

MINUTES

October 6, 2015

The minutes of the Fairfield County Regional Planning Commission meeting held at the Fairfield County Courthouse, Commissioners' Hearing Room, 210 East Main Street, Lancaster, Ohio.

Presiding: Kent Huston, President

Present: Joel Denny, Todd Edwards, Jim Hochradel, Larry Joos, Cheryl Kohler, Harry Myers, Larry Neeley, Jerry Rainey, Jason Smith, Mary Snider, John Snook, Phil Stringer, Jeffrey White, Bill Yaple, Dave Levacy (County Commissioner), A J Lacefield (Economic Development Assistant), Holly Mattei (Executive Director), James Mako (Senior Planner), and Gail Beck (Adm. Asst).

ITEM 1. MINUTES

The Minutes of the September 1, 2015 Fairfield County Regional Planning Commission meeting were presented for approval. Todd Edwards made a motion for approval of the minutes. Bill Yaple seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Kent Huston welcomed everyone to the meeting.

ITEM 3. PRESENTATION

Presentation by James Mako on the new U. S. Census Bureau website.

Holly Mattei presented the following report:

ITEM 4. SUBDIVISION ACTIVITIES

SUBDIVISION: Heather Lake – Section 1 – Proposed Re-Plat of Lot 1

DEVELOPER/OWNER: Rex Williams

ENGINEER/SURVEYOR: 2LMN, Inc

LOCATION AND DESCRIPTION: The Heather Lake Section 1 subdivision is located on the east side of Amanda Northern Road in Bloom Township, Section 27, Township 14, Range 20. The applicant is proposing to split the property into 4 separate lots amounting to 12.87 acres. On-site water and septic systems are proposed.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:

1. Determination on Injuriouly Affected: According to the Fairfield County Prosecutor's office, Section 711.24 of the Ohio Revised Code generally states that any person owning title to any land laid out within a subdivision not within the limits or subject to the control of a municipal corporation may change such lots, streets, and alleys by recording a new plat of such land consistent with the provisions of Sections 711.01 to 711.38, inclusive of the Ohio Revised Code but that no such changes shall be made if those changes injuriously affect any lots or streets or alleys within the plat unless those owners so affected join in making the change or give their written consent on the new plat for the change. Furthermore, the Fairfield County Prosecutor's office has indicated that the Regional Planning Commission shall determine who is injuriously affected and required to sign a replat.
Subdivision Regulations Committee Recommendation on Injuriouly Affected Lot Owners: The Subdivision Regulations Committee believes that this proposed re-plat affects all lot owners within the subdivision since it creates 4 additional lots that could have impact on this subdivision. For this reason, the Subdivision Regulations Committee believes that the Homeowners Association within this subdivision should be required to sign the re-plat.
2. Subdivision Regulations Committee Recommendation on Re-Plat: The Subdivision Regulations Committee recommends approval of the Heather Lake – Section 1 – Proposed Re-Plat of Lot 1, subject to the following conditions:
 - a. A plat note should be added indicating that an engineered septic system such as a Mound or Drip system may be required and its location must be determined by the Fairfield County Health Department prior to any construction.
 - b. The existing Scioto Valley Railway and Power Company easement shown on the original Heather Lake Section 1 plat is not shown on the replat.
 - c. The Utility easements between lot lines shall be 20 feet wide and extend the entire length of the property line and shall otherwise comply with the requirements of South Central Power.
 - d. The replat should be correctly labeled as Section 27, Township 14, Range 20.
 - e. A signature line for the Fairfield County Health Department needs to be added to the plat.
 - f. The applicant shall be required to comply with the requirements of the Technical Review Committee, the Fairfield County Engineer, the County Utilities Department, the Soil and Water Conservation District, County GIS Department, South Central Power, the Health Department and Bloom Township zoning.

Heather Lake – Section 1 – Proposed Re-Plat of Lot 1 – Continued

A motion was made by Harry Myers to approve the Subdivision Regulations Committee recommendation on the determination on injuriously affected. Todd Edwards seconded the motion. Motion passed with Jason Smith abstaining.

A motion was made by Todd Edwards to approve the Subdivision Regulations Committee recommendation on approval of the re-plat of Lot 1. Phil Stringer seconded the motion. Discussion followed regarding the drainage pattern. Holly Mattei stated that the existing drainage pattern has no easement on the currently recorded plat. Rich Mathias, the applicant's engineer, said that the water flows and goes into the lake. After discussion, a vote was taken and the motion passed with Jason Smith abstaining.

Holly Mattei presented the following bills for payment:

ITEM 5. BILLS

561000	OFFICE SUPPLIES	\$ 50.44
543000	REPAIR AND MAINTENANCE	\$ 78.29
530005	CONTRACT SERVICES – OTHER	\$ 723.27
558000	TRAVEL & EXPENSES	<u>\$ 244.66</u>
	TOTAL	\$ 1,096.66

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

ITEM 6. OTHER BUSINESS

There was no other business presented at the meeting.

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

Minutes Approved By:

Kent Huston, President

Mary K. Snider, Secretary