

MINUTES

October 4, 2022

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: Vincent Carpico, Aundrea Cordle, Joe Ebel, Todd Edwards, Gail Ellinger, Andy Gottesman, Steve Hess, Charles Hockman, Kent Huston, Douglas Ingram, Randy Kemmerer, Lonnie Kosch, Rick Ricketts, Michael Schweickart, Bob Slater, Jason Stevens, Jeremiah Upp, Tony Vogel, Ira Weiss and Commissioner Dave Levacy.

RPC Staff: James Mako, Tamara Ennist and Sharlene Bails.

ITEM 1. MINUTES

The minutes of the August 2, 2022, Fairfield County Regional Planning Commission meeting, were presented for approval. Todd Edwards made a motion for approval of the minutes. Joe Ebel seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

ITEM 3. PRESENTATION – RICK RICKETTS

Rick Ricketts gave a presentation on a concept plan project located near Refugee and Pickerington Road. The tract of land is approximately 600 acres and will be a mixed-use development of commercial and residential communities. The board discussed infrastructure, funding, retention ponds, and collaboration with several county agencies.

County Administrator Aundrea Cordle announced the county is currently reviewing Request for Proposals for an in-depth update to the Fairfield County Master Plan.

ITEM 4. SUBDIVISION - DHL SUPPLY CHAIN PROJECT BOARDWALK

Tamara Ennist presented the following report:

OWNER: Rhenslalere McKenzie & Rhonda Rostorfer

DEVELOPER: EXCEL, Inc. (d.b.a. DHL Supply Chain), Steve Hess, V.P.

ENGINEER: Poggemeyer Design Group, Kenneth A. Magg, P.E.

SURVEYOR: Poggemeyer Design Group, Kevin Canavan, P.S.

LOCATION AND DESCRIPTION: VIOLET TOWNSHIP

South side of Basil-Western Road – Along east and west sides of Amanda-Northern Road, on the north side of S.R. 33 in Violet Township just south of the Canal Winchester corporation line. This site is within Violet Township's M-2, Limited Manufacturing Zoning District but outside of the joint CEDA development area between Violet Twp. and the City of Canal Winchester.

PARCEL ID: #0360029900 (60.32 Ac.) / 0360032000 (17.78 Ac.)

AREA: 78.10 Acres

COMMERCIAL SITE: 1 Commercial Building – Approx. 1218' X 620' (755,160 sq. ft.)

OPEN SPACE RESERVE AREAS: Not Specified. Wetlands - 1.49+ Acres. Floodplain – Approximately 12.5 Acres.

STREET RIGHTS-OF-WAY DEDICATION: An additional twenty (20) feet of right-of-way dedication is shown for Basil-Western Road and an additional 6' of right-of-way dedication is shown on both sides of Amanda-Northern Road. Neither sidewalk or bike paths are shown.

CENTRAL SEWER AND WATER: Fairfield County Central Services

STORM WATER CONTROL: Storm catch basins and yard basins will direct storm water to a detention pond to control storm water, runoff, and water quality control.

ACCESS: Access is at Basil-Western Rd. near the west side of the site. A second access, intended for emergency services, is near the south end of Amanda-Northern Rd. Travel to and from the site would have two options of travel: west at the Diley Road interchange with S.R. 33 and east at the Pickerington Road interchange with S.R. 33.

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee recommends conditional approval of the preliminary plan application. They caution that the revised traffic study report could alter the Basil-Western Road right-of-way width requirement.

Jeremiah Upp said the traffic impact study results will be needed ahead of the development of this project. The board discussed the wetland areas and access from Amanda Northern Road.

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

ITEM 5. ZONING MAP AMENDMENT – HERON CROSSING SOUTH

James Mako presented the following report:

APPLICANT: M/I Homes

LOCATION & DESCRIPTION: The property proposed for rezoning is approximately 15 acres located north of Refugee Road in Violet Township, Section 25, Township 16, Range 20. There is one parcel included within this development, PID # 0360091000. This parcel is

24.059 acres in size. The parcel is located west of the Heron Crossing Subdivision and south the Heron Crossing West Subdivision.

EXISTING ZONING: R-2 Single Family Residential (Low Density) Land and buildings in the R-2 District shall only be used for the following purposes: 1. Single family dwellings, provided such structures comply with the following requirements: (a) shall be permanently attached to solid foundations; and (b) shall be constructed of conventional building materials equal to or better than materials used in existing buildings in the adjacent area; and (c) shall be subject to real estate tax.

EXISTING LAND USE: Agricultural

PROPOSED REZONING: PD Planned Residential District- It shall be the policy of the Township of Violet to promote progressive and orderly development of land construction thereon by encouraging Planned Residential Districts to achieve:

(a) a maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and acre requirements;

(b) a more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience and neighborhood compatibility in the location of accessory commercial uses and services;

(c) a development pattern, which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns;

(d) a more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utility lines and streets.

PROPOSED USE: 40 lot subdivision

	ADJACENT ZONING	ADJACENT USE
NORTH	P-D, Planned Residential District	Heron Crossing West Subdivision
EAST	P-D, Planned Residential District	Heron Crossing Subdivision
WEST	R-2 District -Single Family Residential	Agricultural/Single Family Homes
SOUTH	R-1 District -Single Family Residential	Agricultural

SUBDIVISION REGULATIONS COMMITTEE COMMENTS

The Subdivision Regulations Committee is recommending approval of the rezoning with the following comments:

1. It appears the Heron West Section 3 plans had a reserve/spacing between lots 37 and 38 for the Reserve C pond outlet and overflow. Make sure this works under Sanctuary Drive to the creek, would like to see this in a reserve for maintenance purposes.

2. For the continuance of roads or connectivity, should there be a stub to the west? How will the remainder of the parcel develop?
3. The County Engineer's Office will need access to the south pond other than the frontage on Tybee Way, either by easement or additional frontage.
4. With stream and wetland buffers near the north pond, will there be enough room for the pond and the required 10' maintenance berm?
5. Zoning Application, Page 7, E.2, verify the proposed sidewalk width meets current ADA sidewalk widths.
6. There is an emergency spillway from the north with a 30 ft drainage easement that appears to pass between lots 37 and 38.
7. There is a jurisdictional stream located on the site. It appears that the outlet from the basin from the north will need to be extended across the site. Permits will need to be obtained from the Army Corps of Engineers and Ohio EPA.
8. There have been stream bank erosion issues in the stream south of the proposed development.

A motion was made by Randy Kemmerer to approve the Subdivision Regulations Review Committee recommendation. Tony Vogel 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

James Mako presented the following bills for payment:

558000	TRAVEL & EXPENSES	<u>\$327.06</u>
	TOTAL	\$327.06

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

ITEM 8. OTHER BUSINESS

James Mako updated the board on the following:

1. State Audit – no findings
2. Active Transportation Plan update – Ohio State students will be working on the plan
3. South Hampton – Preconstruction meeting scheduled for Wednesday
4. Master Plan – 10 to 15 year guide

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

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary