

MINUTES

September 2, 2025

The minutes of the Regional Planning Commission meeting held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio, and via livestream and conference call.

Presiding: Jennifer Morgan, President

Present: Josh Anders, Joe Ebel, Amanda Everitt, Jennifer Henery, Michael Hiles, Charles Hockman, Kent Huston, Douglas Ingram, Shawn Lanning, Jarrod Mahaffey, Jason Miller, William Sanderson, Carly Sparrow, Ira Weiss, Rod Williams, Jeff Williamsen, Mike Wolfe and Commissioner Jeff Fix.

RPC Staff: Holly Mattei, Josh Hillberry, Nicholas Eastham and Sharlene Bails.

ITEM 1. MINUTES

The minutes of the August 5, 2025, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Commissioner Fix seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting. There will be an executive meeting after the regularly scheduled meeting.

ITEM 3. SUBDIVISION ACTIVITY

Josh Hillberry presented the following report:

ITEM 3a. SOUTH HAMPTON SEC. 1, PART 2 –FINAL PLAT

OWNER/DEVELOPER: SP Hill Road Development, Inc. / Palmieri Builders

ENGINEER/SURVEYOR: Shawn Lanning / Verdantas

LOCATION AND DESCRIPTION:

The proposed development is located along the east side of Hill Road in Violet Township. This site will contain 7.486 acres and is zoned PD – Planned Residential District within Violet Township zoning. Access is proposed from Hill Road. Water and sanitary sewers will be provided by Fairfield County Utilities.

SUBDIVISION REGULATIONS REVIEW COMMITTEE COMMENTS:

1. The Subdivision Regulations Review Committee recommends approval of the Final Plat for South Hampton, Section 1, Part 2 subject to the following conditions:
 - a. Language for all Easements including Fencing, needs to be updated to match that of the current Subdivision Regulations
 - b. Access to storm sewer for lots 26-31 needs to be shown on the plat
 - c. Other Agency Comments

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Commissioner Fix seconded the motion. The motion passed.

Nicholas Eastham presented the following reports:

ITEM 3b. MICHAEL HILES – VARIANCE REQUEST

OWNER/DEVELOPER: Michael Hiles

ENGINEER/SURVEYOR: The Kleingers Group

LOCATION AND DESCRIPTION: This property is located at 7246 Lake Road in Walnut Township, containing 8.00-acres and has 102.27' of frontage. The applicant is requesting a variance to Section 3.2 (Frontage Requirements) to split a buildable, 2.00-acre parcel with 42.27' of frontage. The applicant has already received an approved variance through Walnut Township for the reduced frontage for both the proposed split and the remainder parcel on 05/22/2025. The applicant also explains that the reason for the variance is due to the unique shape of the parcel.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS: The Subdivision Regulations Committee's previous concerns were addressed following the submission of an approved soil evaluation from the Fairfield County Health Department. Therefore, the Subdivision Regulations Committee recommends approval of the variance.

A motion was made by Commissioner Fix to approve the Subdivision Regulations Committee recommendation. Ira Weiss seconded the motion. The frontage requirements were discussed. After discussion, the motion passed.

ITEM 4. ZONING MAP AMENDMENT

APPLICANT: Havens Limited

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 463 Pleasantville Rd NW, Baltimore, OH 43105. The parcel number for this address is 0150119820, which according to the Fairfield County Auditor's website, is a 17.81-acre lot.

EXISTING ZONING: This parcel is currently zoned as R-1 Rural Residential.

EXISTING LAND USE: Residential/Agricultural use.

PROPOSED REZONING: PRB – Planned Rural Business District. According to the Greenfield Township Zoning Code, the purpose of the Planned Rural Business District is “to allow for the development of limited business activity that will be located where commercial activity as permitted in the (HB) Highway Business District would be inappropriate. Generally, the district will allow a higher level of activity than would typically be permitted as a home occupation... while providing a suitable level of protection for present and future owners of adjacent property.”

PROPOSED LAND USE: According to the included application materials, the proposed use is “to enable a multi-functional canine facility supporting training, sports, specialty breeding, and overall canine wellness.”

ADJACENT ZONING

NORTH	R-1 Rural Residential District
EAST	R-1 Rural Residential District
WEST	R-1 Rural Residential District
SOUTH	R-1 Rural Residential District

ADJACENT USES

Residential
Agricultural
Residential
Agricultural

STAFF RECOMMENDATION:

Staff recommend approval of the proposed rezoning with the following recommendations:

1. That the applicant provides sufficient setbacks and notes these setbacks on the development plan.
2. That the applicant provides landscaping/buffering, lighting, and noise provisions on the development plan that are satisfactory to the Township Zoning Commission.
3. To contact the Fairfield County Health Department and Ohio EPA for issues related to the site’s septic system, water quality, and water quantity requirements. Health Department approval will also be required for the campground component of the plans.
4. To contact the Fairfield County Building Department for any building permits related to the construction or modification of commercial buildings or buildings for commercial uses.
5. To contact the Fairfield County Regional Planning Commission for the application of a major subdivision if the site requires an extension or improvement of streets or utilities.

Greenfield Township currently utilizes the PRB district for this type of use, so the RPC therefore recommends approval of this rezoning based upon the set-up of the township’s current code. It should be noted that such uses that are appropriate for a zoning district but need additional oversight, are typically handled through a conditional use process for the applicable zoning district. The use of the PRB zoning district could be considered spot zoning as there is no comprehensive approach to rezoning to this district. The Township should consider moving the uses permitted under the PRB district so that they are considered as conditional uses in the

appropriate zoning district(s) to alleviate this concern.

A motion was made by Commissioner Fix to approve the RPC staff recommendation. Doug Ingram seconded the motion. The board members discussed the process moving forward with Greenfield Township and the Health Department. Jarrod Mahaffey asked about screening for the development and Holly Mattei stated that is part of the RPC recommendation. The developer will work with Greenfield Township to address these concerns. The motion passed with Ira Weiss and Jeff Williamsen abstaining.

ITEM 5. RESOLUTION 2025-2

Appropriations are needed for the reimbursement of the replat application fees for Valley View Farms.

A motion was made by Ira Weiss to adopt Resolution 2025-2. Jarrod Mahaffey seconded the motion. The motion passed.

ITEM 6. BUILDING DEPARTMENT APPLICATIONS

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

ITEM 7. BILLS

Holly Mattei presented the following bills for payment:

530000	Contractual Services		<u>\$11,650.00</u>
		TOTAL	\$11,650.00

A motion was made by Amanda Everitt to approve the bills for payment. Kent Houston seconded the motion. Motion passed.

ITEM 8. OTHER BUSINESS

None

There being no further business, a motion was made to adjourn the meeting by Commissioner Fix and seconded by Ira Weiss. Motion passed.

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary