

MINUTES

September 5, 2017

The minutes of the Fairfield County Regional Planning Commission meeting held at the Fairfield County Courthouse, 210 E. Main Street, Third Floor, Lancaster, Ohio.

Presiding: Bill Yaple, President

Present: Betsy Alt, Zack DeLeon, Todd Edwards, Jim Hochradel, Charles Hockman, Kent Huston, Dean LaRue, Carol Moore, Harry Myers, Larry Neeley, Mitch Noland, Jerry Rainey, Mary Snider, Ira Weiss, Dave Levacy (County Commissioner), Rick Szabrak (Economic Development Director), Loudan Klein (Executive Director), and Gail Beck (Adm. Asst.).

ITEM 1. MINUTES

The Minutes of the August 1, 2017, Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Charles Hockman seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Bill Yaple welcomed everyone to the meeting and announced that there would not be a presentation.

ITEM 3. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

ITEM 3a). Subdivision: Thomas Ewing Jr. High School - Pleasant Twp/City of Lancaster

Owner/Developer: Lancaster City Schools

Engineer: Sands Decker CPS

Location and Description: Located within the City of Lancaster (PN 0534009410) along Sheridan Drive. However, the right-of-way to be dedicated will be County right-of-way. The Fairfield County Subdivision Regulations require that any opening, extending, or widening of streets shall be considered a major subdivision. The County will focus their review on the turn lane improvements and dedication of right-of-way. The site layout is for reference purposes to review overall traffic flow and access points.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the preliminary plan, subject to the following conditions:

Subdivision: Thomas Ewing Jr. High School - Pleasant Twp/City of Lancaster – Continued

1. **VARIANCE REQUEST TO APPENDIX B, SECTION 3.2.2 (Preliminary Plan Fee)** - The applicant is requesting a variance to the full preliminary plan fee since the only public improvements are turn lane improvements. Additionally, the only portion of this development being reviewed by the County is the area within the right-of-way. The request is to pay the flat fee and not the remaining fee based off acres disturbed. **The Subdivision Regulations Committee recommends approval of the variance.**
2. Prior to any on-site grading or construction taking place. The City is requesting written approval from the Fairfield County Engineers Office on the location of access points on to Sheridan Drive.
3. Additional right-of-way may be required by the Fairfield County Engineers Office than what is being shown on the preliminary plan. Once the correct location of the existing water line is determined, we will need to ensure it is located outside the pavement dimensions.
4. The preliminary plan was reviewed by the Active Transportation Committee at its August 21st meeting. The committee recommends the applicant strongly consider constructing a path/sidewalk in conjunction with the improvements along the east side of Sheridan Drive. It is the preference of the City that the developer grade for future construction of a sidewalk or path. If any improvements of this nature are made, they must be agreed upon between the City and the County Engineer.
5. The preliminary plan must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield Soil and Water Conservation District, and the City of Lancaster.

A motion was made by Carol Moore to approve the Variance Request to Appendix B, Section 3.2.2. Harry Myers seconded the motion. Motion passed with Jerry Rainey abstaining.

A motion was made by Zack Deleon to approve the Subdivision Regulations Committee recommendation of approval of the preliminary plan. Kent Huston seconded the motion. Motion passed with Jerry Rainey abstaining.

Loudan Klein presented the following report:

ITEM 3b). Subdivision: The Views at Pine Hill Final Plat (Phase 1)

Owner/Developer: Price Brothers LLC

Engineer: 2LMN, Inc

Location and Description: Phase 1 of The Views at Pine Hill is located in Bloom Township, Section 13, Range 20, Township 14. Phase 1 consists of approximately 32 acres, and will create 12 new lots. This phase will extend Eagle Dr, and be accessible from the existing Pine Hill Estates Subdivision.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the final plat, subject to the following conditions:

Subdivision: The Views at Pine Hill Final Plat (Phase 1) – Continued

1. If additional right-of-way is required within the Pine Hill Estates subdivision to accommodate the entirety of the bridge for Eagle Drive, this may require a replat to dedicate additional right-of-way.
2. The cul-de-sac east of Lot 12 should not include a line depicting the circumference of the cul-de-sac pavement; only the 65' easement should be identified. This easement should be labeled temporary roadway easement.
3. The temporary easement that extends into Greenfield Township between lots 9 and 10 may need to be labeled as a temporary roadway and drainage easement to cover proposed infrastructure.
4. Sanitary easement labels must be consistent throughout plat. Either as sanitary easements of future sanitary easements.
5. The drainage and future sanitary easement on the north side of lot 1 does not appear to be consistent between the preliminary plan, construction drawings, and final plat.
6. Positions listed for required signatures must include names.
7. The final plat should include language regarding the temporary turnarounds since their easements encroach the phase line. Such statement could say "Roadway easements shown hereon for temporary turnarounds at the ends of roads, are temporary and are vacated when roads are extended." (Reference final plat of Pine Hill Estates, recorded 2001).
8. Language may need to be included relating to bedroom restrictions for each lot. Such restrictions have been set by the Fairfield County Health Department. The Technical Review Committee suggests a table relating to each lot and the number of bedrooms approved for that lot. Additionally, the TRC recommends a general note utilizing a variation of this language "the buyer of each lot should contact the Fairfield County Health Department regarding special requirements for the location of the house and on-site treatment systems".
9. Approval from the Bloom Township Zoning Inspector should be included.
10. The Drainage Maintenance District language should identify subdivision and phase where it states "(subdivision)".
11. Language pertaining to the No Build Zone may need to be included.
12. Before the final plat can be recorded, the follow requisite action must be executed:
 - Final approval of the preliminary plan
 - The submission of a construction assurance covering infrastructure costs for phase 1
 - The establishment of a drainage maintenance district for the subdivision, through the completion of the forms
 - The payment of recreation fees
13. The final plat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield Soil and Water Conservation District, Fairfield County Health Department, GIS Department, and Bloom Township.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. Motion passed with Carol Moore abstaining.

