

MINUTES

July 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: Jennifer Morgan, President

Present: Caitlin Barbee, Terry Brereton, Ron Craig, Trudy Craig, Joe Ebel, Todd Edwards, Gail Ellinger, Terri Gantner, Shawn Haughn, John Hitchcock, Charles Hockman, Kent Huston, Terry Jackson, Randy Kemmerer, Darrin Monhollen, Bob Ortman, Donald Pontious, Kathy Pontious, Seth Pymmer, Scott Rottick, Chris Sasso, Marianne Sasso, Sharon Sellitto, Richard Singer, Marruta Surckard, Ira Weiss, Diana Williams, Richard Williams, Tahitia Yashon, Commissioner Dave Levacy and Commissioner Jeff Fix.

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

ITEM 1. MINUTES

The minutes of the June 7, 2022, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Dave Levacy seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

ITEM 3. ZONING TEXT AMENDMENT

James Mako presented the following reports:

ITEM 3a. Applicant: Violet Township

Violet Township proposes to amend several parts of Section III (Districts Defined and Specified) of its zoning Resolution and to add Section XI (Definitions).

REGIONAL PLANNING COMMISSION STAFF RECOMMENDATION:

RPC Staff recommends approval with the following comments:

1. The amendments appear to be reasonable changes to the code.

The board discussed whether a 15' building setback from the property line is adequate for the C-2 District, Limited Commercial.

RPC MINUTES

JULY 5, 2022

PAGE 2

A motion was made by Jeff Fix to approve the RPC staff recommendation with a modification to recommend the proposed setbacks in the C-2 District, Limited Commercial, be reviewed to make sure it is adequate. Ira Weiss seconded the motion. Motion passed with Violet Township abstaining.

ITEM 3b. Applicant: Greenfield Township

Greenfield Township has submitted a list of text amendments to their zoning code in Section 340 and Section 345.

REGIONAL PLANNING COMMISSION STAFF RECOMMENDATION:

RPC staff recommends modification to the proposed text amendments with the following comments:

1. Staff is supportive of the proposed amendments.
2. There is a typo in the proposed changes to Section 340.02 (B-1 District). Sentence should read: "A building or lot in a ~~Highway~~ Business District (~~HB~~) (B-1).

A motion was made by Jeff Fix to approve the RPC staff recommendation. Kent Huston seconded the motion. Motion passed.

ITEM 3c. Applicant: Rushcreek Township

Rushcreek Township has submitted a proposed change to Article XI (Conditional Use Regulations) of their zoning text.

REGIONAL PLANNING COMMISSION STAFF RECOMMENDATION:

RPC Staff is recommending modifications to the proposed amendments:

Under the proposed Section 11.5C.1a, RPC would recommend that the following sentence be deleted "Existing cemeteries shall be exempt from future minimum acreage limitations." If the proposed amendments are adopted, established cemeteries not meeting the new lot standards will automatically become existing, non-conforming lots.

A motion was made by Randy Kemmerer to approve the RPC staff recommendation. Jeff Fix seconded the motion. Motion passed with Rushcreek Township abstaining.

ITEM 3d. Applicant: Walnut Township

Walnut Township has submitted several proposed changes to Article III and Article X of their zoning text.

REGIONAL PLANNING COMMISSION STAFF RECOMMENDATION:

RPC staff recommends modifications to the proposed changes:

1. RPC staff would not recommend the township adopt portions of the proposed definition of the term “Additions”. Staff does not believe the following language should be included: “The following examples do not qualify as an “Addition”: attaching a prefabricated carport or shed to a residence or an accessory structure.” If a resident is adding anything on to their primary structure (i.e. a single family house) that should qualify as an addition.

A motion was made by Darrin Monhollen to approve the RPC staff recommendation. Jeff Fix seconded the motion. Motion passed.

ITEM 4. ZONING MAP AMENDMENT

APPLICANT: Tahitia Yashon

LOCATION & DESCRIPTION: The property proposed to be rezoned is located in Walnut Township at 3415 Shepard Avenue, west of Buckeye Lake. The property consists of one parcel (parcel # 046-00277-00). The parcel is 0.09 acres in size.

EXISTING ZONING: R-1 LF (Single Family Lake Front Residential District) The intent of this district is to accommodate lake front single family residential dwellings in areas adjacent to Buckeye Lake.

EXISTING LAND USE: Single Family House

PROPOSED REZONING: RMU (Recreational Mixed Use) RMU Recreational Mixed Use District: It is the intent of this district to provide for a mixture of residential uses with commercial service and recreational uses associated with resort development. It is further the intent of this district to provide limited business uses that are scaled to blend with the surrounding area. The Recreational Mixed-Use District may be applied to land that does not directly abut Buckeye Lake but is within the general vicinity of this recreational area.

PROPOSED LAND USE: Bed and Breakfast

ADJACENT ZONING

| | |
|-------|--|
| NORTH | R-2 One and Two Family Residential |
| EAST | N/A |
| WEST | R-2 One and Two Family Residential |
| SOUTH | R-1LF Single Family Lake Front Residential District |

ADJACENT USE

| |
|----------------------|
| Single-Family Houses |
| Buckeye Lake |
| Single-Family Houses |
| Single-Family Houses |

RPC STAFF RECOMMENDATION:

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

1. It appears that the proposed use would fit in to the general character of the area. RPC Staff does have some concerns with the limited access and parking to the site. The property owner will need to comply with the parking requirements of the Walnut Township Zoning Code if the rezoning is successful.

A motion was made by Kent Huston to approve the RPC staff recommendation. Motion was not seconded, motion failed.

President Jennifer Morgan opened the floor up for comments and discussions. Several citizens were present to voice their concerns regarding the proposed change. Richard Williams stated he was concerned about the rezoning of this lot and felt the proposed rezoning to RMU was the wrong use. The applicant, Tahitia Yashon, said parking will be provided by the lot next to the parcel. Richard Singer presented the board members with a petition and voiced his concerns regarding the preservation of this residential area and the impact to property values. Sharon Sellitto was extremely concerned about individuals parking on her property and the possibility of increased crime due to the potential change of use.

A motion was made by Jeff Fix to recommend denial of the proposed zoning map amendment. Ira Weiss seconded. Motion passed with Dave Levacy abstaining.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

ITEM 6. BILLS

James Mako presented the following bills for payment:

| | | |
|--------|-------------------|----------------|
| 558000 | TRAVEL & EXPENSES | <u>\$86.33</u> |
| | TOTAL | \$86.33 |

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

ITEM 7. OTHER BUSINESS

There being no further business, a motion was made to adjourn the meeting by Darrin Monhollen and seconded by Shawn Haughn. Motion passed.

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary