

MINUTES

November 3, 2020

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: Kent Huston, Secretary

Present: Todd Edwards, Gail Ellinger, Shawn Haughn, Ralph Hedrick, Charles Hockman, Randy Kemmerer, Jennifer Morgan, Jerry Rainey, Ira Weiss, Bill Yaple, Dave Levacy (County Commissioner), Jeff Fix (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (Economic Development Director), Tony Vogel (County Utilities), James Mako (Executive Director), Tamara Ennist (Planner), and Gail Beck (Adm.Asst.).

ITEM 1. MINUTES

The Minutes of the September 1, 2020, Fairfield County Regional Planning Commission meeting were presented for approval. Randy Kemmerer 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 in President Betsy Alt's absence. Tamara Ennist was introduced as the new RPC Planner. Shawn Haughn was introduced as the new representative for Education in 2021.

ITEM 3. SUBDIVISION ACTIVITIES

James Mako presented the following report:

ITEM 3a). SUBDIVISION: Kelly Burris- Violet Township – Variance to Section 2.3 (Minimum Road Frontage)

OWNER/DEVELOPER: Kelly Burris

LOCATION AND DESCRIPTION: An application has been submitted requesting variance to Section 2.3 of the Fairfield County Subdivision Regulations. The property (Parcel# 0360026300) is located in Violet Township with frontage on Pickerington Road. The existing parcel is 10.00

SUBDIVISION: Kelly Burris- Violet Township – Variance to Section 2.3 (Minimum Road Frontage) - Continued

acres in size. The applicant wishes to split off three (3) parcels (3.50 acres, 2.00 acres and 2.00 acres) and a remainder of 2.50 acres. Two of the parcels are proposed to have 100' of public road frontage. The Fairfield County Subdivision Regulations requires non-exempt lot splits to have a minimum of 125' of road frontage.

SUBDIVISION REGULATIONS COMMITTEE:

The Subdivision Regulations Committee recommends approval with the following conditions and comments:

1. A variance from Violet Township Zoning Resolution Section 3A2-02 will be required to be obtained from the Violet Township Board of Zoning Appeals if any of the proposed lots contain two or more acres in area, to have less than the required frontage on a public road or street.
2. Violet Township would also like to know the distance from the closest side of the existing barn on the lot to the new lot line. The side yard setback in the R-1 District is fifteen (15) feet. If the side yard setback for the proposed lot line to the existing home is less than fifteen feet, a variance will be required.
3. Public water services are available along Pickerington Rd. from Fairfield County Utilities. There is sufficient capacity available to serve these parcels with public based on the information provided. Sanitary sewer is not currently available. If future sewer service is extended to this area, connection to the public sewer will be required.
4. If public sewer and water are not available for these parcels, the property owner will need to submit a lot split application to the Fairfield Department of Health with soil tests from a soil evaluator to ensure the proposed lots are of sufficient size for both primary and reserve sewage treatment systems.
5. The very narrow width of at least 2 of these lots may not allow for the length along contour required for leach trenches. Since these would be newly created lots, the Fairfield Department of Health cannot approve a lot split unless the required lengths of leach lines can be achieved.
6. A work permit from the Fairfield County Engineer's Office will be required for any new drives and culverts if the splits are approved.

A motion was made by Gail Ellinger to approve the Subdivision Regulations Committee recommendation. Ira Weiss seconded the motion. Motion passed.

Tamara Ennist presented the following report:

**ITEM 3b. SUBDIVISION: STORAGE ONE/SPRINGCREEK BUSINESS
COMPLEX –RE-PLAT**

OWNER/DEVELOPER: STORAGE ONE, LLC / James Johnson, Member

SURVEYOR/ENGINEER: HARRAL AND STEVENSON / Craig Stevenson, P.E., P.S.

LOCATION/DESCRIPTION: The Storage One/Springcreek Business Complex property is located in the NE ¼ of Sec. 3, Twn. 16, Rng. 20, along the south side of Refugee Road between County Hwy 22 and Springcreek Drive in Violet Township. The original subdivision, Storage One/Springcreek Business Complex recorded in 2015, created lot #1 containing 10.04 acres which was later developed with commercial storage facilities. The property is located within the C-2, Limited Commercial District and the PD, Planned Residential District.

The current re-plat proposal would divide lot #1 into two; one 8.398-acre lot containing the storage facilities within the C-2 zoning district and a vacant 1.847-acre lot on the east side within the PD. Zoning district. An access/utility easement will be provided for a shared ingress/egress point from Springcreek Drive for both lots.

The site is serviced with public water and sanitary sewer service provided by Fairfield County Utilities. The property is encumbered with existing sanitary sewer and water line easements.

SUBDIVISION REGULATIONS COMMITTEE:

The Subdivision Regulations Committee recommends approval with the following conditions and comments:

1. Revise the title and the title block of the plat to identify that the re-plat is of lot #1.
2. Correct the spelling of Complex in the title.
3. Identify the corporation limits on the plat and in the vicinity map.
4. Both lots should be identified, including lot numbers and acreage.
5. Correctly identify the acreage of the original lot #1.
6. ‘Reservation of easement’ language on the re-plat should be worded the same as the wording on the recorded plat.
7. Easements shown on the recorded plat should be shown and labeled the same as they were shown and labeled on the recorded plat.
8. Include the (VAR) note from sheet 2 of the recorded plat on sheet one of the proposed re-plat.
9. As part of a Planned District, this replat will require review of the Township Trustees.

A motion was made by Carri Brown to approve the Subdivision Regulations Committee recommendation. Randy Kemmerer seconded the motion. Motion passed.

Tamara Ennist presented the following report:

ITEM 3c. SUBDIVISION: CHESAPEAKE, SECTION 2 – FINAL PLAT

OWNER/DEVELOPER: GRAND COMMUNITIES, LLC / Troy Cameron

SURVEYOR/ENGINEER: CESO, Inc. / Jonathan Buchanan

LOCATION/DESCRIPTION: Chesapeake, Section Two subdivision is located in the northeast corner of Violet Township section 27, township 15, range 20, north of Blacklick Eastern Road and just east of Milner Road and contains 10.238 acres. Access to Section Two is from Chesapeake Way, dedicated with Section One from Milnor Road.

Section Two will create nineteen (19) single-family residential lots and provide 3.199 acres of community open space. An additional 1.366 acres of street rights-of-way will be dedicated for public use, consisting of an extension of Chesapeake Way and two stub streets; River Road to the north and Rapala Lane to the south.

Public water and sanitary sewer service is provided by Fairfield County Utilities. An existing unused thirty feet wide sanitary sewer easement (O.R. 1310, Pg. 2424) crossing the southern edge of the proposed open space will be vacated with the recording of the plat.

SUBDIVISION REGULATIONS COMMITTEE:

The Subdivision Regulations Committee recommends approval with the following conditions and comments:

1. Fill in the volume and page information for the CC&R's. (Sheet 1 of 3)
2. Clearly identify the '50' No Build Zone' line. Relocate the label to the 50' line ON LOT #25. (sheet 2 of 3)
3. Extend the utility easement line across lots 29 & 30 through the drainage easement area and open space areas. (sheet 2 of 3)
4. Confirm the utility easement locations with South Central Power.
5. Identify the distance of the rear lot line for lot #36. (sheet 2 of 3)
6. The right-of-way at the south end of Rapala Lane is identified as 50.08' in width but identified elsewhere as 50' wide. (sheet 2 of 3).
7. The water line within the Rapala Lane right-of-way must be constructed with section two and the water line easement must be extended off-site across the parcel to the south.
 - A. Depict the water line easement on the plat and reference the recording information.
8. Remove the zoning setback table information from note H on sheet 3 of 3.
9. Relocate the 'No Build Zone' plat note to clarify the 15' 'No Build' zone on lots #24-25.
10. Utility layout approval is needed to determine any easement conflicts.
11. As part of a Planned District, this final plat will require review of the Township Trustees.

