

## **MINUTES**

**August 4, 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: Joel Denny, Tammy Drobina, Todd Edwards, Rachel Elsea, Ivan Ety, Jim Hochradel, Larry Joos, Cheryl Kohler, Harry Myers, Larry Neeley, Jason Smith, John Snook, Phil Stringer, Ira Weiss, Jeffrey White, Bill Yaple, Dave Levacy (County Commissioner), Carri Brown (County Administrator) A J Lacefield (Economic Development Assistant) Holly Mattei (Executive Director), James Mako (Senior Planner), Loudan Klein (RPC Intern), and Gail Beck (Adm. Asst).

### **ITEM 1. MINUTES**

The Minutes of the July 7, 2015 Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Bill Yaple seconded the motion. Motion passed.

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

Kent Huston welcomed everyone to the meeting. The new Economic Development Assistant, A J Lacefield, was introduced at the meeting.

### **ITEM 3. PRESENTATION**

Jeremiah Upp, Fairfield County Engineer, gave a presentation on the County Road and Bridge Projects.

Holly Mattei presented the following report:

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

**ITEM 4a.** Spring Creek – Preliminary Plan Extension

**OWNER/DEVELOPER:** Ricketts/Pulte Homes

**ENGINEER/SURVEYOR:** James Barry, P.E., CT Consultants

**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.

Last year, the Regional Planning Commission approved an extension that took preliminary plan approval through August 3, 2015. The applicant previously included a sketch showing two “concepts” for realigning Spring Creek Drive. This previous extension was conditioned upon a revised preliminary plan being approved for the realigned Spring Creek Drive before the construction drawings and/or final plat for any additional sections being submitted. The RPC also directed the applicant to pursue concept B for the realignment of Spring Creek Drive. The applicant is also required to show the current floodplain boundaries based upon the January 6, 2012 FIRMs on the revised preliminary plan and identify how the floodplain will be addressed for affected lots. The revised plan must also show the City of Pickerington Corporation line.

The applicant is requesting another 1 year extension, which would take preliminary plan approval through August 3, 2016.

**SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:** The Subdivision Regulations Committee recommends approval of the Spring Creek Preliminary Plan extension, subject to the following conditions:

1. The revised preliminary plan for this realignment of Spring Creek Drive must be approved by the Regional Planning Commission before the construction drawings and/or final plat for any additional sections being submitted, except however, that Section 2a (which includes the connection between Daventry and Bluffton Drive) may be submitted since it does not affect Spring Creek Drive.
2. The revised preliminary plan must also show the current floodplain boundaries based upon the January 6, 2012 FIRMs and must identify how the floodplain will be addressed for any affected lots. The revised preliminary plan must also show the current City of Pickerington Corporation line.
3. The Subdivision Regulations Committee recommends that the applicant pursue additional engineering for Concept B for the Spring Creek Drive Realignment that was previously submitted and is attached to this report.
4. The preliminary plan extension shall expire on August 3, 2016.

A motion was made by Bill Yapple to approve the Subdivision Regulations Committee recommendation. Joel Denny seconded the motion. Motion passed with Harry Myers abstaining.

Holly Mattei presented the following report:

**ITEM 4b. SUBDIVISION:** Meadowmoore – Section 2, Phase 2 – Final Plat

**OWNER/DEVELOPER:** Donley, Inc.

**ENGINEER/SURVEYOR:** EMH&T

**LOCATION AND DESCRIPTION:** The Meadowmoore subdivision is located on the south side of SR 204 and the east side of Milnor Road in Violet Township, Section 22, Township 16, Range 20. The preliminary plan for this subdivision included 205 lots on approximately 138 acres and was approved by the Regional Planning Commission August 2001. Preliminary plan approval has been extended through August 2015. Section 2, Phase 2 includes 7 lots on 6.296 acres and includes a right-in/right-out access to SR 204. Central water and sanitary sewer services will be provided from the Fairfield County Utilities Department.

**SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:** The Subdivision Regulations Committee recommends approval of the Meadowmoore Section 2, Phase 2 Final Plat, subject to the following conditions:

1. The preservation zone on the final plat does not match the widths shown on the preliminary plan. The widths shown on the final plat are acceptable to the Subdivision Regulations Committee, unless the township zoning requires them to be larger to comply with their open space requirements.
2. The final plat must be revised to comply with the requirements of the Technical Review Committee, the Fairfield County Engineer's Office, the Fairfield County Utilities Department, the Fairfield Soil and Water Conservation District, Fairfield County GIS and Violet Township Zoning.
3. The applicant shall furnish construction assurances and pay all required recreation fees.

