

MINUTES

December 1, 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: Zack DeLeon, Joel Denny, Jim Hochradel, Doug Ingram, Larry Joos, Harry Myers, Larry Neeley, Jerry Rainey, Jason Smith, Phil Stringer, Ira Weiss, Dave Levacy (County Commissioner), Don Sherman (Fairfield County Utilities), 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 November 3, 2015 Fairfield County Regional Planning Commission meeting were presented for approval. Doug Ingram made a motion for approval of the minutes. Harry Myers seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Kent Huston welcomed everyone to the meeting and wished them all a happy and safe holiday season.

ITEM 3. PRESENTATION

Presentation by Holly Mattei on the Fairfield County Building Department.

A motion was made by Doug Ingram to authorize the RPC Director to enter into a Memorandum of Understanding with the Fairfield County Board of Commissioners regarding the administration of the Fairfield County Non-Residential Building Department. Ira Weiss seconded the motion. Motion passed with Dave Levacy abstaining.

James Mako presented the following report:

ITEM 4. PROPOSED ZONING MAP AMENDMENT

ITEM 4a. APPLICANT: Rhens LaLere McKenzie

LOCATION & DESCRIPTION: The property proposed for rezoning is comprised of one parcel (PID # 0360030000) totaling 3.66 acres located at 7440 Amanda Northern Road NW in Violet Township, Section 27, Township 15, Range 20.

EXISTING ZONING: M-2 (Limited Manufacturing). This district permits privately owned facilities for all types of manufacturing without exception. Manufacturing is defined as an activity whereby materials are formed, mixed, assembled or otherwise altered in shape, composition or appearance to produce products of greater value in the market place than the original material.

This parcel is also located within the Planned 33 Corridor Overlay District (PCOD)- This district permits flexibility of design in order to promote and accommodate environmentally sensitive and efficient use of the land, thereby allowing for a unified development.

EXISTING LAND USE: Single Family Home

PROPOSED REZONING 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.

PROPOSED USE: Single Family Home

	ADJACENT ZONING	ADJACENT USE
NORTH	R-1 Single Family Residential–Moderate Density Canal Winchester	Single Family Homes Vacant/Agricultural
EAST	M-2 Limited Manufacturing	Vacant/Agricultural (Floodplain)
WEST	M-2 Limited Manufacturing	Vacant/Agricultural
SOUTH	M-2 Limited Manufacturing	Vacant/Agricultural

RPC STAFF RECOMMENDATION

RPC Staff recommends disapproval of the proposed rezoning with the following comments:

1. The Regional Planning Commission accepted staff recommendation of approval of the rezoning of this property from R-1 to M-2 in 2007. Staff would not support the reversal of a previous recommendation.
2. If approved, the proposed rezoning would create a small area of land in a different zone from much of the neighboring property. Staff does not believe this would be a comprehensive approach to zoning and land use. Staff has concerns with the potential drainage of the area for future development if the zoning reverts back to a residential land use.

APPLICANT: Rhens LaLere McKenzie – Continued

3. As mentioned in the staff report of 2007 and reiterated in this report, the M-2 zoning district is compatible with the recommended future land uses of this parcel. The US 33 corridor has been identified as an area targeted for industrial and commercial uses and this parcel has been included in the Violet Township's Planned 33 Corridor Overlay District.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Phil Stringer seconded the motion. Discussion followed regarding nonconforming uses in the zoning district and if the house is currently occupied. The applicant explained that the house was built by her father in 1965 and someone has been renting it until approximately one year ago. When her father had the property rezoned, the original plan was to tear down the house. Now, due to her father's declining health, they would like to sell the house. She said that through this process, prospective buyers have been unable to obtain a loan because of the current zoning. Marian Reintano, realtor for the applicant, stated that there is a lot of interest in the house and feels it is unfair not to approve the rezoning because of future drainage issues. She also stated that the house is farther back on the property and should not affect the drainage. Kent Huston reminded everyone that the RPC will only be making a recommendation to the township. Holly Mattei stated that she felt that we should follow the recommendation in our Future Land Use Plan. After discussion, a vote was taken and the motion passed with Joel Denny, Ira Weiss and Larry Joos voting against and Harry Myers abstaining.

