4. The temporary cul-de-sac along Eagle Drive should not be built to full depth since there is a preliminary plan to extend this portion.
5. The temporary cul-de-sac along Countryview Drive must comply with Exhibit 3A of the Fairfield County Subdivision Regulations. The 65'R temporary easement around the cul-de-sac must be shown. If an off-site easement to accommodate this is not going to be obtained, then the cul-de-sac must be shifted further west.
6. A revised preliminary plan must be submitted to comply with the requirements of the Technical Review Committee, County Engineer, Fairfield Soil and Water Conservation District, Fairfield County Health Department, Fairfield County GIS Department, Bloom Township and Greenfield Township. 5 copies of the revised preliminary plan must be submitted addressing the comments expressed by the agencies listed above prior to

SUBDIVISION: The Views at Pine Hill - Preliminary Plan – Continued

processing the Final Plat and Construction Data as noted in Section 3.4 and Appendix B, Section 1.6 of the Fairfield County Subdivision Regulations.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. Loudan Klein stated that the letter from the President of the Homeowners Association has been withdrawn so please ignore that letter. Mitch Price, representing the developer and his brother and wife, thanked the RPC for their assistance. After discussion, a vote was taken and the motion passed with Lonnie Kosch abstaining.

**ITEM 5. PROPOSED ZONING TEXT AMENDMENTS**

**ITEM 5a). Applicant:** Walnut Township Trustees

Potentially hazardous and noxious emissions

This submittal was withdrawn by the applicant prior to the RPC meeting.

**ITEM 5b). Applicant:** Walnut Township Trustees

Airborne particulate emissions

This submittal was withdrawn by the applicant prior to the RPC meeting.

**ITEM 6. APPROVAL OF TRANSFER OF FUNDS**

The following two resolutions need to be approved in order to do the vacation time payout for James Mako.

**RESOLUTION #2017-03**

**IN THE MATTER OF APPROVAL OF TRANSFER OF FUNDS**

**WHEREAS**, due to the termination of James Mako, a vacation time payout is necessary by the end of April, 2017, and

**WHEREAS**, \$4,000.00 is requested to be transferred to the Vacation Time Payout Account No. 74703000-514010 from the Salary Account No. 74703000-511010 to do the vacation time payout, and

APPROVAL OF TRANSFER OF FUNDS – Continued

**WHEREAS**, by making this transfer, it will not be necessary to increase the overall 2017 RPC Budget. The remaining balance in the Salary Account should be sufficient to cover the salary expenses remaining for 2017, and

**NOW, THEREFORE,**

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**BE IT RESOLVED**, by the Fairfield County Regional Planning Commission, State of Ohio:

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1. That \$4,000.00 be transferred to the Vacation Time Payout Account No. 74703000-514010 from the Salary Account No. 74703000-511010.
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Motion by \_\_\_\_\_ seconded by \_\_\_\_\_  
that the resolution be adopted was carried by the following vote:

YEAS: \_\_\_\_\_ NAYS: \_\_\_\_\_  
ABSTENTIONS: \_\_\_\_\_

Ratified on: May 2, 2017

\_\_\_\_\_  
William Yapple, President  
Fairfield County Regional Planning Commission

A motion was made by Harry Myers to approve Resolution #2017-03 Transfer of Funds. Doug Ingram seconded the motion. Motion passed.

**RESOLUTION #2017-04**

**IN THE MATTER OF APPROVAL OF TRANSFER OF FUNDS**

**WHEREAS**, due to the termination of James Mako, a vacation time payout is necessary by the end of April, 2017, and

**WHEREAS**, an additional \$500.00 is requested to be transferred to the Vacation Time Payout Account No. 74703000-514010 from the Salary Account No. 74703000-511010 to do the vacation time payout, and

**WHEREAS**, by making this transfer, it will not be necessary to increase the overall 2017 RPC Budget. The remaining balance in the Salary Account should be sufficient to cover the salary expenses remaining for 2017, and

**NOW, THEREFORE,**

APPROVAL OF TRANSFER OF FUNDS – Continued

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**BE IT RESOLVED**, by the Fairfield County Regional Planning Commission, State of Ohio:

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2. That \$500.00 be transferred to the Vacation Time Payout Account No. 74703000-514010 from the Salary Account No. 74703000-511010.
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Motion by \_\_\_\_\_ seconded by \_\_\_\_\_  
that the resolution be adopted was carried by the following vote:

YEAS: \_\_\_\_\_ NAYS: \_\_\_\_\_  
ABSTENTIONS: \_\_\_\_\_

Ratified on: May 2, 2017

\_\_\_\_\_  
William Yapple, President  
Fairfield County Regional Planning Commission

A motion was made by Ira Weiss to approve Resolution #2017-04 Transfer of Funds. Todd Edwards seconded the motion. Motion passed.

**ITEM 7. 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:

<b>ITEM 8.</b>	<b>BILLS</b>	
530005	CONTRACT SERVICES – OTHER	\$ 308.88
543000	REPAIR AND MAINTENANCE	\$ 114.67
558000	TRAVEL & EXPENSES	<u>\$ 86.97</u>
	TOTAL	\$ 510.52

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

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**ITEM 9. OTHER BUSINESS**

Rick Szabrak talked about the Engineering Technology Camp being offered to youth. Betsy Alt brought to the RPC's attention that Liberty Township has recently learned that they have been illegally charging for appeals.

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

Minutes Approved By:

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William Yapple, President

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Mary K. Snider, Secretary