ITEM 4. PROPOSED ZONING AMENDMENT

Loudan Klein presented the following report:

ITEM 4a. APPLICANT: Dan Losoney

LOCATION & DESCRIPTION: The property proposed for rezoning is located at 7515 Reynoldsburg-Baltimore Road (S.R. 256) in Violet Township. The property is approximately 20 acres in size. In 1993, 12.38 acres of the property was rezoned to C-2(Limited Commercial District) the remaining 7 acres has remained R-1(Single-Family Residential).

EXISTING ZONING: The parcel is currently zoned C-2 limited commercial on approximately 12 acres, and R-1 Single-Family residential on the remaining 7 acres.

R-1 District, Single-Family Residential (Moderate Density).

Land and buildings in the R-1 District shall only be used for the following purposes:

- 1. Single family dwellings, provided such structures comply with the following requirements: (see Violet Township Zoning Text)

C-2 District, Limited Commercial. The C-2 District is defined as an area reserved for general commercial and trade uses, both retail and wholesale, subject to the following limitations: (see Violet Township Zoning Text)

EXISTING LAND USE: Residential (Low Density) and Agricultural

PROPOSED REZONING: (Of the 7 acre portion) C-2 District, Limited Commercial. The C-2 District is defined as an area reserved for general commercial and trade uses, both retail and wholesale, subject to the following limitations: (see Violet Township Zoning Text)

PROPOSED USE: A commercial use that conforms to the C-2 District.

	ADJACENT ZONING	ADJACENT USE
NORTH	Planned Residential (PR-4) <i>(City of Pickerington)</i>	Residential Planned Unit Development
EAST	Single-Family Residential (R-1) <i>(Violet Township)</i>	Agricultural and Single-Family Residential
WEST	Single-Family Residential (R-1) <i>(Violet Township)</i>	Single-Family Residential
SOUTH	Single-Family Residential (R-1) <i>(Violet Township)</i>	Agricultural

RPC STAFF RECOMMENDATION:

- 1. RPC staff recommends approval of the proposed rezoning. The parcel is already partially zoned commercial, it is recommended to eliminate dual zoning on one parcel.

APPLICANT: Dan Losoncy - Continued

2. Any new construction on the property will require a Special Flood Hazard Development Permit to be obtained through Fairfield County Regional Planning.
3. The Violet Township Land Use Plan identifies this parcel being developed with commercial type uses.
4. RPC staff recommends the applicant work with the township to address issues relating to landscaping and parking.

A motion was made by Jim Hochradel to approve the RPC staff recommendation. Jerry Rainey seconded the motion. Motion passed with Harry Myers abstaining.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

Loudan Klein presented the following bills for payment:

ITEM 6. BILLS

561000	OFFICE SUPPLIES	\$ 114.41
558000	TRAVEL & EXPENSES	\$ 82.24
	TOTAL	\$ 196.65

A motion was made by Harry Myers to approve the bills for payment. Jim Hochradel seconded the motion. Motion passed.

ITEM 7. OTHER BUSINESS

Loudan Klein discussed recent staff changes. He stated that Geoff Carabin is no longer working for the RPC. In an effort to fill the position in an expedited fashion, the RPC staff reviewed previous resumes and reached out to known contacts about the position. During this process, the RPC staff was contacted by James Mako regarding his interest in returning to the RPC. After discussion with James Mako and the Executive Committee, it was decided to rehire James Mako as Assistant Director. James will be returning to the RPC on September 18, 2017. Also, a Transfer of Funds is needed to pay Geoff Carabin for his vacation time. Below is a Resolution for the Transfer of Funds.

**RESOLUTION #2017-06
IN THE MATTER OF APPROVAL OF TRANSFER OF FUNDS**

WHEREAS, due to the termination of Geoffrey Carabin, a vacation time payout is necessary by the middle of September, 2017, and

WHEREAS, \$1,700.00 is requested to be transferred to the Vacation Time Payout Account No. 74703000-514010 from the Salary Account No. 74703000-511010 to do the vacation time payout, and

WHEREAS, by making this transfer, it will not be necessary to increase the overall 2017 RPC Budget. The remaining balance in the Salary Account should be sufficient to cover the salary expenses remaining for 2017, and

NOW, THEREFORE,

BE IT RESOLVED, by the Fairfield County Regional Planning Commission, State of Ohio:

1. That \$1,700.00 be transferred to the Vacation Time Payout Account No. 74703000-514010 from the Salary Account No. 74703000-511010.
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Motion by _____ seconded by _____
that the resolution be adopted was carried by the following vote:

YEAS: _____ NAYS: _____
ABSTENTIONS: _____

Ratified on: September 5, 2017

William Yaple, President
Fairfield County Regional Planning Commission

A motion was made by Ira Weiss to approve the Transfer of Funds. Kent Huston seconded the motion. Motion passed.

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:

William Yaple, President

Mary K. Snider, Secretary