

MINUTES

November 2, 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 also via livestream and conference call.

Presiding: Betsy Alt, President

Present: Vince Carpico, Joe Ebel, Todd Edwards, Shawn Haughn, Ralph Hedrick, Charles Hockman, Kent Huston, Douglas Ingram, Lonnie Kosch, Darrin Monhollen, Jennifer Morgan, Bob Ortman, Dan Singer, Ira Weiss, Bill Yapple, Dave Levacy (Commissioner), Carri Brown (Acting Auditor), Aunie Cordle (Acting Administrator), Jeremiah Upp (Engineer), Tony Vogel (Utilities Director), James Mako (Executive Director), Tamara Ennist (Planner), and Sharlene Bails.

ITEM 1. MINUTES

The Minutes of the September 7, 2021 and October 5, 2021, Fairfield County Regional Planning Commission meeting, were reviewed for approval. Ira Weiss made a motion for approval of the minutes. Jennifer Morgan seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Betsy Alt welcomed everyone to the meeting.

ITEM 3. SUBDIVISION ACTIVITIES

Tamara Ennist presented the following reports:

ITEM 3a). REPLAT OF CRESCENT COVE – WALNUT TOWNSHIP

OWNER: LARRY HAYS

ENGINEER: MCPEEK LAND SURVEYING / BRIAN MCPEEK

LOCATION AND DESCRIPTION: WALNUT TOWNSHIP

13801 CUSTER'S POINT ROAD, THORNVILLE, OH 43076 – West side of Custer's Point Road, south of Buckeye Lake, on the eastern most side of Walnut Township just west of the Perry County boundary.

PARCEL ID: #0480248200

ZONING: R-2, One and Two-Family Residential District

AREA: Lot #5 – 0.533 Acres / Lot #6 – 0.538 Acres

Reconfigured lot – 1.071 Acres

SINGLE-FAMILY BUILDING LOTS: Two lots combined into one lot – 1.071 Acres

STREET RIGHTS-OF-WAY DEDICATION: Custer's Point Road NE (CR-82) – Dedication of right-of-way was provided with the original final plat.

○ Curbs, Gutters and Sidewalks

CENTRAL SEWER: Licking County

WATER: Individual wells

STORM WATER CONTROL:

ACCESS: Custer's Point Road frontage – 100' of frontage for each lot.

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT:

The Subdivision Regulations Review Committee recommends conditional approval based on resolving the findings and requirements.

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

ITEM 3b). HERON CROSSING W, SECTION 3, FINAL PLAT – VIOLET TWP

OWNER/DEVELOPER: M/I HOMES OF CENTRAL OHIO, LLC / DOUG TAILFORD

ENGINEER: EMH&T ENGINEERS, SURVEYORS, PLANNERS & SCIENTISTS /
MATTHEW KIRK

LOCATION AND DESCRIPTION: VIOLET TOWNSHIP

East side of Pickerington Road - north of Refugee Road. McQueen Drive and Ribault Drive are extended and connected, completing a loop style street layout. In addition, section 3 provides a cul-de-sac (Coleman Place) and two street stubs (Barron Way and Tybee Way) to the parcel to the south.

PARCEL ID: #0360090700

AREA: 13.887 Acres

SINGLE-FAMILY BUILDING LOTS: Forty-Five (45) – 8.821 Acres

OPEN SPACE RESERVE LOTS: Two (2) – 2.653 Acres

STREET RIGHTS-OF-WAY DEDICATION: 2.413 Acres; McQueen Drive (extension) (0.155 Ac.); Ribault Drive (extension) (0.931 Ac.); Coleman Place (cul-de-sac) (0.932 Ac.); Barron Way (Stub Street) (0.198 Ac, and Tybee Way (Stub Street).

○ Curbs, Gutters and Sidewalks

CENTRAL SEWER AND WATER: Fairfield County

STORM WATER CONTROL: Storm water catch basins and yard basins will direct storm water into one of the retention ponds for water quality control.

DENSITY: 3.24 Units Per Acre for Section 3. [Overall Gross Density - ± 2.22 units/acre; Overall Net Density - ± 2.64 units/acre].

ACCESS: Pickerington Road to the west through Section 1 and Refugee Road to the south through Heron Crossing subdivision.

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee recommends conditional approval based on resolving the findings and requirements.

A motion was made by Kent Huston to approve the Subdivision Regulations Review Committee recommendation. Ira Weiss seconded the motion. The motion passed with Violet Township abstaining.

ITEM 4. GREENFIELD TOWNSHIP MAP AMENDMENT

James Mako presented the following report:

APPLICANT: Shalom UMC

LOCATION & DESCRIPTION: The applicant proposes to rezone 2.71 acres of land (Parcel ID # 0130047310) (R 19 T 15 S 17 NE) located on the south side of Plum Road in Greenfield Township approximately one-half mile outside of the Village of Carroll.

EXISTING ZONING: The property is zoned S-U (Special Use District). The (SU) Special Use District is established to provide for suitable locations for particular uses which, by their nature, are likely to have significant and/or unique impacts on adjacent and nearby property. The procedures specified for the (SU) Special Use District are intended to promote the compatibility of the use with adjoining residential uses and to ensure that the location of such facilities will provide for adequate and efficient access and service provision.

EXISTING LAND USE: Vacant

PROPOSED REZONING: PRB (Planned Rural Business) District- The (PRB) Planned Rural Business District is established to allow for the development of limited business activity that will be located where commercial activity as permitted in the (HB) Highway Business District would be inappropriate. Generally, the district will allow a higher level of activity than would typically be permitted as a home occupation. The district permits the property owner to design a business environment which may meet his/her general objectives, while providing a suitable level of protection for present and future owners of adjacent property. Because of the increasing scale of new development, and its potential impact on the township, it is required that future 'large scale' commercial development be developed under the (PUD) Planned Unit Development District detailed in Section 360 of this Code.

PROPOSED LAND USE: Landscaping Business (Auman Landscaping)

ADJACENT ZONING

NORTH	R-R Rural Residential District
EAST	R-R Rural Residential District

ADJACENT USE

Single Family Home/Agriculture
Vacant/Agriculture

WEST S-U Special Use District
SOUTH R-R Rural Residential District

Church (Shalom UMC)
Vacant/Agriculture

RPC STAFF RECOMMENDATION:

RPC Staff recommends approval of the rezoning request with the following comments:

1. The Future Land Use Plan identified this parcel within a Growth Area. Commercial development is a recommended land use within this classification.
2. Any new commercial building will need to obtain a Certificate of Occupancy from the Fairfield County Building Department.

A motion was made by Doug Ingram to approve the RPC staff recommendation. Bill Yaple seconded the motion. The motion passed with Greenfield Township abstaining.

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	<u>\$ 96.51</u>
	TOTAL	\$ 96.51

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

ITEM 7. OTHER BUSINESS

Vince Carpico introduced himself to the board. He presented a new grant portal that will be available for grant writing services with Hicks Partners. A webinar will be hosted on November 9, 2021. Dave Levacy said this is a great partnership for Fairfield County.

Dr. Carrie Brown and Aundrea Cordle were congratulated on their new roles with Fairfield County.

Carrie Brown updated the board on Fairfield County's increase in new construction:

2020 - \$71,898,240
2021 - \$81,732,780

This represents an increase of 13.68% in 2021 over 2020 and 83% of the new construction is residential.

James Mako advised the board that the invoices for the 2022 membership were mailed out and the numbers are based on the 2020 census.

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

The Executive Committee meeting followed the regular meeting.

Minutes Approved By:

Betsy Alt, President

Kent Huston, Secretary