

MINUTES

November 6, 2018

The minutes of the Fairfield County Regional Planning Commission meeting held at the Fairfield County Courthouse, 210 E. Main Street, Third Floor, Lancaster, Ohio.

Presiding: Phil Stringer, President

Present: Betsy Alt, Clement Chukwu, Zack DeLeon, Todd Edwards, Craig Getz, Charles Hockman, Kent Huston, Doug Ingram, Jennifer Morgan, Larry Neeley, Jerry Rainey, Dan Singer, John Snook, Ira Weiss, Bill Yaple, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (County Economic Development Director), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

ITEM 1. MINUTES

The Minutes of the October 2, 2018, Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Todd Edwards seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Phil Stringer welcomed everyone to the meeting. Mr. Stringer thanked Jeff White, who is leaving the Village of Bremen, for his service with the RPC.

ITEM 3. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

ITEM 3a). Subdivision: Chesapeake Section 1 - Final Plat

Owner/Developer: Grand Communities, Ltd.

Engineer: Watcon

Location and Description: Located in Violet Township along Milnor Road (PN #0368093560) the Chesapeake Subdivision will consist of 80 lots on roughly 40 acres. Section 1 of this subdivision will consist of 23 lots on 10 acres. A left hand turn lane along Milnor Road will also be installed with the construction of Section 1. Access to the subdivision will be from Milnor Road with central water and sewer services provided by Fairfield County Utilities.

Subdivision: Chesapeake Section 1 - Final Plat - Continued

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the final plat, subject to the following conditions:

1. When an electric layout is produced from South Central Power, please ensure it corresponds with the location of utility easements. If not, please provide the County the opportunity to review to avoid impacting other infrastructure.
2. Per comments received by Violet Township, the plat does not correspond with the approved development plan in regards to lot dimensions and open space. This modification will must be approved through Violet Township.
3. A note must be added regarding the temporary cul-de-sac easements. An example would be "Temporary turn-around easements shown shall remain in effect until such street is extended by plat or deed"
4. Overlapping of the drainage and utility easements on lots 5-11 must be approved by the County Engineers Office and South Central Power.
5. Sheet 2/4. Please update the drainage maintenance district language on survey data to match Chesapeake and Milnor Road.
6. Sheet 3/4. Provide a dimension for the drainage easement along the front of lots 3 and 4.
7. Sheet 4/4. Provide temporary cul-de-sac easement dimension.
8. The Final Plat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield SWCD, GIS Department, South Central Power, and Violet Township.

A motion was made by Zack DeLeon to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. Motion passed with Phil Stringer abstaining.

ITEM 4. ZONING MAP AMENDMENT

James Mako presented the following report:

ITEM 4a). APPLICANT: Keith Dennis

LOCATION & DESCRIPTION: The applicant proposed to rezone approximately 5 acres of parcel # 004-00653-00 located at the intersection of CR-33A (Lancaster-Logan Road) and Horns Mill Road in Berne Township, Section 28, Township 14, Range 18. This parcel is 39.31 acres in total area.

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. A portion of the parcel is also located in the (FP) Flood Plain Overlay District.

EXISTING LAND USE: Agricultural

APPLICANT: Keith Dennis – Continued

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.

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 the site as a carryout food & beverage facility with drive through capabilities along with gasoline & diesel dispensing.

	ADJACENT ZONING	ADJACENT USE
NORTH	R-R Rural Residential District/ (FP) Flood Plain Overlay District	Agricultural
EAST	R-R Rural Residential District/ (FP) Flood Plain Overlay District.	Agricultural
WEST	R-R Rural Residential District	CR 33A/ Single Family Home
SOUTH	R-R Rural Residential District	Single Family Home

RPC STAFF RECOMMENDATION:

RPC staff recommends approval with the following comments:

1. Staff is supportive of the rezoning and would note the proximity of the site to major thoroughfares (CR-33A and US-33 Bypass). The proposed rezoning is consistent with existing commercial land uses to the south of the proposed development.
2. It does appear that the property proposed for rezoning is relatively isolated however, staff would recommend that the applicant provide sufficient buffering to the single family homes located to the south/west of the proposed development.

A motion was made by Doug Ingram to approve the RPC staff recommendation. Ira Weiss seconded the motion. Steve Martin, representing the Dennis family, was present at the meeting and asked to speak to the RPC. Mr. Martin stated that they are planning a gas station service station on the proposed property similar to Dogwood Crossing on Coonpath Road. Loudan Klein said that an access study will need to be done and he also suggested that the applicant contact the Engineer's office to discuss. 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.

Loudan Klein presented the following bills for payment:

ITEM 6. BILLS

558000	TRAVEL & EXPENSES	<u>\$ 188.06</u>
	TOTAL	\$ 188.06

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

ITEM 7. OTHER BUSINESS

Loudan Klein discussed the possibility of having a county-wide residential building department. Loudan stated that he would like to form a working group to meet and discuss this issue. Loudan said that he will send a letter to the village and township offices asking them to respond by the end of the year with their interest in participating in the working group.

Carri Brown talked about the plans for 108 N. High Street. She said that they hope to have the building open by early 2020. Carri also talked about the record center on Baldwin project which is working on getting bids. Carri discussed the Energy Aggregation Program. She said that we have a new contact person and hopes to have him at our February or March meeting to discuss the success of the program.

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

Minutes Approved By:

Phil Stringer, President

Kent Huston, Secretary