

## MINUTES

July 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: Betsy Alt, Second Vice-President

Present: Todd Edwards, Kent Huston, Dean LaRue, Rich Mathias, Jennifer Morgan, Larry Neeley, Jerry Rainey, John Snook, Ira Weiss, Jeff White, Dave Levacy (County Commissioner), 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 June 5, 2018, Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Dean LaRue seconded the motion. Motion passed.

### ITEM 2. PRESIDENT'S REPORT

Betsy Alt welcomed everyone to the meeting. Betsy was filling in for Phil Stringer who was absent for medical reasons.

### ITEM 3. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

**ITEM 3a). Subdivision:** General Sherman Junior High School - Preliminary Plan

**Owner/Developer:** Lancaster City Schools

**Engineer:** Sands Decker

**Location and Description:** The entire site comprised of approximately 42 acres (PN 0630010000) located within the City of Lancaster corp. limit at the southeast corner of Election House Road and Victor Road. However, the right-of-way to be dedicated will be County right-of-way. The Fairfield County Subdivision Regulations require that any opening, extending, or widening of streets shall be considered a major subdivision. We have requested that County agencies focus their review on the turn-lane improvements and utilize the site layout for reference. The purpose of the site layout is for a comprehensive review of traffic flow and access points along Election House Road.

Subdivision: General Sherman Junior High School - Preliminary Plan - Continued

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

1. **VARIANCE REQUEST TO APPENDIX B, SECTION 3.2.2** (Preliminary Plan Fee) - The applicant is requesting a variance to the full preliminary plan fee since the only public improvements are turn lane improvements. Additionally, the only portion of this development being reviewed by the County is the area within the right-of-way. The request is to pay the flat fee and not the remaining fee based off acres disturbed. **The Subdivision Regulations Committee recommends approval of the variance.**
2. Half-cross section improvements will be required along the east side of Election House Road. ROW dedication dimensions will be determined when further detail is provided regarding the turn lane improvements.
3. Hydraulic reports submitted to the County Engineers Office must be updated per comments dated April 13, 2018. There are concerns about the runoff impact on sites to the south of the school.
4. The preliminary plan must be updated to comply with the requirements of the Technical Review Committee, Fairfield County Engineer, County Utilities, Soil and Water Conservation District, and the City of Lancaster

A motion was made by Jeff White to approve the Variance. Kent Huston seconded the motion. Discussion followed regarding the half-cross section improvements. After discussion, a vote was taken and the motion passed with Jerry Rainey abstaining.

A motion was made by Jeff White to approve the Preliminary Plan. Ira Weiss seconded the motion. Motion passed with Jerry Rainey abstaining.

Loudan Klein presented the following report:

**ITEM 3b). Subdivision:** Meadowmoore Reserve Section 1 - Phase 1 and 2 - Final Plat Extension Request

**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. The Final Plats were approved on July 5, 2017. The RPC Executive Director granted one 180-day extension till June 30, 2018. The applicant has since requested another extension for each plat which must be approved by the RPC. If approved the plats would expire on December 27, 2018.

**SECTION 1, PHASE 1. SUBDIVISION REGULATIONS COMMITTEE**

**RECOMMENDATION:** The Subdivision Regulations Committee recommends approval of the extension, subject to the following conditions:

Subdivision: Meadowmoore Reserve Section 1 - Phase 1 and 2 - Final Plat Extension Request – Continued

1. The Final Plat will expire on December 27, 2018.
2. Plat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Soil and Water Conservation District, GIS Department, South Central Power, and Violet Township.

**SECTION 1, PHASE 2. SUBDIVISION REGULATIONS COMMITTEE**

**RECOMMENDATION:** The Subdivision Regulations Committee recommends approval of the extension, subject to the following conditions:

1. The Final Plat will expire on December 27, 2018.
2. Plat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Soil and Water Conservation District, GIS Department, South Central Power, and Violet Township.

A motion was made by John Snook to approve the extension request for Section 1, Phase 1. Jerry Rainey seconded the motion. Motion passed.

A motion was made by Ira Weiss to approve the extension request for Section 1, Phase 2. Todd Edwards seconded the motion. Discussion followed regarding the drainage and septic tile and also the five-year plan with the EPA. After discussion, a vote was taken and the motion passed.

**ITEM 4. ZONING MAP AMENDMENT**

James Mako presented the following report:

**ITEM 4a). APPLICANT:** TD Properties of Ohio LLC

**LOCATION & DESCRIPTION:** There are three parcels proposed for rezoning totaling 7.88 acres in size. The parcels are located at 2479 Crawfis Road in Berne Township, Section 21, Township 14, Range 18. The parcel ID are 0040042600, 0040042800 and 0040043000

**EXISTING ZONING:** PRB Planned Rural Business District- is established to provide for a limited business activity in locations where commercial activity as permitted in the GB 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.

and

APPLICANT: TD Properties of Ohio LLC – Continued

F-P Flood Plain Overlay District- It is the intent of the Flood Plain Overlay District (FP) to control the use of floodplains, to limit purposes that could be detrimental to health and welfare for citizens of Berne Township and Fairfield County. The FP District is an overlay-zoning district. This means that the underlying district standards and requirements shall apply in addition to the Flood Plain Overlay District (FP) regulations and requirements.

**EXISTING LAND USE:** Former location of a towing company and truck repair.

**PROPOSED REZONING:** General Business District- It is recognized that rural based business activity is unique and may possess characteristics typically associated with both commercial and industrial land uses. The GB District is established in Berne Township to reflect this diversity in areas that have suitable access to federal and state highways, while controlling the adverse impacts of such development on adjacent areas.

Permitted uses within the General Business District must operate in accordance with the following standards:

- A. Primarily within enclosed structures.
- B. With minimal adverse environmental or economic impact on adjacent properties.
- C. Free from noise, odor, dust, smoke, light, glare or vibration at levels in excess of the average level on adjacent streets and properties.

**PROPOSED USE:** The applicant is not proposing any new use at this time.

	<b>ADJACENT ZONING</b>	<b>ADJACENT USE</b>
NORTH	R-R Rural Residential District GB General Business	Single Family House/Cemetery Business
EAST	Planned Rural Business District	Sand & Gravel Mining
WEST	R-R Rural Residential District F-P Flood Plain Overlay District	Single Family Homes/ Vacant (Former sand/gravel mining)
SOUTH	R-R Rural Residential District	Single Family Homes

**RPC STAFF RECOMMENDATION:**

1. The Regional Planning Commission accepted staff recommendation of disapproval of the rezoning of this property from RR to GB in 1999. Staff would not support the reversal of a previous recommendation.
2. Staff acknowledges that the township allowed the property to be rezoned from RR to PRB and this rezoning allowed for an intensive commercial use (towing and truck repair business).

APPLICANT: TD Properties of Ohio LLC – Continued

3. RPC Staff would recommend a modification to the rezoning request and allow for the current PRB District to remain however, a new development plan should be submitted to the township as stipulated in Section 19.02 of the Berne Township Zoning Resolution. This will provide the township with controls that would limit uses only approved with the rezoning and requires compliance with performance standards.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Kent Huston seconded the motion. Discussion followed regarding the difference between PRB and General Business Districts. 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:

**ITEM 6. BILLS**

543000	REPAIR & MAINTENANCE	\$ 101.79
558000	TRAVEL & EXPENSES	\$ 148.89
	TOTAL	\$ 250.68

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

**ITEM 7. OTHER BUSINESS**

There was no other business presented at the meeting.

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

Minutes Approved By:

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Phil Stringer, President

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Kent Huston, Secretary