

MINUTES

October 2, 2018

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: Phil Stringer, President

Present: Betsy Alt, Zack DeLeon, Todd Edwards, Craig Getz, Charles Hockman, Doug Ingram, Carol Moore, Jennifer Morgan, Larry Neeley, Dan Singer, John Snook, Ira Weiss, Jeff White, Bill Yapple, Dave Levacy (County Commissioner), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

ITEM 1. MINUTES

The Minutes of the September 4, 2018, 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

Phil Stringer welcomed everyone to the meeting. Mr. Stringer thanked Betsy Alt and Kent Huston for filling in for him while he was out on medical leave.

ITEM 3. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

ITEM 3a). Subdivision: Views at Pine Hill Estates – Replat of Lots 9 & 11

Owner/Developer: Price Custom Homes

Engineer: 2LMN, Inc.

Location and Description: Views at Pine Hills Estates Phase 1 is in Bloom Township south of the existing Pine Hill Estates Subdivision. The Phase 1 plat was recorded in June of 2018. The purpose of this replat is to adjust the dimension of the drainage easement running north and south along the east sides of lots 9 and 11. The easement is proposed to be increased from 24' to 39'. The collector tile to be constructed within the original easement is being positioned further west to avoid impacting a tree line therefore the need to increase the easement.

Subdivision: Views at Pine Hill Estates – Replat of Lots 9 & 11 – Continued

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

1. Please add the reserve language from Sheet 3 on the originally recorded plat, to the replat. These restrictions must be carried through all plats associated with this phase at minimum.
2. Please remove the word “Combined” from all locations within the Health Department’s signature line.
3. Please removed the Greenfield Township Zoning Inspector signature line. All changes associated with this replat are contained within Bloom Township.
4. The replat 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 GIS Department.

A motion was made by Jeff White to approve the Subdivision Regulations Committee recommendation. Bill Yapple seconded the motion. Motion passed with Carol Moore abstaining.

James Mako presented the following report:

ITEM 3b). Applicant: Connie Klema

Owner/Developer: Joe Grundey

Location and Description: The property (Parcel# 0360029840) is located at 7345 Pickerington Road in Violet Township. The existing parcel is 7.35 acres in size and has an existing single family home. The applicant wishes to split off approximately 4.15 acres on the south side of the property. Per FEMA’s Flood Insurance Rate Map (FIRM) Panel # 39045C0130H, a small portion of the southwest corner of the property is located within the floodway of Sycamore Creek. Section 2.1.1 (F) of the Fairfield County Subdivision Regulations prohibits non-exempt lot splits on parcels within delineated floodways.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the proposed variance with the following comments:

1. It appears from the FIRM that the delineated floodway is contained within a small area of the proposed split. It also appears that no development is proposed for the area within the floodway.
2. Even if the variance request is approved, the Technical Review Committee would emphasize that the lot split application will still have to be reviewed and approved by the Health Department, County Engineer’s Office and Violet Township.

Applicant: Connie Klema – Continued

3. Any future development on the new parcel will require a Special Flood Hazard Area Development Permit from Regional Planning.
4. Other agency comments.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Betsy Alt seconded the motion. Discussion followed regarding the sewer system, if it is public or private. Mr. Mako responded that it is a private septic system. After discussion, a vote was taken and the motion passed.

ITEM 4. 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 5. BILLS

558000	TRAVEL & EXPENSES	\$ 177.77
	TOTAL	\$ 177.77

A motion was made by Doug Ingram to approve the bills for payment. Jeff White seconded the motion. Motion passed.

ITEM 6. OTHER BUSINESS

Loudan Klein presented the following Amendment to Contract:

AMENDMENT TO CONTRACT TO PROVIDE IN-KIND SERVICES FOR THE FISCAL YEAR 2017 CDBG CRITICAL INFRASTRUCTURE PROGRAM

CONTRACT AMENDMENT 1

This Amendment to Contract (“Amendment”) is made effective as of the ____ day of _____, 2018 by and amongst **the Fairfield County Board of Commissioners** (“the Commissioners” or “the County”) with offices located at 210 East Main Street, Lancaster, Ohio 43130, and the **Fairfield County Regional Planning Commission** (“the RPC”) with offices located at 210 East Main Street, Lancaster, Ohio 43130 (collectively, all of the foregoing entities are referred to as “the Parties”) and amends the Contract To Provide Services for the

AMENDMENT TO CONTRACT TO PROVIDE IN-KIND SERVICES FOR THE FISCAL
YEAR 2017 CDBG CRITICAL INFRASTRUCTURE PROGRAM – Continued

Fiscal Year 2017 CDBG Critical Infrastructure Program, a copy of which is attached hereto and incorporated herein (“the Agreement”).

RECITALS

WHEREAS, the RPC and the Commissioners entered into the Agreement on November 28, 2017; and,

WHEREAS, upon putting the project out to bid one bid was received over the estimated project amount; and,

WHEREAS, to cover the additional costs, the RPC has agreed to complete administration and fair housing associated with the grant as an in-kind service; and,

WHEREAS, the RPC has not been paid for any services at this time and the remaining funds will be transferred to the project capital costs; and,

NOW THEREFORE, for the promises contained herein and other adequate consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, and intending to be legally bound, the Parties to this Amendment do hereby agree as follows:

It is mutually understood and agreed by and amongst the undersigned Parties that the Agreement is hereby amended as follows:

1.

SECTION 2
COMPENSATION AND METHOD OF PAYMENT

~~The COUNTY shall pay the RPC an amount not to exceed \$17,000 for activities 1 through 4. These monies shall be paid in accordance with Appendix A upon receipt of invoices from the RPC, and upon subsequent receipt, or in anticipation of receipt, of CDBG funds reserved for the program from the U.S. Treasury or State of Ohio Treasury in accordance with all applicable laws and regulations. The RPC agrees to use its best efforts to perform the services specified in this Proposal within such an estimated compensation. The COUNTY shall not be obligated to reimburse the RPC for compensation in excess of \$17,000. RPC will complete activities 1 through 4 as an in-kind service.~~

2.

~~Appendix A~~

~~Payment Schedule~~

~~The RPC shall submit invoices to the County for all services performed in fulfillment of this Proposal according to the schedule presented below, and the County shall thereupon issue payment for such services according to the schedule upon satisfaction of the completion of the services indicated.~~

SERVICE _____ PAYMENT

AMENDMENT TO CONTRACT TO PROVIDE IN-KIND SERVICES FOR THE FISCAL
YEAR 2017 CDBG CRITICAL INFRASTRUCTURE PROGRAM – Continued

Activity 1 (Fair Housing) _____ \$5,000
_____ (hourly not to exceed)

Activities 2, 3 and 4 in the Scope _____ \$12,000
of Services) _____ (hourly not to exceed)

IN TESTIMONY WHEREOF, the said parties have hereunto set their hand the day and year first above written.

Fairfield County Regional Planning Commission

By: _____ Date: _____

Title: Phil Stringer, President

Fairfield County, Ohio

By: _____ Date: _____
Dr. Carri Brown, County Administrator

Approved as to Form

By: _____ Date: _____
Assistant Prosecuting Attorney

A motion was made by Doug Ingram to approve the Amendment to Contract. Ira Weiss seconded the motion. Motion passed with Dave Levacy abstaining.

Loudan Klein distributed information on the Energy Aggregation Program. Mr. Klein stated that the rates are the same but the name has changed.

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

Minutes Approved By:

Phil Stringer, President

Kent Huston, Secretary