

MINUTES

August 4, 2020

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: Todd Edwards, Gail Ellinger, Ralph Hedrick, Charles Hockman, Kent Huston, Randy Kemmerer, Jerry Rainey, Ira Weiss, Teri Wise, Bill Yaple, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (County Economic Development Director), Tony Vogel (County Utilities Director), James Mako (Executive Director), and Gail Beck (Adm.Asst.).

ITEM 1. MINUTES

The Minutes of the June 2, 2020, Fairfield County Regional Planning Commission meeting were presented for approval. Dave Levacy made a motion for approval of the minutes. Gail Ellinger seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Betsy Alt welcomed everyone to the meeting. Betsy announced that poll workers are needed in Fairfield County.

ITEM 3. SUBDIVISION ACTIVITIES

James Mako presented the following report:

ITEM 3a). SUBDIVISION: Travis & Katie Cupp- Hocking Township – Variance to Sections 2.3 (Minimum Road Frontage) and 2.4 (Minimum Lot Size)

OWNER/DEVELOPER: Travis & Katie Cupp

LOCATION AND DESCRIPTION: An application has been submitted requesting variance to Sections 2.3 and 2.4 of the Fairfield County Subdivision Regulations. The property (Parcel# 0180031000) is located in Hocking Township with frontage on Crumley Road. The existing parcel is 106.20 acres in size. The applicant wishes to split off a new parcel .60 acres (26,136 square feet) in size with 60' of road frontage. The Fairfield County Subdivision Regulations

SUBDIVISION: Travis & Katie Cupp – Continued

requires non-exempt lot splits to have a minimum of 125' of road frontage and be a minimum of 30,000 square feet in size.

SUBDIVISION REGULATIONS COMMITTEE:

The Subdivision Regulations Committee recommends approval of the variance request with the following comments/conditions:

1. Hocking Township has approved a variance to its zoning resolution to allow for the split.
2. The Subdivision Regulations Committee has concerns that the proposed lot size may not be adequate for a primary and secondary leach system. The applicant will need approval from the County Health Department before final approval of the split is made.
3. The approval of the variance will be conditioned on a shared driveway maintenance agreement being provided at the time of lot split approval. The shared drive already has an access easement in place.
4. Approval of the lot split will have to comply with the requirements of the Fairfield Department of Health (water well location and septic system) and the Fairfield County Engineer's Office (sight distance requirements). Each organization will have to sign the lot split application (blue form) before Regional Planning Staff will make the final approval.

A motion was made by Kent Huston to approve the Subdivision Regulations Committee recommendation. Ira Weiss seconded the motion. James Mako responded to a question about the house on the property stating that the house has been there for approximately 70 years. After discussion, a vote was taken and the motion passed with Gail Ellinger abstaining.

James Mako presented the following report:

ITEM 3b). SUBDIVISION: Alan Duncan - Walnut Township – Variance to Sections 2.3 (Minimum Road Frontage) and 2.4 (Minimum Lot Size)

OWNER/DEVELOPER: Alan Duncan

LOCATION AND DESCRIPTION: An application has been submitted requesting variance to Sections 2.3 and 2.4 of the Fairfield County Subdivision Regulations. The property (Parcel# 0461088800) is located in Walnut Township (Fairfield Beach) with frontage on Beaver Drive. The existing parcel is 20,000 square feet in size (.459 acres) in size. The applicant wishes to split the parcel to create a new 10,000 square feet parcel with 100' of road frontage. The Fairfield County Subdivision Regulations requires non-exempt lot splits to have a minimum of

125' of road frontage and be a minimum of 30,000 square feet in size.

SUBDIVISION: Alan Duncan – Continued

SUBDIVISION REGULATIONS COMMITTEE:

The Subdivision Regulations Committee recommends approval of the variance request with the following comments/conditions:

1. Approval of the variance is conditioned on the applicant coordinating with the Fairfield Department of Health for the location of any new water wells. The well will have to meet isolation distance requirements.
2. The applicant states that he would like a Queen Road address for the split and a Pine Road address for the remainder. Addresses are assigned through the County Engineer's Office so the applicant will have to work with that office.
3. Approval of the lot split will have to comply with the requirements of Licking County (septic system), the Fairfield Department of Health (water well location) and Walnut Township zoning (setback requirements). Each organization will have to sign the lot split application (blue form) before Regional Planning Staff will make the final approval.

A motion was made by Gail Ellinger to approve the Subdivision Regulations Committee recommendation. Randy Kemmerer seconded the motion. James Mako responded to a question regarding the proposed lot split stating that the lot split is necessary because it is a lot of record. After discussion, a vote was taken and the motion passed.

ITEM 4. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

James Mako presented the following bills for payment:

ITEM 5. BILLS

558000	TRAVEL & EXPENSES	\$ 88.75
543000	REPAIR & MAINTENANCE	<u>\$ 47.72</u>
	TOTAL	\$ 136.47

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

ITEM 6. OTHER BUSINESS

Gail Ellinger asked the RPC to let Hocking Township know if there is any more interest in a Pilot Station on Rt. 188.

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

Minutes Approved By:

Betsy Alt, President

Kent Huston, Secretary