

MINUTES

September 7, 2021

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: Kent Huston

Present: Tonya Carroll, Eli Cowan, Joe Ebel, Todd Edwards, Gail Ellinger, Ralph Hedrick, Charles Hockman, Randy Kemmerer, Lonnie Kosch, Deanna Miller, Michael Schwartz, Ira Weiss, Teri Wise, Dave Levacy (County Commissioner), Jeff Fix (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (County Economic Development Director), Tony Vogel (County Utilities Director), James Mako (Executive Director), Tamara Ennist (Planner), and Sharlene Bails (Adm.Asst.).

ITEM 1. MINUTES

The Minutes of the August 3, 2021, Fairfield County Regional Planning Commission meeting, were presented for approval. Dave Levacy made a motion for approval of the minutes. Randy Kemmerer seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Kent Huston welcomed everyone to the meeting.

ITEM 3. SUBDIVISION ACTIVITIES

James Mako presented the following report:

ITEM 3a). Pulte Homes – Variance to Section 2.3

Applicant: CESO (Agent for Pulte Homes)

Owner/Developer: CESO (Agent for Pulte Homes)

LOCATION AND DESCRIPTION: An application has been submitted requesting variance to Section 2.3 (Road Frontage Requirements) of the County Subdivision Regulations. The property (Parcel# 0360003840) is located in Violet Township. The existing parcel is 10.912 acres in size. The applicant wishes to split 1.455 acres off of the existing parcel. This proposed split will not meet the minimum road frontage requirements of the County Subdivision Regulations. The variance is being requested so that a separate parcel can be created and eventually annexed into the City of Pickerington at a later date.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the variance request.

A motion was made by Jeff Fix to approve the Subdivision Regulations Review Committee recommendation. Randy Kemmerer seconded the motion. Motion passed.

Tamara Ennist presented the following reports:

ITEM 3b). Chesapeake, Section 2 – Design Variance

SUBDIVISION: CHESAPEAKE, SECTION 2 – Variance Request

OWNER/DEVELOPER: GRAND COMMUNITIES, LLC / Troy Cameron

SURVEYOR/ENGINEER: CESO, Inc. / Jonathan Buchanan

LOCATION/DESCRIPTION: Chesapeake, Section Two subdivision is located in the northeast corner of Violet Township section 27, township 15, range 20, north of Blacklist Eastern Road and just east of Milner Road and contains 10.238 acres. Access to Section Two is from Chesapeake Way, dedicated with Section One from Milnor Road.

Section Two will create nineteen (19) single-family residential lots and provide 3.199 acres of community open space. An additional 1.366 acres of street rights-of-way will be dedicated for public use, consisting of an extension of Chesapeake Way and two stub streets: River Road to the north and Rapala Lane to the south.

Public water and sanitary sewer service is provided by Fairfield County Utilities.

The applicant has requested a variance to the Subdivision Regulations Section 4.14.1 Minimum Easement Width.

4.14.1 Minimum Easement Width – Utility easements shall have a minimum width of fifteen (15) feet or such additional width as may be necessary for access to the utilities involved.

This request is to provide a 7.27 feet wide utility easement at this one location that will be utilized by South Central Power for their electric service line. The requested variance is for the utility easement at the southwest corner of proposed lot #24. The width at this location is constrained by the proposed public right-of-way and by an adjoining parcel owned by John and Joyce Wymer. The request would narrow the easement width to 7.27 feet.

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee recommends approval of the utility width variance.

South Central Power states that they can make this work since the easement will only encumber the wire and conduit and there are no other underground facilities in that area other than phone and cable.

A motion was made by Jeff Fix to approve the Subdivision Regulations Review Committee recommendation. Carri Brown seconded the motion. After discussion regarding underground utilities for South Central Power, the motion passed.

ITEM 3c). Heron Crossing West, Section 2 – Final Plat

HERON CROSSING WEST, SECTION 2 - FINAL PLAT

OWNER/DEVELOPER: M/I HOMES OF CENTRAL OHIO, LLC / DOUG TAILFORD

ENGINEER: EMH&T ENGINEERS, SURVEYORS, PLANNERS & SCIENTISTS / BRIAN PRENGER & MATTHEW KIRK

LOCATION AND DESCRIPTION: VIOLET TOWNSHIP

EAST SIDE OF PICKERINGTON ROAD - just west of Heron Crossing subdivision between Blacklick Eastern Road (SR 204) and Refugee Road. Section 2 is positioned in the center of the site extending from the east side of Pickerington Road to the eastern boundary of the site, just south of section 1, phases 2 & 3.

PARCEL ID #0360090700

AREA - 30.714 ACRES

SINGLE-FAMILY BUILDING LOTS: FIFTY-ONE (51) - 9.533 Acres

OPEN SPACE RESERVES (E, F, & G): THREE (3) - 18.552 Acres

STREET RIGHTS-OF-WAY DEDICATION: 2.629 Acres; McQueen Drive Extension - 0.356 Acres; Ribault Street Extension - 1.117 Acres; Fenwick Street - 1.156 Acres.

- o Curbs, Gutters and Sidewalks

CENTRAL SEWER AND WATER SERVICE: Fairfield County

ON-SITE RETENTION POND: Provides storm water and water quality control

DENSITY: 1.660 Units Per Acre

ACCESS: Pickerington Road to the west via White Marsh Blvd. Refugee Road to the southeast via Green Meadow Drives connection with Heron Crossing Subdivision to the east. The new Fenwick Street right-of-way will connect McQueen Drive to Ribault Drive internally.

The applicant requested to table the final plat application during review by the Subdivision Regulations Review Committee at their May 24, 2021 meeting.

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee recommends approval with the conditions.

A motion was made by Jeff Fix to approve the Subdivision Regulations Review Committee recommendation. Joe Ebel seconded the motion. Charles Hockman asked about the density of lots for this project. James Mako explained this is a Planned Unit Development and Carri Brown requested the calculations be added to the minutes. This section consists of 51 lots, on 30.714 acres allowing for 1.66 units per acre density. After discussion, the motion passed.

ITEM 3d). Spring Creek, Section 3, Phase 3B – Final Plat

SPRING CREEK, SECTION 3, PHASE 3B – FINAL PLAT

OWNER: Ricketts Family Fairfield Holdings, LTD (PID 0360005870) & Ricketts Family Investments 1, LTD (PID 0360003840)

DEVELOPER: Pulte Homes of Ohio - Jim Davidson

ENGINEER: CESO, INC. - Jon Buchanan, P.E. / Jeff Miller, P.S.

LOCATION AND DESCRIPTION: VIOLET TOWNSHIP

West side of Pickerington Road - south of Refugee Road. Section 3, Phase 3B will extend Glencrest Drive east to Pickerington Road. Caldwell Drive will extend north from Glencrest in alignment with the Caldwell Court developed north in the City of Pickerington.

PARCEL ID: #0360005870 (12.509 Ac.) / #0360003840 (10.912 Ac.)

AREA: 6.423 Acres

SINGLE-FAMILY BUILDING LOTS: Fourteen (14) – 4.160 Acres

OPEN SPACE RESERVE: ONE (1) – 0.598 Acres

STREET RIGHTS-OF-WAY DEDICATION: 1.665 Acres; Glencrest Drive Extension and Caldwell Way Extension.

- Curbs, Gutters and Sidewalks

CENTRAL SEWER AND WATER: Fairfield County

STORM WATER CONTROL: Storm water catch basins and yard basins will direct storm water into a retention pond developed in Section 3, Phase 2 for water quality control.

DENSITY: 2.18 Units Per Acre for Section 3, Phase 3B

ACCESS: Connection to Pickerington Road to the east developed with this phase.

Improvements will include construction of a right turn lane traveling south on Pickerington Road. Connections to Milnor and Refugee Road are provided with connections to previous sections of Spring Creek.

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee recommends approval with conditions.

A motion was made by Randy Kemmerer to approve the Subdivision Regulations Review Committee recommendation. Jeff Fix seconded the motion. After discussion, the motion passed.

ITEM 4. ZONING AMENDMENTS – GREENFIELD TWP

REGIONAL PLANNING COMMISSION STAFF RECOMMENDATION:

RPC staff recommends approval OF the proposed text amendments with the following comments:

1. Staff would recommend that the township review the proposed changes to Section 200 (removal of zoning inspector) with the County Prosecutor's Office.
2. Capping the number of dwelling units per structure in the R-3 District seems like a reasonable request for the township. The township may also want to consider limiting the number of dwelling units per acre as many townships currently do.
3. The proposed Planned Unit Development text is similar to the Violet Township code. Staff is supportive of the proposed revisions. Most of the subdivisions currently being developed in Violet Township are planned districts.

A motion was made by Jeff Fix to approve the Subdivision RPC Staff recommendation. Charles Hockman seconded the motion. After discussion, the motion passed.

ITEM 5. FISCAL YEAR 2020 – CDBG CONTRACTS

A motion was made by Joe Ebel to approve the CDBG Allocation Program contract. Jeff Fix seconded. The motion passed with Carri Brown abstaining.

A motion was made by Jeff Fix to approve the CDBG Critical Infrastructure Program contract. Randy Kemmerer seconded. The motion passed with Carri Brown abstaining.

ITEM 6. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

ITEM 7. BILLS

James Mako presented the following bills for payment:

558000	TRAVEL & EXPENSES	\$96.79
	TOTAL	\$96.79

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

ITEM 8. OTHER BUSINESS

Carri Brown announced upcoming events for September. There being no further business, a motion was made to adjourn the meeting by Dave Levacy and seconded by Jeff Fix. Motion passed.

Minutes Approved By:

Kent Huston, Acting President