

MINUTES

August 5, 2014

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: Zack DeLeon, Joel Denny, Todd Edwards, Gail Ellinger, Rachel Elsea, Ivan Ety, Doug Hockman, Christian, Hoffman, Larry Joos, Harry Myers, Larry Neeley, Bob Ortman, Dan Singer, Mary Snider, John Snook, Phil Stringer, Ira Weiss, Bill Yaple, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Bob Clark (County Economic Development Director), Holly Mattei (RPC Director), James Mako (Senior Planner), Courtney Van Dyke (RPC Intern), and Gail Beck (Adm. Asst).

ITEM 1. MINUTES

The Minutes of the July 1, 2014 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. Kent announced that the RPC was notified that the \$300,000 Neighborhood Revitalization Grant for the Village of Carroll was approved. RPC staff prepared this grant application.

ITEM 3. PRESENTATION

Carri Brown, County Administrator; Jeff Porter, County Human Resources Director; and Jim Bahnsen, County Treasurer, gave a presentation on the Fairfield County Land Reutilization Corporation (Land Bank).

ITEM 4. SUBDIVISION ACTIVITIES

Holly Mattei presented the following report:

ITEM 4a. SUBDIVISION: Spring Creek – Preliminary Plan Extension

OWNER/DEVELOPER: Ricketts/Dominion Homes

ENGINEER/SURVEYOR: Floyd Browne, c/o David Denniston

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, 2014. With last year's submittal, the applicant 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, 2015.

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 the 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. This 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.
2. The Technical Review Committee recommends that the applicant pursue additional engineering for Concept B for the Spring Creek Drive Realignment that is presented with this extension request. Please refer to RPC comments dated October 29, 2013 regarding the Regional Concept Plan.
3. The preliminary plan extension shall expire on August 3, 2015.

SUBDIVISION: Spring Creek – Preliminary Plan Extension – Continued

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

Holly Mattei presented the following report:

ITEM 4b. SUBDIVISION: Spring Creek Section 2, Phases 2 – Bikeway Waiver Request

ENGINEER/SURVEYOR: Joe Tribble, PE, CT Consultants

OWNER/DEVELOPER: Dominion Homes

LOCATION AND BACKGROUND: The Spring Creek Subdivision is located on the south side of Refugee Road between Milnor and Pickerington Roads. The Preliminary Plan for this subdivision was approved by the RPC in in 1999 and extensions have been conditionally approved to take preliminary plan approval through August 3, 2014.

The RPC's conditions of approval of the Spring Creek Preliminary Plan required a bikepath/walking path along the rear of lots 163-179 of Section 2, Phase 2. This section was platted after it was annexed into the city and there were no easements provided for this bikepath/walking path. RPC has been questioning whether this path will be constructed or if the City of Pickerington would be waiving this requirement.

The City of Pickerington has recently indicated that per the City's pre-annexation agreement, the site must conform to the township's standards, which are the county requirements. Pickerington has indicated that since the RPC required the path, it will be required unless it is waived by the RPC (since this is the process it would go through if the property were in the township).

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATIONS: The subdivision regulations committee recommends approval of the request to waive the bike path on the rear lots 163-179 for the following reasons:

1. As mentioned earlier, the conditions of approval of the Spring Creek Preliminary Plan required a bikepath/walking path along the rear of lots 163-179. The recorded plat does not have an existing easement for this path.
2. A conservation easement behind lots 163-179 is shown on the plat. However, the easement language states that “the placement or construction of any man-made modifications such as buildings, structures, fences, roads and parking lots is prohibited”. In addition, the conservation easement language states that “doing any act that would alter the topography of the Easement Area shall be prohibited”. Therefore, an additional easement outside of the conservation easement would need to be platted in order to construct the bikeway.

SUBDIVISION: Spring Creek Section 2, Phases 2 – Bikeway Waiver Request – Continued

3. Since preliminary plan approval in 1999, several factors have changed including the establishment of the RPC's Active Transportation Subcommittee and adoption of the county's Active Transportation Plan (Rolling Forward). The plan for this area of Violet Township/Pickerington focuses on Refugee Road being more conducive to moving cyclists through the region. The Active Transportation Committee reviewed this request at its July 21st meeting and also recommends approval of the bike path waiver request.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Doug Hockman seconded the motion. Harry Myers questioned if this is the section that they are getting ready to build. Holly Mattei responded that as soon as we approve the construction drawings, they will be ready to build. After discussion, a vote was taken and the motion passed.

Holly Mattei presented the following bills for payment:

ITEM 5. BILLS

543000	REPAIR AND MAINTENANCE	\$	71.31
558000	TRAVEL & EXPENSES	\$	<u>211.67</u>
	TOTAL	\$	282.98

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

ITEM 6. OTHER BUSINESS

There was no other business discussed at the meeting.

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

Minutes Approved By:

Kent Huston, President

Mary K. Snider, Secretary