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

Holly Mattei presented the following report:

**ITEM 4c. SUBDIVISION:** Meadowmoore – Section 4 Final Plat

**OWNER/DEVELOPER:** Donley, Inc.

**SURVEYOR/ENGINEER:** EMH&T

**LOCATION/DESCRIPTION:** The Meadowmoore subdivision is located at the southeast corner of SR 204 and Milnor road in Violet Township, Section 22, Township 16, and Range 20. The preliminary plan for this subdivision included 205 lots on approximately 138 acres and was

SUBDIVISION: Meadowmoore – Section 4 Final Plat - Continued

approved by the Regional Planning Commission August 2001. Preliminary plan approval has been extended through August 2015. Section 4 includes 34 lots on 22.774 acres. Access is proposed from Meadowmoore Blvd. within existing Section 1. Central water and sewer services will be provided by the Fairfield County Utilities Department.

**SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:** The Subdivision Regulations Committee recommends approval of the Meadowmoore Section 4 Final Plat, subject to the following conditions:

1. The preservation zone on the final plat does not match the widths shown on the preliminary plan. The widths shown on the final plat are acceptable to the Subdivision Regulations Committee, unless the township zoning requires them to be larger to comply with their open space requirements.
2. The final plat must be revised to comply with the requirements of the Technical Review Committee, the Fairfield County Engineer's Office, the Fairfield County Utilities Department, the Fairfield Soil and Water Conservation District, Fairfield County GIS and Violet Township Zoning.
3. The applicant shall furnish construction assurances and pay all required recreation fees.

A motion was made by Bill Yaple to approve the Subdivision Regulations Committee recommendation. Jason Smith seconded the motion. Motion passed with Harry Myers abstaining.

## **ITEM 5. PROPOSED ZONING MAP AMENDMENT**

James Mako presented the following report:

**ITEM 5a. APPLICANT:** Jerad Parks

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located at 7594 Short Road SW (parcel # 0010029700). The property is 1.74 acres in size.

**EXISTING ZONING:** I-1 (Industrial) The purpose of the Industrial District is to provide suitable areas for a range of industrial activities, while protecting the character of adjacent and nearby residential and commercial areas. Permitted uses shall generally operate within enclosed structures. Exterior storage of inventory or equipment shall generally require treatment as a conditional use.

**EXISTING LAND USE:** Single Family Residential

**PROPOSED REZONING:** B-1 (General Business District) The B-1 District is established to provide areas for a diverse range of commercial and business activity within Amanda Township, while controlling the adverse impacts of this development on nearby residential uses. Permitted

APPLICANT: Jerad Parks – continued

uses within the GB District shall operate: Primarily within enclosed structures, except for signs;  
With minimal adverse environmental and/or economic impact on adjacent properties;  
Substantially 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:** Retail store (Dollar General)

**ADJACENT ZONING**

NORTH	I-1 (Industrial)
EAST	I-1 (Industrial)
WEST	I-1 (Industrial)
SOUTH	R-2 Multifamily Dwellings

**ADJACENT USE**

Road Right of Way (US-22)
Road Right of Way (Amanda Northern Rd.)
Road Right of Way (US-22)
Single Family Home/Agriculture

**RPC STAFF RECOMMENDATION:**

RPC Staff is recommending approval of the rezoning with the following comments:

1. The site is currently zoned I-1 (Industrial) which is the most intensive land use category in the Amanda Township Zoning Code. Rezoning to a B-1 District will allow for a less intensive land use.
2. RPC Staff acknowledges that any development of the site from its current residential use will cause increased traffic on Short Road. Staff is concerned that the existing road may not be suitable for larger truck traffic and that improvements to the roadway made be needed. If roadway improvements are needed, major subdivision review will be required.
3. RPC Staff would recommend that the applicant submit drainage calculations to the Soil and Water Conservation District to insure that there are no negative impacts from storm water runoff and to comply with OEPA requirements and the applicable sections of the Amanda Township Zoning Code.

A motion was made by Harry Myers to approve the RPC staff recommendation. Larry Joos seconded the motion. Discussion followed regarding future traffic and possible road improvements needed to accommodate any potential increases in traffic. Holly Mattei responded that there is a recommendation that a traffic impact study could be done. Bill Yapple questioned whether this staff comment needed to be stronger to help guide the township. Cheryl Kohler with Amanda Township responded that the township felt the recommendation was sufficient for the township to proceed. Kent Huston suggested that everyone read the letter in the packet on page 30 from the Henderly's. Bob Gage with GT Realty was present at the meeting and asked to speak on behalf of the applicant. He stated that they plan to do an analysis of the road. They will have one delivery a week by semi-tractor truck. He also stated that their stores are considered low impact by DOT. Phil Stringer talked about the overhead line that goes across the property. Mr. Gage responded they plan to keep the existing line in place and will request an easement. Phil said they would look to see if there is already an existing easement for the line. Christy Motch, who lives adjacent to the property, talked about her opposition to the rezoning.

APPLICANT: Jerad Parks – Continued

She felt that this rezoning would have a negative impact on this area. She was also concerned about the water run-off. Sara Henderly, also a property owner close to the proposed rezoning, talked about her being opposed to the rezoning. She felt that the proposed rezoning could cause traffic and possible drug and criminal activities. She also said that she regularly walks her dog and will not feel safe to do that in the future if this rezoning is approved. James Mako gave a history of how the property has been zoned since the 1970's - B-1 zoning; 1998 – I-1; and 2008 - I-1. Holly Mattei stated that under the existing zoning, any use listed in I-1 zoning district could come in and not require a rezoning. The proposed rezoning is actually down-zoning to a B district. Carri Brown asked James to describe more intense zoning for the I-1 zoning. James listed several categories for the I-1 zoning. After discussion, a vote was taken and the motion passed with Carri Brown, Ira Weiss, Joel Denny and Tammy Drobina opposed; and Dave Levacy and Cheryl Kohler abstaining .

Holly Mattei presented the following report:

**ITEM 6. RPC ACTIVE TRANSPORTATION SUB-COMMITTEE  
RECOMMENDATION – LAKE FOREST**

The RPC Active Transportation Sub-Committee continues to meet on a monthly basis. As part of its monthly meetings, the Committee reviews proposed subdivision activity and makes recommendations regarding bicycle and pedestrian facilities. These recommendations are forwarded to the Subdivision Regulations Committee, and they are then typically included in the recommendations to the RPC.

The Active Transportation Sub-Committee recently discussed a proposed development, Lake Forest Subdivision, which is proposed on the north side of Refugee Road within the City of Pickerington corporation boundaries. The Committee typically does not review proposed developments within the corporation boundaries. However, in this particular case, the proposed development fronts on to Refugee Road, which is a county owned right-of-way. Also, Refugee Road is a high priority corridor for the committee. For these reasons, the Committee discussed the proposed development at its July meeting.

The proposed development includes an existing sidewalk along the north side of Refugee Road. The County's Active Transportation Plan calls for a multi-use path on the north side of Refugee Road. After discussion, the Committee passed a motion to recommend to the City of Pickerington that a 10-foot wide multi-use path be required to be constructed with the first phase of the proposed development. The motion did not include any other specifics regarding materials or other logistics. This would provide flexibility to allow for additional concrete to be added to the existing sidewalk or for an entirely new asphalt path to be constructed in its place.

The RPC's bylaws require all recommendations from Sub-Committees to be submitted to the RPC as a whole for final consideration. Since the area to be developed is within the City, the development plans will not be presented to the RPC for approval. Therefore, Holly Mattei sent

RPC ACTIVE TRANSPORTATION SUB-COMMITTEE RECOMMENDATION – LAKE FOREST – Continued

this information for the RPC to review the Committee’s recommendation at its August meeting. If the RPC agrees with the Committee, then the recommendation will then be forwarded to the City of Pickerington and the County Engineer’s office for consideration.

A motion was made by Todd Edwards to approve the RPC Active Transportation Sub-Committee recommendation. Ira Weiss seconded the motion. Motion passed.

Holly Mattei presented the following bills for payment:

**ITEM 7.      BILLS**

543000	REPAIR AND MAINTENANCE	\$ 66.00
558000	TRAVEL & EXPENSES	<u>\$ 122.95</u>
	TOTAL	\$ 188.95

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

**ITEM 8.      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 Todd Edwards and seconded by Ira Weiss. Motion passed.

Minutes Approved By:

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Kent Huston, President

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Mary K. Snider, Secretary