

## **MINUTES**

**August 3, 2021**

The minutes of the Regional Planning Commission meeting held at the Fairfield County Courthouse, Commissioner's Hearing Room, 210 E. Main Street, Third Floor, Lancaster, Ohio, and also via livestream and conference call.

Presiding: Betsy Alt, President

Present: Jonathan Buchanan, Joe Ebel, Todd Edwards, Ralph Hedrick, Charles Hockman, Kent Huston, Joe Lamprick, Deanna Miller, Jennifer Morgan, Joe Pulte, Robert Slater, Ira Weiss, Bill Yapple, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Aundrea Cordle (Deputy Administrator), Tony Vogel (County Utilities Director), James Mako (Executive Director), Tamara Ennist (Planner).

### **ITEM 1. MINUTES**

The Minutes of the July 6, 2021, Fairfield County Regional Planning Commission meeting, were presented for approval. Bill Yapple made a motion for approval of the minutes. Kent Huston seconded the motion. Motion passed.

### **ITEM 2. PRESIDENT'S REPORT**

Betsy Alt welcomed everyone to the meeting.

### **ITEM 3. PRESENTATION – DEPUTY ADMINISTRATOR AUNDREA CORDLE**

Deputy County Administrator Aundrea Cordle gave a presentation to the board about funding and grant opportunities.

### **ITEM 4. SUBDIVISION ACTIVITIES**

#### **ITEM 4a). Violet Township – Spring Creek, Section 3, Phase 3A – Final Plat**

**OWNER:** RICKETTS FAMILY FAIRFIELD HOLDINGS, LTD (PID 0360005870-12.509 Ac.) & PULTE HOMES (PID 0360005873-0.096 Ac.)

**DEVELOPER:** PULTE HOMES of OHIO - Jim Davidson

**ENGINEER:** CESO, INC. - Jon Buchanan, P.E. / Jeff Miller, P.S.

**LOCATION AND DESCRIPTION:** The Spring Creek Subdivision extends across jurisdictional lines and is located in both Violet Township and the City of Pickerington. The Section 3, Phase 3A proposal, located in Violet Township, extends Millwood Drive as a cul-de-sac and contains 7.194 acres. The plat will create sixteen (16) single-family building lots (4.34 acres), one (1) open space reserve lot (1.778 acres) and dedicate 1.076 acres of street right-of-

way; extension of Millwood Drive, creating an overall density of 2.224 units per acre for Section Three.

All lots will be serviced with public sewer and public water and storm water will be managed with storm water catch basins and on-site retention for water quality control.

Section 3, Phase 3A will have access from Millwood Drive which has access to Refugee and Milnor Roads via the internal subdivision streets.

**SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT:** The Subdivision Regulations Review Committee recommends approval of the Spring Creek Section 3, Phase 3A final plat with several conditions.

The board discussed connections and access to roads. James Mako advised the board that a variance for a lot split will be reviewed for this project at the next meeting. Carri Brown questioned the number of items requiring revisions and the board discussed. James Mako stated that most of the items are minor, in this instance, but he does understand the frustration.

After discussion, a motion was made by Carri Brown to approve the Subdivision Regulations Review Committee recommendation. Bill Yapple seconded the motion. Motion passed.

#### **ITEM 5. ACTIVE TRANSPORTATION SUBCOMMITTEE**

A list was presented to the board to appoint members to the Active Transportation Subcommittee.

A motion was made by Carri Brown to appoint Peggy Portier and Robin Duffee. Kent Huston seconded the motion. Motion passed.

#### **ITEM 6. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS**

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

#### **ITEM 7. BILLS**

James Mako presented the following bills for payment:

558000	TRAVEL & EXPENSES	<u>\$106.09</u>
	TOTAL	\$106.09

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

**ITEM 8. OTHER BUSINESS**

Carri Brown invited the board members to attend the dedication ceremony of the Amstutz patriotic mural on August 17, 2021.

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

Minutes Approved By:

---

Betsy Alt, President

---

Kent Huston, Secretary