Holly Mattei presented the following report:

ITEM 5. ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATION

The ODOT Long Range Plan, Access Ohio 2040, includes commitments to working with local agencies to designate a network of State and US Bicycle Routes. On October 21st, the Fairfield County Engineer's office (FCEO) and Holly Mattei met with representatives from ODOT District 5 and Hocking County regarding this state effort and to help ODOT identify local routes through our counties. Utilizing the adopted *Rolling Forward: Fairfield County Active Transportation Plan*, the following routes through Fairfield County were identified:

- a. Enter from Hocking County along Buckeye Road to Sugar Grove Road into the Village of Sugar Grove.*
- b. Follow Sharp Road out of the Village of Sugar Grove to Old Logan Road. (Corridors 1)
- c. Follow Old Logan Road north to the City of Lancaster. (Corridor 2)
- d. Utilize the City's Bikeway system to get to the north side of Lancaster.
- e. Exit the north side of Lancaster (Sheridan Road) to Old Millersport Road to Millersport Road. (Corridor 3)
- f. Exit the north side of Millersport on Millersport Road to Lakeside Road to North Bank Road to the Licking County line.*

*Areas not currently a part of *Rolling Forward*.

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATION - Continued

The Active Transportation Committee (ATC) at its November 16th meeting reviewed these proposed routes and recommended to ODOT that they be utilized in their mapping process. During this meeting, the ATC also recommended that *Rolling Forward* be amended to include the two connections (items a & f above) that are currently not included in this plan. These ATC recommendations must be adopted by the RPC. The recommendations to the RPC for consideration and action are attached. Deletions are shown with a ~~strike through~~ and additions are shown with **bold underlined** text.

Bikeway Corridors

Corridor 1: Amanda to Perry County

Recommended routes:

1a. Hamburg Amanda South – ~~Sugar Grove North~~--- Short Term Route

A series of county, state and township roads: Village of Amanda to Hamburg, south on SR 159, Amanda Clearport, Clearcreek, Revenge, Beck, McGrery, Blue Valley, Old Logan, Sharp to the Village of Sugar Grove. Some concerns with the SR 159 jog have been raised, but overall the Committee believes these roads are in better condition than those in the route that extends to the north out of Amanda¹.

This route continues from the Village of Sugar Grove to the north on Sugar Grove Road to Savage Hill, Carpenter, Chicken Coop (Borah Hill), Baumen Hill, West Point, Bremen, Bremen

Corporation, SR 664, SR 312.² The Committee and applicable township trustees extensively reviewed the portion of this route extending north from the Village of Sugar Grove in 2012. The Committee believes that this route provides better connections to the county's villages and is commonly used by bicyclists. One of the main goals of the 2009 Plan is to connect villages.

A connection to the south into Hocking County is included in this route as a result of a 2015 ODOT Statewide Bikeway planning effort. This southern connection includes Sugar Grove Road to Buckeye to the Hocking County line.

¹ The 2009 Plan included a recommendation to go north out of the Village of Amanda on SR 159 to, Hamburg, Meister, Crooks, Eaton Hallow, Revenge, Beck, Blue Valley, Old Logan, Sharp and Sugar Grove. The Committee had concerns with the conditions of various roads within the northern portion of this route. Therefore, it is no longer a recommended route.

² The 2009 Plan recommended a route that extends to the south from the Village of Sugar Grove on Sugar Grove Road to Perry County. However, the Committee did not prefer this route due to its terrain. It also extends outside of the county and does not reach Bremen. **However, a small segment of Sugar Grove Road will still be utilized to extend to Buckeye Road to connect to Hocking County.**

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATION - Continued

1b. Clear Creek ---- Long Term Future Route

Clear Creek is a greenway corridor that travels from the abandoned railroad corridor south of Amanda to the Hocking River. This alternative continues as the Hocking River greenway corridor from Clear Creek to Rutter Hill Road and then onto SR 312. The Clear Creek greenway corridor is proposed in the Fairfield Heritage Trail plan. This route is recommended as a Long Term Future Route due to the extensive improvements that are needed to create this greenway network.

Corridor 2: Hocking River and US 33³

Recommended routes:

2a. Canal Winchester-Pickerington-Carroll-Lancaster Connection – Short Term Route

A series of county and township roads: Hill, Basil Western, Carroll Northern, Carroll Eastern, Stringtown to the City of Lancaster. This route was added since the 2009 Plan, because it was identified by the FHTA as a potential route for Share the Road signs. As previously discussed, a portion of this route already has Share the Road signs posted. FHTA continues to work with the applicable townships in effort to get these signs posted on the township roads along this route.

2b. Winchester Road – Short Term Route

This alternative is a township and county road proposed in MORPC's 2006 Regional Bikeway Plan. It includes an existing bike route between Lithopolis-Winchester and Waterloo. Winchester between Jefferson and Pickerington is part of a Columbus Outdoor Pursuits route. This route also connects the City of Canal Winchester to the Village of Carroll.

