

## MINUTES

August 1, 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: Todd Edwards, Gail Ellinger, Jim Hochradel, Kent Huston, Joe Kemmerer, Lonnie Kosch, Carol Moore, Harry Myers, Jerry Rainey, John Snook, Phil Stringer, Ira Weiss, Jeffrey White, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Jeremiah Upp (County Engineer), Loudan Klein (Executive Director), Geoff Carabin (Regional Planner), and Gail Beck (Adm. Asst.).

### ITEM 1. MINUTES

The Minutes of the July 5, 2017, Fairfield County Regional Planning Commission meeting were presented for approval. Jeff White made a motion for approval of the minutes. Ira Weiss seconded the motion. Motion passed.

### ITEM 2. PRESIDENT'S REPORT

Bill Yaple welcomed everyone to the meeting and announced that there would not be a presentation.

### ITEM 3. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

**ITEM 3a. Subdivision:** Winding Creek - Section 5, Part 2 - Final Plat Extension Requests

**Owner/Developer:** Bob Deter

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

**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 20, 2017. The developer is requesting two 180-day extensions, which would take Final Plat approval through August 15, 2018. Filing fees for one extension have been paid.

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

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 two-180 day extensions, 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 east of Milnor Road prior to Winding Creek Section 5, Part 2 plat being recorded, the proposed access points may need to be reevaluated which may result in the loss of lots.
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 applicant is requesting two-180 day extensions. They have submitted the fee for one-180 day extension. The applicant shall submit the remaining filing fees for the additional 180-day extension if approved.
5. The final plat shall expire on August 15, 2018.
6. The applicant must comply with the requirements of the Technical Review Committee, Fairfield County Engineer, County Utilities, Fairfield Soil and Water Conservation District, and Violet Township.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. Motion passed with Harry Myers abstaining.

Loudan Klein presented the following report:

**ITEM 3b. Subdivision:** Spring Creek - Revised Preliminary Plan

**Owner/Developer:** Ricketts Family Holdings

**Engineer:** Faris Planning and Design

**Location and Description:** The Spring Creek Subdivision is located in Section 3, Range 20, Township 15 of Violet Township. A revised preliminary plan for 175 acres with 338 single family lots, 10.1 acres of commercial property, and 12 acres of green space was approved by the Regional Planning Commission on August 3, 1999. Previously, the applicant received approval

to remove a 3.00 acre parcel on Pickerington Road that has now been transferred to an adjacent church property. The revised plan for the remaining development proposes 109 lots. Access will  
Subdivision: Spring Creek - Revised Preliminary Plan – Continued

be from the existing Spring Creek subdivision as well as Pickerington Road. Central water and sewer services will continue to be provided by Fairfield County Utilities.

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

1. Mr. Ricketts indicated at the May Subdivision Regulations Committee that the lots located partially in the City of Pickerington and Violet Township(Lots 333, 334, 336, 337) will be annexed. The Technical Review Committee recommends no construction drawing approvals be given until these lots are no longer between jurisdictional boundaries.
2. Drainage calculations must be revised to meet the satisfaction of the County Engineers Office and Fairfield County Soil and Water prior to submission of construction drawings.
3. At its July 17th meeting, the Active Transportation Committee reviewed the proposed 8' asphalt path. The committee recommends the developer explorer extending the path north from where it meets Milnor Road to the intersection of Bridgewater Drive and Milnor Road.
4. All drainage easements adjacent to the ROW shall be a minimum of 20'.
5. An off-site drainage easement must be obtained along rear end of lots 317-319.
6. An off-site easement will be required for the sanitary line north of Reserve A.
7. Further discussion may need to take place regarding the time line of potential annexation so that the review process can be property coordinated.
8. **VARIANCE REQUEST:** A variance was requested from Section 4.10.2(D) maximum cul-de-sac length to allow greater than 600 FT. The Subdivision Regulations Committee recommends approval of this variance.
9. The preliminary plan must be revised to meet the requirements of the Technical Review Committee, Fairfield County Engineer, County Utilities, Fairfield Soil and Water Conservation District, and Violet Township.