A motion was made by Ira Weiss to approve the recommendation of the Subdivision Regulations Committee. Rick Szabrak seconded the motion. John Buchanan with CESO reported that they have contacted South Central Power and will ensure that the easements are in place. After discussion, a vote was taken and the motion passed.

Tamara Ennist presented the following report:

ITEM 3d. SUBDIVISION: CHESAPEAKE, SECTION 3 – FINAL PLAT

OWNER/DEVELOPER: GRAND COMMUNITIES, LLC / Troy Cameron

SURVEYOR/ENGINEER: CESO, Inc. / Jonathan Buchanan

LOCATION/DESCRIPTION: Chesapeake, Section Three subdivision is located in the northeast corner of Violet Township section 27, township 15, range 20, south of Blacklick-Eastern Road and just east of Milner Road and contains 10.933 acres. Access to Section Three is from Chesapeake Way, dedicated with Section One and Section Two from Milnor Road.

Section Three will create nineteen (19) single-family residential lots and provide 2.984 acres of community open space. An additional 1.111 acres of street rights-of-way will be dedicated for public use, consisting of extensions of Chesapeake Place and Rapala Lane.

Public water and sanitary sewer service is provided by Fairfield County Utilities. An existing unused thirty feet wide sanitary sewer easement (O.R. 1310, Pg. 2424) crossing the eastern and southern portions of the plat will be vacated with the recording of the plat.

SUBDIVISION REGULATIONS COMMITTEE:

The Subdivision Regulations Committee recommends approval with the following conditions and comments:

1. Fill in the volume and page information for the CC&R's. (Sheet 1 of 3)
2. The sum of the distances for the line with bearing, S85°52'46"E, between the NW corner of proposed lot #61 of Section Three and the SE corner of lot #34, Section Two, adds up to 273.99 but is shown as 274'. (sheet 2 of 3)
3. The sum of the distances for the line with bearing, S04°09'34"W, the eastern boundary line of Section Three, adds up to 655.45', but is shown at 655.44'. (sheet 2 of 3)
4. The sum of the distances for the line with bearing, N85°44'02"W, the southern boundary of Section Three, adds up to 864.42, but is shown as 864.53'. (sheet 2 of 3)
5. The sum of the lot acreage adds up to 6.638 acres but is shown as 6.639 acres. (sheet 3 of 3)
6. Clearly identify the location of the Riparian & Wetland Preservation easement on lots #49 & #50. Identify distances along lot lines. (sheet 2 of 3)
7. Extend the utility easement line across reserve lot #F. (sheet 2 of 3)
8. Should there be a utility easement connection along the southeastern lot line of proposed lot #48? (sheet 2 of 3)
9. Label the drainage easement on lot #43.
10. Should a 7.5' utility easement be shown on Reserve #E adjacent to the 7.5' utility easement on proposed lot #52? (sheet 2 of 3)
11. Confirm the utility layout with South Central Power.
12. Temporary cul-de-sac easement will be required at the end of Rapala Lane.
13. Identify the cul-de-sac radius on the plat.

SUBDIVISION: CHESAPEAKE, SECTION 3 – FINAL PLAT – Continued

14. Remove the zoning setback information from note H on sheet 3 of 3.
15. Utility layout approval is needed to determine any easement conflicts.
16. As part of a Planned District, this final plat will require review of the Township Trustees.

A motion was made by Carri Brown to approve the recommendation of the Subdivision Regulations Committee. Jennifer Morgan seconded the motion. Gail Ellinger asked if the school district was consulted on this submittal. James Mako responded that the school district has a copy of the plat. After discussion, a vote was taken and the motion passed.