2c. Lancaster to Hocking County – Short Term Route

Old Logan from Memorial Drive to Hocking County is a county road. It is also used by Columbus Outdoor Pursuits as a bike route.

2d. Indiana Ohio Central Railroad – Long Term Future Route

³ The 2009 Plan also reviewed a route along Wilson from Mt. Zion to Fair in the City of Lancaster. This route is not recommended due to its curves and sight distance concerns. This route was reconsidered by the Committee in 2013 as part of a recommended route in Corridor #8. Corridor #8 notes this route should be limited to the experienced cyclist.

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATION - Continued

A series of county and township roads between the City of Canal Winchester and the Indiana Ohio Central Railroad: Hill, Waterloo Eastern, Benadum to the Indiana Ohio Central Railroad to the City of Lancaster. This alternative is proposed in the Fairfield Heritage Trail Plan and MORPC's 2006 Regional Bikeway Plan. This alternative includes two existing bike routes; (1) Waterloo Eastern from Waterloo to Amanda Northern and (2) Benadum between Amanda Northern and Pickerington. The Indiana Ohio Central Railroad portion of this alternative is called the Lateral Trail in the Fairfield Heritage Plan and travels along US 33. This is recommended as a Long Term Future Route due the active status of the railroad. The interurban also ran through this area and should also be considered when examining this corridor in the future.

2e. Lithopolis Road – Long Term Future Route

This alternative is proposed in MORPC's 2006 Regional Bikeway Plan and travels from Franklin County to the Indiana Ohio Central Railroad. This alternative is located in hilly terrain and is therefore recommended as a Long Term Future Route. This is the only route that provides direct service between the Village of Lithopolis and the City of Lancaster.

2f. Hocking River – Long Term Future Route

i. Lancaster – North

This route is a greenway corridor that travels from the west side of Amanda Northern to Camp Ground in the City of Lancaster.

ii. Lancaster – South

This is a greenway corridor that extends south from the City of Lancaster along the Hocking River to Hocking County. This route is proposed in the Fairfield Heritage Trail Plan.

Both of these greenway corridors are recommended as Long Term Future Routes due to the extensive improvements that would be needed to create this greenway.

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATION - Continued

Corridor 3: Millersport to Lancaster⁴

Recommended Routes:

3a. Millersport, Old Millersport, City of Lancaster – Short Term Route

This route is already frequently used by bicyclists and is therefore recommended as a Short Term Route in this plan. The Agricultural Security Area (ASA) remains to be a vital part of this corridor. As the 2009 Plan documents, consideration must be provided when determining the types of treatments to be utilized within this route.

A connection to the north into Licking County is included in this route as a result of a 2015 ODOT Statewide Bikeway planning effort. This northern connection extends from the Village of Millersport along Millersport Road, Lakeside, and North Bank to the Licking County line.

3b. Baltimore Connection – Long Term Future Route

A series of state, county and township roads: Millersport, Canal to Village of Baltimore. This route then creates a loop extending south from the Village of Baltimore on Main, Leonard and Basil in order to provide a connection to the Smeck Farm. Otherwise, cyclists may continue south on SR 158 to the City of Lancaster.

The Agricultural Security Area (ASA) is a vital part of this corridor. Consideration must be provided when determining the types of treatments to be utilized within this route.

Corridor 4: -Pickerington to Millersport

Recommended Routes:

4a. Stemen, Cherry, SR 204 – Short Term Route⁵

This is a series of township and state roads that provides connections between the City of Pickerington and the Village of Millersport. This route is already frequently used by bicyclists and it is therefore recommended as a Short Term Route.

⁴ The 2009 Plan included several other alternative and recommended routes. After reviewing this corridor, the Committee believes that the 3a and 3b listed in this document are the best routes to serve as connections between the Village of Millersport and the City of Lancaster. Therefore, the other alternatives listed for Corridor 3 in the 2009 Plan are not recommended at this time.

⁵ The 2009 Plan included a route that followed SR 256, Doty, Bickel Church, Millersport to the Village of Millersport. The Committee believes that the Stemen, Cherry, SR 204 route is currently more frequently utilized by cyclists and it does not cut through the existing ASA. Therefore, the SR 256, Doty, Bickel Church, Millerport route is not a recommended route in this plan.

