

MINUTES

October 3, 2023

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, Ron Baker, Phyllicia Campbell, Vince Carpico, Clement Chukwu, Melissa Conner, Aundrea Cordle, Joe Ebel, Todd Edwards, Gail Ellinger, Charles Hockman, Kent Huston, Anthony Iachini, Douglas Ingram, Don Keller, Lonnie Kosch, Mitch Noland, Matt Poindexter, Jeff Porter, Greg Price, Mitch Price, Austin Reid, Bill Sanderson, Dan Singer, Rick Szabrak, Andrea Twehues, Tony Vogel, Ira Weiss, Jeffrey Williamsen, and Curtis Witham.

RPC Staff: Holly Mattei, Tamara Ennist, Safa Saleh, Josh Hillberry and Sharlene Bails.

ITEM 1. MINUTES

The minutes of the September 5, 2023, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Dan Singer seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting. Holly Mattei introduced our new planners, Safa Saleh and Joshua Hillberry.

ITEM 3. SUBDIVISION ACTIVITY

Tamara Ennist presented the following reports:

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

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

ENGINEER: WATCON Consulting Engineers & Surveyors / James Watkins

LOCATION AND DESCRIPTION: VIOLET TOWNSHIP

EAST SIDE OF HILL ROAD - south of Busey Rd and north of Basil Western Rd, located south of the City of Pickerington and north and east of the City of Canal Winchester. Just to the west of the Woodstream subdivision to the east. R-2, Single Family Residential (Low Density) zoning district.

PARCELS: #0370209500 (50.904 Ac.)

AREA: 12.538 Acres

SINGLE-FAMILY BUILDING LOTS: Nineteen (19) Lots

OPEN SPACE RESERVE: Three (3) open space lots – 6.428 Acres

STREET RIGHTS-OF-WAY DEDICATION: 1.858 Acres; Crescent View Drive (New); Alban Woods Way (New Stub).

- Curbs, Gutters, and Sidewalks

CENTRAL SEWER AND WATER: Fairfield County. Water connections will be made at Woodside Street on the east side of the site and at Hill Road on the west side of the site creating a loop. Sanitary Sewer service is being provided through an off-site extension to connect to an existing 15” sanitary main on Basil-Western Road.

STORM WATER CONTROL: Street and yard catch basin collection directed into one of two proposed retention ponds. The southern pond outflow will be piped to a swale to the west. In addition, a Bio-Retention vegetative swale is proposed near the entrance at Hill Road for storm water from a small area of South Hampton Street and from Open Space ‘A’.

ACCESS: Connection to Hill Road to the west and to Busey Road through the Woodstream Subdivision to the east. Stub streets provide for future connections to undeveloped parcels to the west and south.

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee reviewed the South Hampton, Section 1, Part 1 final plat submitted August 31, 2023, at their September 25th meeting and they recommend approval with conditions.

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

ITEM 3b. SOUTH HAMPTON SEC. 2 – FINAL PLAT

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

ENGINEER: WATCON Consulting Engineers & Surveyors / James Watkins

LOCATION AND DESCRIPTION: VIOLET TOWNSHIP

EAST SIDE OF HILL ROAD - south of Busey Rd and north of Basil Western Rd, located south of the City of Pickerington and north and east of the City of Canal Winchester. Just to the west of the Woodstream subdivision to the east. R-2, Single Family Residential (Low Density) zoning district.

PARCEL: #0370209500 (50.904 Ac.)

AREA: 8.484 Acres

SINGLE-FAMILY BUILDING LOTS: Forty-One (41) Lots

OPEN SPACE RESERVE: No Open Space Lots

STREET RIGHTS-OF-WAY DEDICATION: 1.806 acres; Alban Woods Way (Extension); Seths Street (New); Brittany Drive (New).

- Curbs, Gutters and Sidewalks

CENTRAL SEWER AND WATER: Fairfield County. Water connections will be made at Woodside Street on the east side of the site and at Hill Road on the west side of the site creating a loop. Sanitary Sewer service is being provided through an off-site extension to connect to an existing 15” sanitary main on Basil-Western Road.

STORM WATER CONTROL: Street and yard catch basin collection directed into one of two proposed retention ponds. The southern pond outflow will be piped to a swale to the west. A Bio-Retention vegetative swale is proposed near the entrance at Hill Road for storm water from a small area of the Crescent View Drive and from Open Space ‘A’.

ACCESS: Access to Hill Road via Alban Woods Way to Crescent View Drive and to Busey Road through the Woodstream Subdivision to the east. Stub streets provide for future connections to undeveloped parcels to the west and south.

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee reviewed the South Hampton, Section 2, final plat, submitted August 31, 2023, at their September 25th meeting and they recommend approval with conditions.

A motion was made by Ira Weiss to approve the Subdivision Regulations Review Committee recommendation. Austin Reid seconded the motion. Motion passed.

ITEM 3c. STONE HILL ESTATES – FINAL PLAT

OWNER/DEVELOPER: Price Seaton, LLC / Price Custom Homes

ENGINEER: Sands Decker Engineers & Surveyors

LOCATION AND DESCRIPTION: BLOOM TOWNSHIP

North side of Brandt Road, south of Winchester Road and west of the Village of Carroll and SR 33 in Bloom Township.

PARCELS: #0080031800 (160.43Ac.)

AREA: 103.835 Acres

SINGLE-FAMILY BUILDING LOTS: Forty-two (42) Lots

OPEN SPACE RESERVE: No dedicated open space lots are provided. Instead, the existing stream and wetland areas are being placed within a conservation easement that will be monitored by a third party.

STREET RIGHTS-OF-WAY DEDICATION: 9.593 Acres; Stone Hill Drive (west & east) (New), Boulder Court (New), & Pebble Creek Drive (New).

- Curbs, Gutters, and Sidewalks

WELL AND SEPTIC: Wells and Septic Systems are proposed. Sanitary Sewer easements

have been provided for future sanitary service.

STORM WATER CONTROL: A system of storm sewers and perimeter drains will direct storm water into a retention pond. The stream flowing through the site will remain and continue to follow its natural boundaries.

ACCESS: Two points of ingress/egress are provided with this first section to Brandt Road.

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee reviewed Stone Hill Estates, Section 1, final plat, at their September 25th meeting and they recommend approval with conditions.

A motion was made by Jeff Porter to approve the Subdivision Regulations Review Committee recommendation. Ira Weiss seconded the motion. Motion passed.

Holly Mattei presented the following reports:

ITEM 3d. SHEETZ – PRELIMINARY PLAN

Holly Mattei advised the board that she received an email from the applicant requesting to withdraw their application.

A motion was made by Ira Weiss to withdraw the application. Gail Ellinger seconded the motion. Motion passed.

ITEM 3e. MEDVET – PRELIMINARY PLAN, FINAL PLAT & VARIANCE

OWNER/DEVELOPER: MedVet Associates, LLC

ENGINEER/SURVEYOR: E.P. Ferris & Associates, Inc.

LOCATION AND DESCRIPTION: MedVet is located along the south side of Basil Western Road in Violet Township. The site will contain 2.565 acres (parcel #0370211921, #0370211927) and is zoned M-2 within the Violet Township Zoning. It is also within the Cooperative Economic Development Area (CEDA) for Violet Township and Canal Winchester. Utilities are proposed from Fairfield County Utilities. Access is proposed from Basil Western Road.

Requests:

1. **Variance to Sections 3.4 and 3.2.2(A) of Appendix B:** The applicant is requesting a variance to Section 3.4 to allow the preliminary plan and final plat to be submitted simultaneously and Section 3.2.2(A) of Appendix B to waive the preliminary plan fees. The applicant has paid the final plat fees.
2. **Approval of the Preliminary Plan and Final Plat –** The applicant is requesting approval of both the preliminary plan and final plat at this time.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATIONS:

1. **Variance to Sections 3.4 and 3.2.2(A) of Appendix B:** Due to the development being one lot and having limited easements and site improvements, the Subdivision Regulations Committee recommends approval of the requested Variance to Sections 3.4 and 3.2.2(A) of Appendix B to allow for submission of the Final Plat without preliminary plan approval prior to the final plat being submitted and to waive the preliminary plan fees.
2. **Preliminary Plan:** The Subdivision Regulations Committee recommends approval of the MedVet Preliminary Plan, subject to the following requirements:
 - a) The applicant shall provide an additional highway easement and multi-use path (MUP) easement as depicted in Exhibit A attached to this report.
 - b) The applicant shall comply with the requirements of the Technical Review Committee, the Fairfield County Engineer, the Fairfield County Utilities Department, the Fairfield Soil and Water Conservation District, the Fairfield County Auditor/GIS, and Violet Township Zoning.
3. **Final Plat:** The Subdivision Regulations Committee recommends approval of the MedVet Final Plat, subject to the following requirements:
 - a) The applicant shall provide funds for the cost of the MUP in the form of a Construction Assurance per Section 6.4(B) (Certified Check) of the Fairfield County Subdivision Regulations.
 - b) The applicant shall be required to execute a development agreement with the County that would allow these funds to be passed onto the Fairfield County Transportation Improvement District to construct this portion of the path to avoid the MUP being constructed and potentially needing to be torn out depending upon the future road realignment.
 - c) The following specifications shall be utilized to calculate the cost of the MUP, which will be utilized to determine the amount of the Construction Assurance to be provided.
 - 10-foot-wide path
 - 4" of ODOT 304
 - 1.75" of intermediate asphalt course (Type 2)
 - 1.25" of surface asphalt course (Type 1)
 - d) The applicant shall comply with the requirements of the Technical Review Committee, the Fairfield County Engineer, the Fairfield County Utilities Department, the Fairfield Soil and Water Conservation District, the Fairfield County Auditor/GIS, and Violet Township Zoning.
 - e) The applicant shall execute the required development agreement with the county, furnish construction assurances, pay all required recreation fees, and any required inspection fee deposit.

A motion was made by Ira Weiss to approve the Subdivision Regulations Review Committee recommendation for the variance request. Doug Ingram seconded the motion. Motion passed.

A motion was made by Jeff Porter to approve the Subdivision Regulations Review Committee recommendation for the preliminary plan. Kent Huston seconded the motion. Motion passed.

A motion was made by Ira Weiss to approve the Subdivision Regulations Review Committee recommendation for the final plat. Austin Reid seconded the motion. Motion passed.

ITEM 4. ZONING MAP AMENDMENT

APPLICANT: Dennis E. Reed

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 980 Ginder Road in Greenfield Township 15 S Range 19, Section 13 NW. The property was previously two parcels 0130031900 (zoned R-1) and 0130031600 (zoned B-1), and the applicant requested that the Auditor's office combine these parcels into one parcel. This lot combination occurred in August 2023, and the property is now one parcel consisting of 1.57 acres. This parcel contains two different zoning classifications (R-1 to the north and B-1 to the south). The purpose of this rezoning is to rezone the northern portion of the parcel R-1 to B-1.

EXISTING ZONING: The northern portion of the property is currently zoned R-1 – Rural Residential District. According to the Greenfield Township Zoning Code, the purpose of this district is “to provide areas for the continuance of agriculture as well as large lot single family residential development reflecting very low density and a rural lifestyle. Such development may occur as a transitional area between agricultural and urban areas and is typically not served by public water or sewer systems” (310.01). The southern portion of the property is zoned B-1. According to the Greenfield Township Zoning Code, the Business District (B-1) shall apply only to existing properties zoned B-1 as of the effective date of this Zoning Code and as shown on the current Greenfield Township Zoning Map. Residential units of any kind or for any purpose are not permitted in Business District (B-1).

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Business District (B-1)

PROPOSED REZONING: B-1 Business District. According to the Business District (B-1) district in the Greenfield Township Zoning Resolution, this district shall apply only to existing properties zoned B-1 as of the effective date of this Zoning Code and as shown on the current Greenfield Township Zoning Map.

ADJACENT ZONING

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

ADJACENT USES

Agricultural
Agricultural
Agricultural
Agricultural

STAFF RECOMMENDATION:

RPC staff recommends approval with modification. As noted in the report, the B-1 District in the Greenfield Township Zoning Resolution is only intended to be applied to existing parcels that were zoned B-1 as the effective date of the resolution. Future rezonings for future business uses should be limited to the other business districts in the zoning resolution. The majority of this parcel is zoned B-1 but rezoning the remaining portion of the parcel to B-1 would not comply with the intent of the zoning resolution. For this reason, the RPC staff recommends that the entire parcel be zoned Local Business (LB) to comply with the intent of the Greenfield Township Zoning Resolution. This recommendation is supported by the following:

- The majority of the site is already zoned B-1 and allows for a variety of business and industrial uses. The Township is unable to utilize the B-1 District for this new section proposed to be rezoned. The LB district would allow for this site to continue to provide neighborhood business opportunities that are appropriate when there are adjacent residential areas.
- There are no existing uses or structures on this site that would become nonconforming based upon this zoning change.
- Rezoning the R-1 portion to the same district as the remaining parcel will allow this parcel to be utilized for business purposes as originally intended when it was zoned to B-1. It will also allow for proper setbacks from adjacent residential uses.
- It should be noted that the county's future land use map does not promote business uses in this area. The only reason this recommendation includes the rezoning to the LB district is because of the existing B-1 zoning designation on the majority of this parcel.

A motion was made by Todd Edwards to approve the RPC Staff recommendation. Austin Reid seconded the motion. All voted aye, except Don Keller, voted no. Motion passed with Lonnie Kosch abstaining.

ITEM 5. APPROPRIATION OF FUNDS

A resolution was presented to the board to allow for proper appropriation of funds for personal services and fringe benefits.

A motion was made by Todd Edwards to approve the appropriation of funds. Ira Weiss seconded the motion. Motion passed.

ITEM 6. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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	
	Crossroads Community	\$11,000.00
	TOTAL	\$11,000.00

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

ITEM 8. OTHER BUSINESS

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:

Jennifer Morgan, President

Kent Huston, Secretary