Tamara Ennist presented the following report:

ITEM 3e. SUBDIVISION: ESTATES AT LAKE FOREST – FINAL PLAT

OWNER/DEVELOPER: HARMONY DEVELOPMENT GROUP, LLC /

SURVEYOR/ENGINEER: CESO, Inc. / Jeff Miller, P.S./ Jonathan Buchanan, P.E.

LOCATION/DESCRIPTION: Estates at Lake Forest subdivision is located in the northeast quarter of Violet Township section 27, township 16, range 20, east of Milnor Road between Blacklist Eastern Road and Refugee Road just north of Lake Forest subdivision. It contains 19.633 acres. Access is from Rapala Lane to the south developed with the Lake Forest subdivision (City of Pickerington) which is accessed from Refugee Road.

The proposal will create fifty-four (54) single-family residential lots, four (4) reserve lots providing 3.384 acres of community open space and dedicate 3.531 acres of street rights-of-way. This dedication will include the extension of the Rapala Lane right-of-way and creation of three new streets: Minnow Trail, Hula Popper Street and Dardevle Lane.

The site will be serviced with public water and sanitary sewer service provided by Fairfield County Utilities. An existing unused thirty-foot-wide sanitary sewer easement (O.R. 1310, Pg. 2424) crossing the eastern and southern portions of the plat will be vacated with the recording of the plat.

SUBDIVISION REGULATIONS COMMITTEE:

The Subdivision Regulations Committee recommends approval with the following conditions and comments:

1. Developer must submit the final plat fee.
2. The subdivision involves two parcels and both property owners' signatures will be

SUBDIVISION: ESTATES AT LAKE FOREST – FINAL PLAT - Continued

needed unless a lot split is accomplished prior to recording. Parcel ID #036-00835-63 (Anderson) and #036-00935-00 (Estates at Lake Forest, LLC)

3. The preliminary plan identifies parcel #036-00935-90 as lot #55. Include lot #55 on the record plat or contact Violet Township Zoning for modification of the preliminary plan.
4. Dedication of the 0.047 acres of Milnor Road right-of-way, identified in the plat dedication statement, will require the property owner's signature on the plat or need to be accomplished alternatively.
5. Dedication of the 15' bike path easement will require a separate easement agreement signed by the property owner.
6. Correctly identify the property owners of parcel #036-00935-63, #036-00935-70 and #036-00935-80.
7. Provide a temporary cul-de-sac easement at the end of Rapala Lane.
8. Remove the zoning setback table information from note J on sheet 4 of 5.
9. Identify the wetlands buffer in Reserve B.
10. Identify the radius of the cul-de-sac on record plat.
11. Reword Note "I" by removing the reference to 4" diameter trees and the allowance for owners to plant grass and maintain the area as a lawn.
12. Utility layout approval is needed to determine any easement conflicts.
13. As part of a Planned District, this final plat will require review of the Township Trustees.

A motion was made by Carri Brown to approve the recommendation of the Subdivision Regulations Committee. Bill Yaple seconded the motion. John Buchanan with CESO stated that this has been sent to South Central Power and the developer will have control of the property. After discussion, a vote was taken and the motion passed.

ITEM 4. PROPOSED ZONING AMENDMENTS

James Mako presented the following report:

ITEM 4a. APPLICANT: Liberty Township

Proposed Revisions: Liberty has submitted several minor proposed changes to their zoning text. The proposed change would add the following language:

Under Article III (Definitions) Add the following:

FURBEARING ANIMALS – Includes minks, weasels, raccoons, skunks, opossums, muskrats, fox, beavers, badgers, otters, coyotes and bobcats. (ORC §1531.01)

Add Definition:

BREEZEWAY – A roofed outdoor passage, as between a house and a garage.

