

## **MINUTES**

**November 3, 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, Tammy Drobina, Todd Edwards, Rachel Elsea, Jim Hochradel, Doug Ingram, Larry Joos, Dean LaRue, Harry Myers, Larry Neeley, Eric Sandine, John Snook, Phil Stringer, Jeffrey White, Bill Yaple, Dave Levacy (County Commissioner), Carri Brown (County Administrator), 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 October 6, 2015 Fairfield County Regional Planning Commission meeting were presented for approval. Todd Edwards made a motion for approval of the minutes. John Snook seconded the motion. Motion passed.

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

Kent Huston welcomed everyone to the meeting.

### **ITEM 3. PRESENTATION**

Presentation by David Scheffler on the Keller Market House, a local food market initiative.

Holly Mattei presented the following report:

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

**ITEM 4a. SUBDIVISION:** Fairfield Career Center Skilled Trades Center and ESC –  
Variance Requests

**OWNER/DEVELOPER:** Board of Education Eastland JVS

**SURVEYOR/ENGINEER:** The Kleingers Group, c/o Megan Cyr

**LOCATION & DESCRIPTION:** The proposed development is located on the south side of Coonpath Road within Greenfield Township, Section 21, Township 15, Range 19. This proposal includes the addition of a proposed Skilled Trades Center and ESC Fast Forward Success Center on the Fairfield Career Center site. Due to the extension of public utilities, this development will be processed as a major subdivision. The Greenfield Water and Sewer District is the water and sewer provider for this site. No new access points onto Coonpath Road are proposed.

The applicant has requested approval of the preliminary plan and a few variances. The first variance is from Section 6.2 of the Subdivision Regulations to allow for the building pad to be constructed and earth moving activities to take place prior to final plat approval. The second variance request is from Section 5.2.7F5 of the Subdivision Regulations to waive the requirement of a traffic impact study. A third variance request was recently proposed to allow the water and sewer easement widths to comply with the Greenfield Township Water and Sewer District instead of the width requirements in the Fairfield County Subdivision Regulations.

The Subdivision Regulations Committee reviewed the Preliminary Plan and Variance Requests at its October 26<sup>th</sup> meeting. The applicant requested the preliminary plan be tabled so that several drainage questions could be addressed. There were also questions that still needed to be addressed regarding the traffic impact study. For this reason, the applicant requested the Variance to Section 5.2.7F5 be tabled. Therefore, these two items will be revised and resubmitted for review and action at a later date.

The Subdivision Regulations Committee made recommendations on the other two variances, which are outlined below. The recommendations on these two variances are being forwarded to the RPC for final action at its November 3<sup>rd</sup> meeting.

**SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION:**

1. Subdivision Regulations Committee Recommendation on Variance to Section 6.2: There are several drainage questions that still need to be addressed through a resubmittal of the preliminary plan. However, the overall master grading plan for the building pads appears to be sufficient. For these reasons, the Subdivision Regulations Committee recommends approval of the variance to allow the earthmoving operations and building pad construction prior to final plat approval with the noted drainage concerns. Also, as part of this approval, the following items must be submitted prior to earthmoving activities commencing:
  - a. Any bonds required by the Greenfield Water and Sewer District shall be submitted to the District.

SUBDIVISION: Fairfield Career Center Skilled Trades Center and ESC – Variance Requests - Continued

- b. The Soil and Water Conservation District must approve the Master Grading and Erosion Sediment Control Plan.
  - c. The County’s standard development agreement must be executed.
  - d. Inspection fees must be paid.
2. Subdivision Regulations Committee Recommendation on Variance to Section 4.14 (Easement Widths): The Subdivision Regulations Committee recommends approval of the Variance to Section 4.14 to defer to the Greenfield Water and Sewer District’s requirements for the water and sewer easement widths since they are the water and sewer provider for this site.

A motion was made by Joel Denny to approve the Subdivision Regulations Committee recommendation on the Variance to Section 6.2 – Building Pad. Bill Yaple seconded the motion motion passed with Larry Joos abstaining.

A motion was made by Harry Myers to approve the Subdivision Regulations Committee recommendation on the Variance to Section 4.14 – Easement Widths. Phil Stringer seconded the motion. Motion passed with Larry Joos abstaining.

**ITEM 5. PROPOSED ZONING MAP AMENDMENT**

James Mako presented the following report:

**ITEM 5a. APPLICANT:** John Donley

**LOCATION & DESCRIPTION:** The property proposed for rezoning consists of approximately 114 acres of land located east of the existing Meadowmoore development west of Ault Road and south of State Route 204 in Violet Township, Section 23, Township 16, Range 20. There are six parcels included within this development, PID # 0360085100, # 0360085810 # 0360085800, # 0360085820, # 0360084900 and #0360085200.

**EXISTING ZONING:** R-1 Single Family Residential–Moderate Density District: Land use shall be used for the following purposes: Single family dwellings, accessory buildings or uses in association with an existing single-family dwelling.

**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,

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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:** The proposed development, known as Meadowmoore Reserve, consists of 192 single family detached residential lots.

