

MINUTES

July 7, 2015

The minutes of the Fairfield County Regional Planning Commission meeting held at the Fairfield County Courthouse, Commissioners' Hearing Room, 210 East Main Street, Lancaster, Ohio.

Presiding: Kent Huston, President

Present: Donna Abram, Joel Denny, Tammy Drobina, Todd Edwards, Gail Ellinger, Rachel Elsea, Jim Hochradel, Larry Joos, Joe Kemmerer, Dean LaRue, Harry Myers, Larry Neeley, Jerry Rainey, Eric Sandine, Jason Smith, Mary Snider, John Snook, Phil Stringer, Ira Weiss, Bill Yaple, Dave Levacy (County Commissioner), Holly Mattei (Executive Director), James Mako (Senior Planner), Loudan Klein (RPC Intern), and Gail Beck (Adm. Asst).

ITEM 1. MINUTES

The Minutes of the June 2, 2015 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

Kent Huston welcomed everyone to the meeting.

ITEM 3. PRESENTATION

Carrie Woody, Administrator, gave a presentation on the Lancaster Public Transit System.

James Mako presented the following report:

ITEM 4. ZONING AMENDMENT

ITEM 4a. APPLICANT: Needs Farms, LLC

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 290, 310 Baltimore-Somerset Road (State Route 256) (parcel # 0490252400). The property is 4.61 acres in size. The parcel is located east of the Village of Baltimore.

APPLICANT: Needs Farms, LLC – Continued

EXISTING ZONING: The property is currently zoned I-1 (Service Industries and Light Industrial District). The I-1 district is established to provide areas for service industries and light industrial uses. It is further the intent of the I-1 District to prohibit dwelling uses.

EXISTING LAND USE: Bowling Alley

PROPOSED REZONING: I-2 (General Industrial District) The I-2 District is established to areas for general industrial and warehousing uses free from the encroachment of residential, retail, and institutional uses.

PROPOSED LAND USE: Wholesale distributor, semi-trailer and outdoor storage.

ADJACENT ZONING

NORTH	I-1 Service Industries/Light Industrial
EAST	I-1 Service Industries/Light Industrial
WEST	R-R Rural Residential
SOUTH	R-R Rural Residential

ADJACENT USE

Manufacturing (Gilpin, Inc.)
Manufacturing (Sakas, Inc.)
Single Family House/Farmland
Single Family House/Farmland

RPC STAFF RECOMMENDATION:

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

1. The parcel has been an existing I-1(Service Industries/Light Industrial) district. RPC staff believes that the proposed uses, although more intense than the property's previous use as a bowling alley, will be similar to the businesses that are currently existing adjacent to the property.
2. If the rezoning request is approved by the township, the property must comply with the screening requirements found in Section 9.14 (F)(7) of the Walnut Township Zoning Code.
3. The landowner must tie into to central water and sewer services provided by the Village of Baltimore. Currently, the site is not tied into public water/sewer and previously had a small on-site waste water treatment facility. The OEPA has not since renewed the NPDES permit, therefore it is our recommendation those connections be made.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Bill Yaple seconded the motion. Attorney Matt Johnson, representing the applicant, stated that the business is currently looking to relocate closer to a farm area. After discussion, a vote was taken and the motion passed with Mary Snider, Larry Neeley, Jim Hochradel, Dave Levacy and Rachel Elsea abstaining.

Holly Mattei presented the following bills for payment:

ITEM 5. BILLS

530005	CONTRACT SERVICES – OTHER	\$ 746.46
543000	CONTRACT SERVICES - REPAIR	\$ 66.00
558000	TRAVEL & EXPENSES	<u>\$ 183.06</u>
	TOTAL	\$ 995.52

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

ITEM 6. OTHER BUSINESS

Holly Mattei gave an update on the parking lot paving project and current CDBG projects.

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

Minutes Approved By:

Kent Huston, President

Mary K. Snider, Secretary