APPLICANT: Liberty Township – Continued

Under Article X (General Development Standards-Building Size, Lot Area, Yard Requirements, and Height Limits) Add Section 10.1C:

Manufactured Homes must comply with the Ohio Department of Commerce Regulations.

Strike a word in Section 10.7A (Recreational Vehicles):

Parked and stored boats, camping equipment and Recreational Vehicles shall not be connected to ~~electricity~~, water, gas, or sanitary sewer facilities and at no time shall this equipment be used for living or housekeeping purposes.

REGIONAL PLANNING COMMISSION STAFF RECOMMENDATION:

RPC staff recommends approval of all proposed amendments.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Gail Ellinger seconded the motion. Motion passed with Randy Kemmerer abstaining.

James Mako presented the following report:

ITEM 4b. APPLICANT: Steve Schilling

LOCATION & DESCRIPTION: The property proposed to be rezoned is located in Walnut Township north of Buckeye Lake and consists of one parcel (parcel # 0460027600) R 18 T 17 S 22 NW. The parcel is .50 acres in size. The property has access from Lakeside Road. State Route 360 is located adjacent to the site.

EXISTING ZONING: R-2 (One and Two Family Residential District) The R-2 District is established to provide for an area for one and two-family dwelling units on smaller lots adjacent to urban areas where central water and sewer are provided. Permitted uses with the R-2 district shall operate: One detached single-family dwelling per lot, including permanently sited manufactured home contains a minimum livable floor area of one thousand three hundred square feet. Secondly, two-family dwellings provided each dwelling unit contains a minimum of six hundred fifty square feet of livable floor area.

EXISTING LAND USE: Residential

PROPOSED REZONING: R-3 (Multi-Family Residential District) It is the intent of this district to provide an area for multi-family development while maintaining site plan review over the higher density apartments through the conditional use process.

APPLICANT: Steve Schilling - Continued

PROPOSED LAND USE: Construction of a tri-plex for 55-plus housing

ADJACENT ZONING

NORTH R-2 One and Two Family Residential
EAST R-2 One and Two Family Residential
WEST R-2 One and Two Family Residential
SOUTH R-2 One and Two Family Residential

ADJACENT USE

Single Family House
Old Canal Bed/SR 360
Single-Family House
Single-Family House (Roby
Subdivision)/Vacant

RPC STAFF RECOMMENDATION:

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

1. It appears that the proposed use would be consistent with the residential character of the area. The existing residential density is such that the proposed use does not appear to cause conflict.
2. Since the proposed development is within a delineated 100-year floodplain, any development will require a flood hazard area building permit. The floodproofing requirements of the county's floodplain regulations may alter the design of any building.

A motion was made by Carri Brown to approve the RPC staff recommendation. Bill Yaple seconded the motion. Motion passed.

James Mako presented the following report:

ITEM 4c. APPLICANT: Southeast Investments LLC

LOCATION & DESCRIPTION: The property proposed to be rezoned is 1.49 acres in size and is located on the west side of Old Logan Road south of Tarkiln Road. The parcel is located in Berne Township, Section 28, Township 14, Range 18. The parcel ID is 0040069100.

EXISTING ZONING: R-R Rural Residential District- is established to provide areas for large lot single-family residential development reflecting very low density and a rural lifestyle.

EXISTING LAND USE: Agricultural

PROPOSED REZONING: General Business District- It is recognized that rural based business activity is unique and may possess characteristics typically associated with both commercial and industrial land uses. The GB District is established in Berne Township to reflect this diversity in areas that have suitable access to federal and state highways, while controlling the adverse impacts of such development on adjacent areas.

APPLICANT: Southeast Investments LLC – Continued

Permitted uses within the General Business District must operate in accordance with the following standards:

- A. Primarily within enclosed structures.
- B. With minimal adverse environmental or economic impact on adjacent properties.
- C. Free from noise, odor, dust, smoke, light, glare or vibration at levels in excess of the average level on adjacent streets and properties.

