

MINUTES

October 5, 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 via livestream and conference call.

Presiding: Doug Ingram, Vice President

Present: Troy Cameron, Joe Ebel, Todd Edwards, Kent Huston, Lonnie Kosch, Andy McCorkle, Jennifer Morgan, Bob Ortman, Bill Sanderson, Mitch Schoffner, Dan Singer, Bob Slater, Jim Watkins, Ira Weiss, Dave Levacy (County Commissioner), Jeff Fix (County Commissioner), Carri Brown (County Administrator), Jeremiah Upp (County Engineer), James Mako (Executive Director), Tamara Ennist (Planner), and Sharlene Bails (Adm.Asst.).

ITEM 1. MINUTES

The Minutes of the September 7, 2021, Fairfield County Regional Planning Commission meeting, were presented for approval. Jeff Fix made a motion for approval of the minutes. Carri Brown seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Doug Ingram welcomed everyone to the meeting.

James Mako presented an amended contract for the CDBG Critical Infrastructure Program for approval by the board. Jeff Fix made a motion to approve the contract. Kent Huston seconded. The motion passed with Carri Brown abstaining.

ITEM 3. SUBDIVISION ACTIVITIES

Tamara Ennist presented the following report:

ITEM 3a). SOUTH HAMPTON SUBDIVISION – PRELIMINARY PLAN

OWNER/DEVELOPER: WINCHESTER CHASE II DEVELOPMENT, INC. / PALMIERI BUILDERS

ENGINEER: WATCON CONSULTING ENGINEERS & SURVEYORS: SHAWN LANNING / 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 Woodstream subdivision to the east. PD, Planned Development zoning district.

PARCELS: #0370209520 (7.3874 Ac.) / #0370209510 (10.0265 Ac.) / #0370209500 (33.4904 Ac.)

AREA: 50.9043 Acres

SINGLE-FAMILY BUILDING LOTS: One Hundred-Sixty-Four (164) – 50.90 Acres

The proposal would be developed with two types of products: 69 single-family sites and 95 smaller patio homes sites, for a total of 164 lots.

OPEN SPACE RESERVE: Four (4) –8.8 Acres

STREET RIGHTS-OF-WAY DEDICATION: 8.0 Acres; Park View Drive (New R/W); Buckeye Drive (New R/W); Charlotte Court (New R/W); Sayers Lane (Stub St.); Sophia Way (New R/W & Stub St.); Brittany Way (New R/W); Titus Lane (New R/W); Asher Drive (New R/W); and Woodside Street (Extension).

- 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 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 preliminary plan, and they recommend approval with conditions.

After discussion, a motion was made by Kent Huston to approve the Subdivision Regulations Review Committee recommendation for the design variances. Todd Edwards seconded the motion. Motion passed.

Joe Ebel made a motion to approve the Subdivision Regulations Review Committee preliminary plan recommendation. Kent Huston seconded. Motion passed.

ITEM 4. Correspondence from Mitch and Peggy Schoffner

Mitch and Peggy Schoffner sent correspondence to the board regarding property located in Licking County on SR 310/Palmer Road. Mr. Schoffner was present and expressed concerns regarding the proposed rezoning, construction of a warehouse facility on the property, and the notification of adjacent property owners located in Fairfield County.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

ITEM 6. BILLS

James Mako presented the following bills for payment:

558000	TRAVEL & EXPENSES	\$ 138.62
	TOTAL	\$ 138.62

A motion was made by Jeff Fix to approve the bills for payment. Jennifer Morgan seconded the motion. Motion passed.

ITEM 7. OTHER BUSINESS

The developers of Chesapeake 2 and 3 were available for any questions the board may have regarding the proposed subdivision.

Carri Brown reminded everyone to attend the upcoming Fairfield County Fair, October 10-16, 2021.

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:

Doug Ingram, Vice President

Kent Huston, Secretary