	<b>ADJACENT ZONING</b>	<b>ADJACENT USE</b>
NORTH	R-1 District – Single Family Residential (Moderate Density)	Single Family Homes (Bates-Crawford Subdivision)
EAST	R-2 District – Single Family Residential (Low Density)	Single Family Homes (Cansada Estates Subdivision)
WEST	PD Planned Residential District	Meadowmoore Subdivision
SOUTH	R-1 District – Single Family Residential (Moderate Density)	Single Family Homes (Fox Run Subdivision) (Hickory Lakes)

### **SUBDIVISION REGULATIONS COMMITTEE COMMENTS**

1. The Subdivision Regulations Committee recommends a road connection be shown on the preliminary plan to the south. This connection to the south may be converted to a residential lot, if at the time of construction drawing submittal for Section 3, Phase 2, there is no existing or planned connection to the south.
2. Since the High School is located within a mile of the proposed subdivision, sidewalks along Ault Road will be required. (Refer to Section 4.11.3) Additionally, RPC staff recommends that sidewalks be constructed south through Reserve A, which would include constructing them along the Peet property.
3. Previously, a more passive recreation path was provided. The recreation path has changed significantly in comparison to the previous submittals. It is recommended that a multi-use path connection be made to the east to Ault Road preferably through Reserve A. The Subdivision Regulations Committee also recommends that the multi-use path be extended to the north through Reserve D to Reserve C. The Subdivision Regulations Committee also recommends that the multi-use path be connected from the south side of Reserve D at Lot 101 to the proposed path between lots 85/86. The Subdivision Regulations Committee also supports the elimination of sidewalk along Reserve D,

APPLICANT: John Donley - Continued

provided the township agrees with and supports no sidewalk in this area. Sidewalks will still be required across from Reserve D on Lots 7-23.

4. The proposed turn radius within Section 1 Phase 1 does not meet the required turn radius within the Fairfield County Subdivision Regulations and will require a variance.
5. The Subdivision Regulations Committee is supportive of the proposed parking lot if it somehow incorporates educational elements and amenities in proximity to the lot. Previous discussion between local agencies and the developer highlighted the purpose of the lot to provide educational opportunities nearby but these details are not included in the plan. Detailed dimensions and specifications of the lot must also be provided.
6. Half cross section improvements will be required along Ault Road per Section 5.2.7E of the Subdivision Regulations.
7. Mr. Donley's property located southeast of the site must be included within the development of the Preliminary Plan. (Refer to Section 3.3)
8. The buffer along the existing wetland located adjacent to lots 44, 102, and 103 should be reconfigured to avoid the encroachment on lots and should meet the recommendations of the Soil and Water Conservation District.
9. The proposed building setbacks do not comply with Table V-A of the Subdivision Regulations. Since a Planned District is being proposed, the RPC may modify setback requirements per Section 9.6 of the Subdivision Regulations. This can be done with the Preliminary Plan.
10. A traffic study must be completed and submitted with the Preliminary Plan.
11. Approximate location and dimension of all proposed utility and sewer lines must be shown including their connections to the existing system. (Refer to Section 3.3.8Q)
12. There is at least one offsite easement on this property that was created for the original Meadowmoore development. All existing and proposed easements must be shown on the Preliminary Plan.
13. The Preliminary Plan must include proposed street names. (Refer to Section 3.3.8O)
14. The Preliminary plan will need to include the boundaries of the entire proposed subdivision that includes lengths and bearing, with its acreage. (Refer to Section 3.3.8D)
15. The Preliminary Plan must include section, range, and township.
16. Soil types must be shown per Section 3.3.8U of the Subdivision Regulations.

APPLICANT: John Donley - Continued

17. Other agency comments.

**RPC STAFF RECCOMENDATION**

The development appears to be in agreement with the township and county future land use plan recommendations. RPC Staff recommends approval of the proposed development subject to the Subdivision Regulations Committee comments listed above. The developer of the site should also comply with the requirements of the Violet Township Zoning Resolution.

A motion was made by Bill Yaple to approve the RPC staff recommendation. Jim Hochradel seconded the motion. Motion passed with Harry Myers abstaining.

Holly Mattei presented the following bills for payment:

**ITEM 6.      BILLS**

543000	REPAIR AND MAINTENANCE	\$ 66.00
530005	CONTRACT SERVICES – OTHER	\$ 3,204.76
558000	TRAVEL & EXPENSES	<u>\$ 126.40</u>
	TOTAL	\$ 3,397.16

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

**ITEM 7.      OTHER BUSINESS**

Kent Huston announced that there would be an Executive Committee meeting on November 12, 2015 at 3:00 p.m., to review the 2016 Final Budget. Holly Mattei reminded everyone that there would be a Customer Service Seminar on November 18, 2015 at Liberty Center. Please RSVP online if you are planning to attend the seminar. Larry Joos talked about the Dozer/Randles variance on Havensport Road. He said that Greenfield Township wasn't aware of the proposed variance and Greenfield Township zoning requires that the applicants own the property before a variance can be approved. Holly Mattei responded that the proposed variance was from the County Subdivision Regulations not the Township zoning requirements. She also said that the proposed variance was withdrawn because of flood plain issues. When the applicants want to build on the property, they would have to apply at the Township to ensure the proposed structures meet the Township's zoning regulations. Since this issue, Holly said that Greenfield Township has asked to review and sign off on all lot splits prior to the RPC approving them.

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

Minutes Approved By:

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Kent Huston, President

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Mary K. Snider, Secretary