PROPOSED USE: The applicant is proposing to develop a storage and retail facility.

	ADJACENT ZONING	ADJACENT USE
NORTH	R-R Rural Residential District	Agricultural
EAST	R-R Rural Residential District	Agricultural/US 33
WEST	R-R Rural Residential District/ F-P Flood Plain Overlay District	Agricultural
SOUTH	R-R Rural Residential District	Agricultural

RPC STAFF RECOMMENDATION

RPC Staff recommends approval of the proposed zoning amendment with the following comments:

1. Although the Fairfield County Comprehensive Land Use Plan shows this area being included in a Conservation Resource Area, there are existing commercial uses in the area. Staff is supportive of the rezoning and would note the proximity of the site to major thoroughfares (CR-33A and US-33 Bypass).
2. If approved, the applicant may have to comply with Section 17.4.1 of the Berne Township Zoning Resolution which states that “were deemed necessary, a buffer consisting of earthen mounds and/or evergreen trees and shrubs shall provide adequate visual separation from nearby residential properties. Such buffers shall be shown on each application for a zoning certificate in the General Business District.”

A motion was made by Randy Kemmerer to approve the RPC staff recommendation. Ira Weiss seconded the motion. Motion passed.

James Mako presented the following report:

ITEM 4d. APPLICANT: Campbell Brothers Moving

LOCATION & DESCRIPTION: The property proposed to be rezoned is 4.23 acres in size and is located on the west side of Old Logan Road south of Tarkiln Road. The parcel is located

APPLICANT: Campbell Brothers Moving - Continued

in Berne Township, Section 28, Township 14, Range 18. The parcel ID is 0040068900.

EXISTING ZONING: R-R Rural Residential District- is established to provide areas for large lot single-family residential development reflecting very low density and a rural lifestyle

EXISTING LAND USE: Agricultural

PROPOSED REZONING: PRB Planned Rural Business District- is established to provide for a limited business in locations where commercial activity as permitted in the General Business District would be inappropriate. Generally, the district will allow a higher level of activity than would typically be permitted as home occupation. The district permits the property owner to design a business environment that may meet his/her general objectives, while providing a suitable level of protection for present and future land owners of adjacent property. The future enjoyment of nearby residential properties should be a primary consideration.

PROPOSED USE: The applicant is proposing to develop a storage and retail facility

	ADJACENT ZONING	ADJACENT USE
NORTH	R-R Rural Residential District	Agricultural
EAST	R-R Rural Residential District	Agricultural/US 33
WEST	R-R Rural Residential District/ F-P Flood Plain Overlay District	Agricultural
SOUTH	G-B General Business District	Truck Parking

RPC STAFF RECOMMENDATION

RPC Staff recommends approval of the proposed zoning amendment with the following comment:

1. Although the Fairfield County Comprehensive Land Use Plan shows this area being included in a Conservation Resource Area, there are existing commercial uses in the area. Staff is supportive of the rezoning and would note the proximity of the site to major thoroughfares (CR-33A and US-33 Bypass).
2. The applicant will have to comply with all sections of the Berne Township Zoning Code which pertain to the Planned Rural Business District.

A motion was made by Gail Ellinger to approve the RPC staff recommendation. Charles Hockman seconded the motion. Discussion followed regarding the difference between PRB and GB zoning. After discussion, a vote was taken and the motion passed.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

James Mako presented the following bills for payment:

ITEM 6. BILLS

561000	OFFICE SUPPLIES	\$ 68.97
558000	TRAVEL & EXPENSES	<u>\$ 83.00</u>
	TOTAL	\$ 151.97

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

ITEM 7. OTHER BUSINESS

James Mako announced that Gail Beck, Adm. Asst., will be retiring on February 1, 2021.

Carri Brown wished everyone a Happy Thanksgiving.

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

Minutes Approved By:

Betsy Alt, President

Kent Huston, Secretary