

MINUTES

September 6, 2016

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, Todd Edwards, Jim Hochradel, Kent Huston, Lonnie Kosch, Dean LaRue, Harry Myers, Larry Neeley, Mary Snider, John Snook, Ira Weiss, Jeffrey White, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (Fairfield County Economic Development Director), Jeremiah Upp (County Engineer), Holly Mattei (Executive Director), James Mako (Senior Planner), Loudan Klein (Planner), Becky Coutinho (RPC Intern), and Gail Beck (Adm. Asst).

ITEM 1. MINUTES

The Minutes of the August 2, 2016 Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Dean LaRue seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Bill Yaple welcomed everyone to the meeting.

ITEM 3. PRESENTATION

Brian Hicks and Ian Nickey of Hicks Partners gave an update on the Buckeye Lake Dam Rehabilitation Project.

ITEM 4. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

ITEM 4a. SUBDIVISION: Adam Logan – State Route 204 – Violet Township – Variance to Section 2.3

OWNER/DEVELOPER: Adam Logan

LOCATION AND DESCRIPTION: The applicant's property is located on the north side of Blacklick-Eastern Road (State Route 204) in Violet Township, Section 23, Township 16, Range 20. The applicant is proposing to split the existing 6.18 acre lot into two new lots (1.521 acres and 4.661 acres). The proposed lot split would require a variance from Section 2.3 of the Fairfield County Subdivision Regulations which requires a minimum of 125 feet of frontage on an existing improved public road. The applicant wishes to have 112.63' of frontage for each parcel. The applicant has already received a variance from Violet Township which will allow them to split the parcel without the road frontage required by township zoning. This variance request was originally submitted in May of 2010 at which time the applicant requested to table at the May Subdivision Regulations Committee Meeting. Since then, the applicant has discussed a potential agreement with Fairfield County Utilities regarding the extension of sewers to the site.

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

1. Prior to the lot split* being approved, the extension of the sewer across the applicant's property must be substantially completed. The Health Department has indicated there is no sufficient location to place on-site septic therefore for public health, safety, and welfare, sewer is needed to create a buildable lot..
2. The plot plan needs to be updated to show the existing layout of the lot specifically: structures, buildings, and driveways.
3. The lot split 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, ODOT, and Violet Township Zoning.

* Note: After the County Utilities Office notifies the RPC that the sewer is substantially completed, the applicant will need to apply for a lot split that will be administratively processed. There will be a \$125 fee required with this application.

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

Loudan Klein presented the following report:

ITEM 4b. SUBDIVISION: Spring Creek – Preliminary Plan Extension Request (Revised 2.3)

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, 2016. 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. In July of 2016 the applicant submitted a revised preliminary plan at which time the applicant decided to table the plan at the July Subdivision Regulations Committee Meeting. Since then, the applicant would like to proceed with the construction of Section 2 Phase 3 (within City limits) with a slight realignment from what was originally approved. RPC Staff recommended the applicant submit two exhibits showing alternative connections to Pickerington Road. These exhibits should provide enough indication that allowing construction to proceed on this Section will not have an impact on the remaining development and ultimately the connection to Pickerington Road.

The applicant is requesting another 1 year extension, which would take preliminary plan approval through August 3, 2017.

SUBDIVISION REGULATIONS RECOMMENDATION: The Subdivision Regulations Committee recommends approval of Spring Creek Preliminary Plan Extension and modification to Section 2 Phase 3, subject to the following conditions:

1. Construction drawings for Section 2 Phase 3 must be revised based on the adjusted layout. It is also recommended the developer submit a separate set of plans solely for this section to simplify the review process.
2. The Revised Preliminary Plan for the remainder of the development is required to be resubmitted and approved prior to allowing any additional sections to proceed. If the southern entry is to be considered, the applicant must submit an exhibit demonstrating there is adequate right-of-way to provide for the required turn lanes.
3. The Preliminary Plan shall expire on August 3, 2017.

A motion was made by Kent Huston to approve the Subdivision Regulations Committee recommendation. Rick Szabrak seconded the motion. Holly Mattei stated that it has been nice working cooperatively with the City of Pickerington on this matter. After discussion, a vote was

taken and the motion passed with Harry Myers abstaining.
Holly Mattei presented the following report:

**ITEM 5. UPDATE TO 2002 FAIRFIELD COUNTY DEVELOPMENT STRATEGY
AND LAND USE PLAN**

As noted during our last RPC meeting, the County has completed the Request for Proposals (RFP) process. We received three proposals, which were reviewed by staff and the Executive Committee. The Executive Committee and staff agreed that Reveille provided the best and most cost efficient proposal of the three firms.

Below is the proposed contract with Reveille. It is in the amount of \$45,000 and will be effective for one year. The RPC Director is requesting authorization to sign the contract.

(INSERT CONTRACT)

**ITEM 6. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR
BUILDING PERMITS**

RPC staff presented a list of building permit applications under review. Holly Mattei also discussed the possibility of adding the villages to our County Building Department. Jim Hochradel said that the Village of Baltimore currently has a contract with the City of Lancaster which Lancaster is ending the contract. Holly Mattei said that she has been discussing the possibility of the Fairfield County Building Department working with the Village of Baltimore on their commercial building permits. Holly asked the villages to please let her know if they would be interested in having the County Building Department administer their commercial building permits.

Holly Mattei presented the following bills for payment:

ITEM 7. BILLS

543000	CONTRACT SERVICES – REPAIR	\$	118.63
558000	TRAVEL & EXPENSES	\$	<u>324.54</u>
	TOTAL	\$	443.17

A motion was made by Harry Myers to approve the bills for payment. Kent Huston 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 Kent Huston. Motion passed.

Minutes Approved By:

William Yapple, President

Mary K. Snider, Secretary