

## **MINUTES**

**June 5, 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, Gail Ellinger, Craig Getz, Charles Hockman, Kent Huston, Dean LaRue, Jennifer Morgan, Larry Neeley, Jerry Rainey, Karen Roberts, John Snook, Ira Weiss, Jeff White, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (County Economic Development Director), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

### **ITEM 1. MINUTES**

The Minutes of the May 1, 2018, Fairfield County Regional Planning Commission meeting were presented for approval. Todd Edwards made a motion for approval of the minutes. Kent Huston seconded the motion. Motion passed.

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

Phil Stringer welcomed everyone to the meeting.

### **ITEM 3. PRESENTATION**

James Mako did a presentation on the CDBG Program and gave a Fair Housing Update.

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

Loudan Klein presented the following report:

**ITEM 4a). Subdivision:** Winding Creek - Section 5, Part 2 - Final Plat Extension Requests

**Owner/Developer:** Bob Deter

**Engineer:** EMH&T. c/o Ed Miller

Subdivision: Winding Creek - Section 5, Part 2 - Final Plat Extension Requests – Continued

**Location and Description:** The Winding Creek Subdivision is located in Section 27, Township 16, Range 20 of Violet Township. A preliminary plan for 269 lots was approved by the Regional Planning Commission in January 1996. Centralized water and sewer are provided by the Fairfield County Utilities Department. The Regional Planning Commission conditionally approved the Winding Creek Section 5, Parts 1 and 2 Final Plats on November 4, 2003. The Section 5, Part 1 Final Plat has been recorded. Final Acceptance of the public improvements for Section 5, Part 1 has been granted by the Fairfield County Board of Commissioners.

The Final Plat approval for the Section 5, Part 2 plat has been extended by the Commission to August 15, 2018. The developer is requesting one 180-day extensions, which would take Final Plat approval through February 11, 2019.

The originally approved Section 5, Part 2 plat included 32 lots. On October 7, 2008, the Regional Planning Commission approved the Section 5, Part 1A Final Plat for lots 209 and 217, which were originally a part of the Section 5, Part 2 plat. Therefore, the Section 5, Part 2 plat will include only 30 lots.

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

1. Since development of the Wymer Property (Chesapeake Subdivision) is progressing, the applicant must be aware if a future connection is made or platted across Milnor Road prior to Winding Creek Section 5, Part 2 plat being recorded. The proposed access points may need to be reevaluated.
2. The applicant shall verify the location of utilities installed on this site during the construction of Section 5, Part 1. The verification of utilities must take place prior to commencing construction of the public improvements for Section 5, Part 2.
3. The construction drawings shall be revised to accommodate for post construction water quality required by OEPA as part of the NPDES permit that the site will have to obtain before construction can commence on Section 5, Part 2. In addition, the OEPA may require water quantity requirements to be met, which could result in the loss of additional lots to accommodate water retention facilities and would require a revised plat to be submitted.
4. The plat must be revised to comply with the requirements of the Technical Review Committee, the County Engineer, County Utilities, Fairfield Soil and Water Conservation District, GIS Department, and Violet Township.

Subdivision: Winding Creek - Section 5, Part 2 - Final Plat Extension Requests – Continued

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Jennifer Morgan seconded the motion. Motion passed.

Loudan Klein presented the following report:

**ITEM 4b). Subdivision:** Snortin Ridge Subdivision - Replat of Lots 9-11

**Owner/Developer:** Rob Crane

**Engineer:** 2LMN, Inc.

**Location and Description:** Located in Madison Township (Fairfield County) and Perry Township (Hocking County). The original plat was recorded in November of 1975. The proposed replat is to create 4 individual cemetery plats. The remaining acreage of lot 10 will be incorporated into lots 9 and 11. These 4 individual lots will not be buildable sites and will be accessed via a 10' common access strip. The subdivision itself is accessed via private roads originating from Jack Run Road in Hocking County.

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

1. The original plat recorded in 1974 placed a restriction on the further subdivision of the numbered lots. Upon consultation with the Fairfield County Prosecutors Office, this restriction is not valid. Restrictive covenants similar in nature have been found by the Court of Appeals to interfere with the government's authority and shall be considered void.
2. The applicant may need to comply with any additional requirements established by the Department of Commerce regarding cemeteries.
3. What is the purpose of Lot 10E? Why is it not combined with 10D under the same ownership?
4. A variance will be required from Section 2.4 (Minimum Lot Size) of the Subdivision Regulations. The Subdivision Regulations Committee is recommending approval of the variance.
5. Language should be added noting lots 10A-D shall not be utilized as buildable sites. This language must be agreed upon by the Health Department.
6. Who will maintain the common access? A note shall be added to the plat when this is determined. This may need to be larger to accommodate equipment.
7. The Fairfield County Health Department is not a "combined" district, please remove all notations from their signature line.

Subdivision: Snortin Ridge Subdivision - Replat of Lots 9-11 – Continued

8. The replat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield Soil and Water Conservation District, and the GIS Department.

A motion was made by Dean LaRue to approve the variance. Kent Huston seconded the motion. Motion passed. A motion was made by Ira Weiss to approve the Replat of Lots 9-11. Todd Edwards seconded the motion. Discussion followed regarding public access to the cemetery and the definition of a green cemetery. After discussion, a vote was taken and the motion passed.

**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:

<b>ITEM 6. BILLS</b>		
543000	REPAIR & MAINTENANCE	\$ 92.33
558000	TRAVEL & EXPENSES	<u>\$ 165.97</u>
	TOTAL	\$ 258.30

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

**ITEM 7. OTHER BUSINESS**

Loudan Klein announced that the RPC has a college intern, Lauren Strobe. The RPC discussed the meeting date for July, 2018. After discussion, it was decided to move the July meeting to Thursday, July 5, 2018.

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

Minutes Approved By:

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Phil Stringer, President

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Kent Huston, Secretary