A motion was made by Jeff White to approve the Subdivision Regulations Committee recommendation to approve the revised preliminary plan. Jim Hochradel seconded the motion. Discussion followed regarding the sewer extension. After discussion, a vote was taken and the motion passed with Harry Myers abstaining.

A motion was made by Phil Stringer to approve the Subdivision Regulations Committee recommendation to approve the variance. Jerry Rainey seconded the motion. Motion passed with Harry Myers abstaining.

#### **ITEM 4. PROPOSED ZONING AMENDMENT**

Geoff Carabin presented the following report:

**ITEM 4a. APPLICANT:** Jon B. Adcock

**LOCATION & DESCRIPTION:** The property proposed for rezoning is approximately 0.92 acres located at 800 Rainbow Drive NE in Pleasant Township, Range 18, Township 15, Section 30.

**EXISTING ZONING:** R-1, Single Family Residential District: The Single Family Residential District intends to establish areas for single-family residential development adjacent to municipal or village boundaries where suburban type development can be found. Actual lot sizes will depend upon the type of water and sewer services available to the site.

**EXISTING LAND USE:** Currently vacated, but was previously used for the Wolfinger welding shop, operating under a commercial use permit.

**PROPOSED REZONING:** B, Business: The Business District intends to provide an area for most retail and limited service uses.

**PROPOSED USE:** Professional Office Complex (proposed, no concrete plans)

|       | <b>ADJACENT ZONING</b>  | <b>ADJACENT USE</b>                                    |
|-------|---|--|
| NORTH | R-1 Single Family Residential District  | Single Family Home                                     |
| EAST  | R-1 Single Family Residential District  | Single Family Home                                     |
| WEST  | R-1 Single Family Residential District<br>(Across S.R. 37)<br>B Business (Southwest across S.R. 37) | Agricultural<br><br>Old School House<br>Properties LLC |
| SOUTH | R-1 Single Family Residential District<br>(Across Rainbow Drive)                                    | Agricultural   |

**RPC STAFF RECOMMENDATION:**

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

1. Although the site is predominately surrounded by residential, the proximity to the intersection of S.R. 37 and Rainbow Drive does not appear to be most suitable for residential use. Directly across the intersection at the southwest corner of Rainbow Drive and S.R. 37, the property is also zoned Business which is currently a doctor's office.
2. The site is has previously been operating as a commercial use for 50 years, as a potentially higher intensity use than what is being proposed.
3. Prior to rezoning the property, the applicant should contact the Fairfield County Health Department to ensure there is adequate spacing on the parcel for on-site water and septic.
4. As a condition of the rezoning, the applicant work with the Fairfield County Engineers Office to relocate the existing location of the drive to satisfy their access concerns.
5. The applicant must comply with Section 8.3 of the Pleasant Township Zoning Code regarding Business District lot requirements.
6. The applicant must comply with Section 8.11 of the Pleasant Township Zoning Code regarding office use off-street parking and loading requirements.

A motion was made by Harry Myers to approve the RPC staff recommendation. Kent Huston seconded the motion. Discussion followed regarding the height of the proposed building. After discussion, a vote was taken and the motion passed with Joe Kemmerer abstaining.

**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 AND MAINTENANCE | \$ 100.52 |
| 558000 | TRAVEL & EXPENSES      | \$ 81.67  |
|        | TOTAL                  | \$ 182.19 |

A motion was made by Harry Myers to approve the bills for payment. Jim Hochradel seconded the motion. Motion passed.

**ITEM 7. OTHER BUSINESS**

Loudan Klein announced that there will be an RPO and Land Use Plan meeting on August 17, 2017 in the Commissioners' Hearing Room at 2:00 p.m.

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:

---

William Yapple, President

---

Mary K. Snider, Secretary