

## **MINUTES**

**October 7, 2014**

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: Clement Chukwu, Jim Hochradel, Doug Ingram, Larry Joos, Dean LaRue, Harry Myers, Larry Neeley, Jerry Rainey, Peter Rockwood, Jason Smith, John Snook, Ira Weiss, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Bob Clark (County Economic Development Director), James Mako (Senior Planner), and Gail Beck (Adm. Asst).

### **ITEM 1. MINUTES**

The Minutes of the September 2, 2014 Fairfield County Regional Planning Commission meeting were presented for approval. Pete Rockwood made a motion for approval of the minutes. Ira Weiss seconded the motion. Motion passed.

### **ITEM 2. PRESIDENT'S REPORT**

Kent Huston welcomed everyone to the meeting. Kent stated that Holly Mattei is away on a family vacation.

### **ITEM 3. PRESENTATION**

A presentation was given by Kristin Ankrom, LSW, Executive Director, Information & Referral of Fairfield County 2-1-1 / Crisis Line.

### **ITEM 4. SUBDIVISION ACTIVITIES**

James Mako presented the following report:

**ITEM 4a. SUBDIVISION:** Meadowmoore – Section 3 Phase 3 Final Plat

**OWNER/DEVELOPER:** Donley, Inc.

**SURVEYOR/ENGINEER:** EMH&T

**LOCATION/DESCRIPTION:** The Meadowmoore subdivision is located at the southeast corner of SR 204 and Milnor road in Violet Township, Section 22, Township 16, and Range 20. The preliminary plan for this subdivision included 205 lots on approximately 138 acres and was approved by the Regional Planning Commission in August 2001. Preliminary plan approval has been extended through August 2015. The construction drawings for Section 3, Phases 1-3 have been approved. Phases 1 and 2 are constructed while Phase 3 is currently under construction. Access is proposed from Meadowmoore Blvd. within existing Section 1. Central water and sewer services will be provided by the Fairfield County Utilities Department.

**SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:** The Subdivision Regulations Committee recommends approval of the Meadowmoore Section 3, Phase 3 Final Plat, subject to the following conditions:

1. The final plat must be revised to comply with the requirements of the Technical Review Committee, the Fairfield County Engineer's Office, the Fairfield County Utilities Department, the Fairfield Soil and Water Conservation District, Fairfield County GIS and Violet Township Zoning.
2. The applicant shall furnish construction assurances and pay all required recreation fees.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Jason Smith seconded the motion. Motion passed with Harry Myers and Clement Chukwu abstaining.

James Mako presented the following report:

**ITEM 4b. SUBDIVISION:** Dollar General - Pleasantville – Preliminary Plan/Final Plat

**OWNER/DEVELOPER:** Dollar General/Lighthouse Memorial Church

**SURVEYOR/ENGINEER:** Baumann Land Survey Inc/ GS& P

**LOCATION AND DESCRIPTION:** This preliminary plan/final plat for Dollar General is located in the Southeast corner of Section 34, Town 16, Range 18, in Walnut Township along SR 188 north of the Village of Pleasantville. The preliminary plan includes the entire tract which is 19.85 acres and is located on the east side of SR 188. The applicant is proposing to create a 2.053 acre parcel for the development of a Dollar General. The remaining 17.797 acres will be phase two for future development. Water is proposed from the Village of Pleasantville. Sewer is

SUBDIVISION: Dollar General - Pleasantville – Preliminary Plan/Final Plat - Continued

proposed from the Walnut Creek Sewer District. Access is proposed from SR 188. The Subdivision Regulations Committee tabled the preliminary plan in August due to concerns of cross access and timing of annexation.

**SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:** Per Section 3.4 of Subdivision Regulations the developer must obtain preliminary plan approval prior to submitting the final plat. As noted above the preliminary plan for this subdivision was tabled last month, with one of the main reasons being the timing of annexation. There was substantial debate among the technical review agencies regarding this matter and staff could not provide proper guidance until after the meeting. Since that time the Village of Pleasantville has contacted the RPC office and has indicated its preference for the development to go through the county's review process prior to annexation. Tabling the preliminary plan last month caused the developer a delay of one month. For this reason RPC staff recommended the final plat be submitted simultaneously to put the review process back on track. The Subdivision Regulations Committee supports this recommendation. The Committee is only making this recommendation due to the tabling being outside of the developer's control.

The Subdivision Regulations Committee recommends approval of the Dollar General Preliminary Plan and Final Plat, subject to the following conditions:

1. The Drainage Maintenance District language must be removed and replaced with the language proposed.
2. The developer has obtained a 120-foot drainage easement from the remainder church parcel. This easement must be granted on the plat with a signature line from the owner (church). The same drainage easement language that we have requested in comment #2 must also apply to this 120-foot drainage easement.
3. Language on the cross access easement to the north of the parcel must be included on the plat.
4. The sidewalk has been extended across the 77-foot strip of land being retained by the Lighthouse Church and utilized for an access drive to the AEP substation. There are concerns with meeting ADA requirements if the sidewalk is extended across the AEP access drive. The Subdivision Regulations Committee recommends stopping the sidewalk at the AEP access drive, subject to complying with ADA regulations and the requirements of the Fairfield County Engineer's office.
5. The applicant shall comply with the requirements of the Technical Review Committee, the Fairfield County Engineer's office, the Fairfield Soil and Water Conservation District, Fairfield County GIS, the Village of Pleasantville, the Walnut Creek Sewer District, Fairfield County Utilities, the Ohio Department of Transportation, and Walnut Township Zoning.

SUBDIVISION: Dollar General - Pleasantville – Preliminary Plan/Final Plat - Continued

6. The applicant shall execute the required development agreement with the county, furnish construction assurances, pay all required recreation fees, and pay the required inspection fee deposit.

A motion was made by Harry Myers to approve the Subdivision Regulations Committee recommendation. Jim Hochradel seconded the motion. Discussion followed regarding sidewalks and water retention. Harry Myers asked what happens to water on the paved parking lot. James Mako responded that water will flow into a detention pond. Joe Johnston, representing the developer, stated that they plan to address the comments and resubmit later this week. After discussion, a vote was taken and the motion passed with John Snook and Larry Neeley abstaining.

James Mako presented the following bills for payment:

**ITEM 5.      BILLS**

543000	REPAIR AND MAINTENANCE	\$ 86.30
530005	CONTRACT SERVICES – OTHER	\$ 360.36
558000	TRAVEL & EXPENSES	<u>\$ 234.12</u>
	TOTAL	\$ 680.78

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

**ITEM 6.      OTHER BUSINESS**

Larry Joos stated that Greenfield Township has a problem and he would like Kevin Yeaman, Greenfield Township zoning inspector, to discuss it with the RPC. Kevin talked about a variance that was submitted to the RPC and he would like to have a copy of the information. James Mako stated that he would provide Kevin with a copy of the variance after the RPC meeting. Carri Brown gave the RPC members an update on the Energy Aggregation Program. Carri stated that the current estimate for yearly savings is now approximately \$140.

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

Minutes Approved By:

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Kent Huston, President

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Mary K. Snider, Secretary