

MINUTES

July 5, 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, Jim Hochradel, Charles Hockman, Kent Huston, Lonnie Kosch, Dean LaRue, Carol Moore, Larry Neeley, Jerry Rainey, John Snook, Ira Weiss, Jeffrey White, Carri Brown (County Administrator), Rick Szabrak (Fairfield County Economic Development Director), Loudan Klein (Executive Director), Geoff Carabin (Regional Planner), Becky Coutinho (RPC Intern), and Gail Beck (Adm. Asst.).

ITEM 1. MINUTES

The Minutes of the June 6, 2017, Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Todd Edwards seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Bill Yaple welcomed everyone to the meeting. Loudan Klein announced with sadness that Becky Coutinho, the RPC Intern, is leaving and taking another position in Columbus.

ITEM 3. PRESENTATION

Rich Szabrak, Economic Development Director, along with Stu Johnson with Connect Ohio gave a presentation on Connect Ohio Broadband survey results.

ITEM 4. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

ITEM 4a). Appeal: Appeal of Minor Subdivision Disapproval

Submitted By: James Keller on behalf of Lynda V. Mullin

Location and Description: A proposed tie lot split was submitted to the Regional Planning Office on May 26, 2017. The proposed split was to remove acreage from Buckeye Lake Winery Addition recorded in April of 2013 and tie it to Lot 7 within the Kenny's Beach Subdivision. The purpose of the tie is to include a portion of land that would be utilized to access the rear of Ms. Mullin's property.

Comments:

1. The proposed tie was denied on May 26 due to the fact it required a revision to a recorded plat that was approved by the Regional Planning Commission.
2. According to Title XI(Revisions and Enforcements) Section 11.2 (Revision of Plat after Approval) "No changes, erasures, modifications, or revisions shall be made in any plat of a subdivision after approval has been given by the Regional Planning Commission and endorsed in writing on the plat, unless said plat is first resubmitted to the Commission in accordance with Section 3.5."
3. Section 3.5 is the guidelines for the Replat process.
4. The appellant believes the proposed action is exempt from the Directors jurisdiction under the terms of Article 1.4.2 Exempt Tied Lot Splits.
5. Under Article 1.4.2(B) it also states "the sale or exchange of parcels of land to an adjoining property owner whereby such parcel or tracts of land does not meet subdivision requirements or other applicable regulations....shall not be exempt from these regulations"
6. The appellant believes the proposal is an attempt of adjacent landowners to rectify an error in the original plat regarding access to the Grantee's property. No new lot is being created and the minor conveyance is solely to correct the ownership of the Grantee's access area.

A motion was made by Dean LaRue to approve the recommendation of the RPC staff to disapprove the appeal. Kent Huston seconded the motion. Attorney James Keller representing Lynda Mullin, was present at the meeting and asked to speak. Mr. Keller stated that since this is a tied split it should be exempt from our rules. Mr. Keller also stated that he felt that this is just correcting a mistake that needed fixed and not a replat. RPC members discussed the cost of a replat and the possibility of a variance from the replat fee. After discussion a vote was taken. The motion failed with Bill Yapple, Rick Szabrak and Larry Neeley abstaining.

Loudan Klein presented the following report:

ITEM 4b). Subdivision: Meadowmoore Reserve Section 1 - Phase 1 and 2

Owner/Developer: John E. Donley

Engineer: CEC, Inc.

Location and Description: Located in Violet Township along Ault Road, Township 16, Section 23, Range 20. Phase 1 includes 32 lots on approximately 19 acres of land. Phase 2 contains 33 lots on roughly 25 acres. Access to the site is from Haverington Street, off of Ault Road.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION (PHASE 1): The Subdivision Regulations committee recommends approval of the Phase 1 Final Plat, subject to the following conditions:

1. Sheet 1/5: The spaces designated for approval signatures should include names in addition to titles.
2. Sheet 1/5: Under “Drainage Maintenance District”, the subdivision should be specified as (Meadowmoore Reserve, Section 1, Phase 1). There are a number of typos within the language on Sheet 1. Please refer to County Engineer comments 7-12 for further clarification.
3. Sheet 3/5. Clarification of easement designation is needed on Reserve B at the northeast corner of Lot 1. Individual easements in this area should be labeled appropriately.
4. Sheet 4/5. Please label dimensions of off-site sanitary sewer easements at transition points.
5. Sheet 4/5. The off-site sanitary easement should follow the right-of-way line. There is a linear tangent of 159.09’ that should be a curve to maintain the curve of the proposed right-of-way in Phase 2.
6. Sheet 4/5. Please label the off-site drainage easement heading southeast out of the detention basin easement.
7. Recreation fees must be submitted. The recreation fee for a planned unit development is \$50.00 per dwelling unit. ($\$50 \times 32 = \$1,600$)
8. Construction assurances must be submitted prior to recording of the final plat.
9. Please revise the plat to comply with the requirements of the Technical Review Committee, Fairfield County Engineer, Fairfield County Utilities, Fairfield County Soil and Water Conservation District, Fairfield County GIS, and Violet Township.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION (PHASE 2): The Subdivision Regulations committee recommends approval of the Phase 2 Final Plat, subject to the following conditions:

1. Sheet 1/4. The spaces designated for approval signatures should include names in addition to titles.

Subdivision: Meadowmoore Reserve Section 1 - Phase 1 and 2 – Continued

2. Sheet 1/4. Under “Drainage Maintenance District”, the subdivision should be specified as (Meadowmoore Reserve, Section 1, Phase 2). There are a number of typos within the language on Sheet 1. Please refer to County Engineer comments 6-11 for further clarification.
3. Sheet 1/4. Update text under “Reservation of Easements” to correct acreage (24.891) and record the pertinent subdivision section (Section 1, Phase 2). Off-site temporary cul-de-sac easements must also be included.
4. Sheet 2/4. In reference to Note “H”; the Technical Review Committee recommends the Homeowners Association be the responsible party for maintenance of the asphalt path.
5. Sheet 3/4. The off-site sanitary sewer easement that is to be recorded with Phase 1 around Lots 116-118 must be shown and labeled properly on the plat.
6. Recreation fees must be submitted. The recreation fee for a planned unit development is \$50.00 per dwelling unit. ($\$50 \times 33 = \$1,650$)
7. Construction assurances must be submitted prior to recording of the final plat.
8. Please revise the plat to comply with the requirements of the Technical Review Committee, Fairfield County Engineer, Fairfield County Utilities, Fairfield County Soil and Water Conservation District, Fairfield County GIS, and Violet Township.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation on Section 1, Phase 1. Kent Huston seconded the motion. Motion passed.

A motion was made by Jeff White to approve the Subdivision Regulations Committee recommendation on Section 1, Phase 2. John Snook seconded the motion. Motion passed.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

RPC staff presented a list of building permit applications under review. Carri Brown suggested ongoing applications and new applications be listed on the monthly report.

Loudan Klein presented the following bills for payment:

ITEM 6.	BILLS	
530005	CONTRACT SERVICES – OTHER	\$ 600.60
543000	REPAIR AND MAINTENANCE	\$ 104.96
558000	TRAVEL & EXPENSES	<u>\$ 158.44</u>
	TOTAL	\$ 864.00

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

ITEM 7. OTHER BUSINESS

Loudan Klein distributed an updated Budget Comparison. Loudan also announced that the survey regarding the RPC meeting time showed that 75% wanted to keep the meeting time at 7:30 p.m.

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

Minutes Approved By:

William Yaple, President

Mary K. Snider, Secretary