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATION - Continued

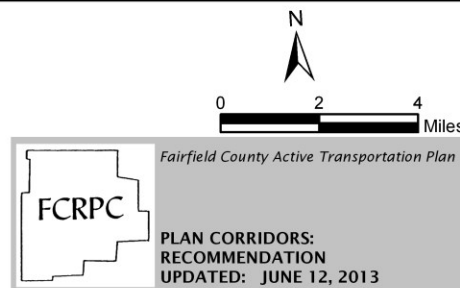
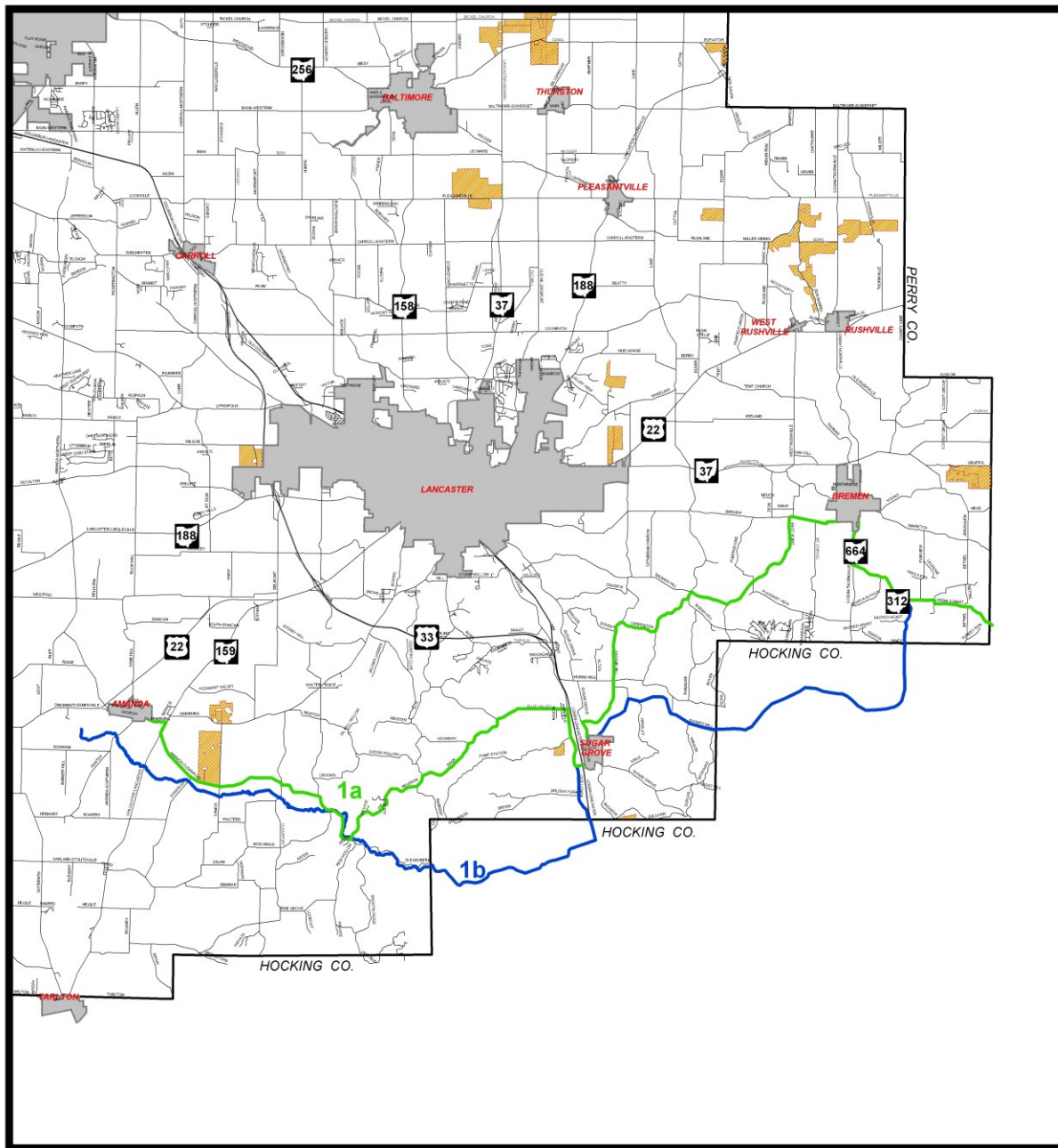
4b. Refugee Road, SR 204 – Long Term Future Route

An alternative that consists of county and state roads extending between the Village of Pickerington and the Village of Millersport. The Committee believes that this route is an extremely important route that is well documented within various planning documents. For this reason, a shared use path should be built along this route from the Franklin County line to Toll Gate Road. This is consistent with the recommendations set forth in the Pickerington Schools Safe Routes to School Plan and the City of Pickerington Refugee Road Corridor Plan.

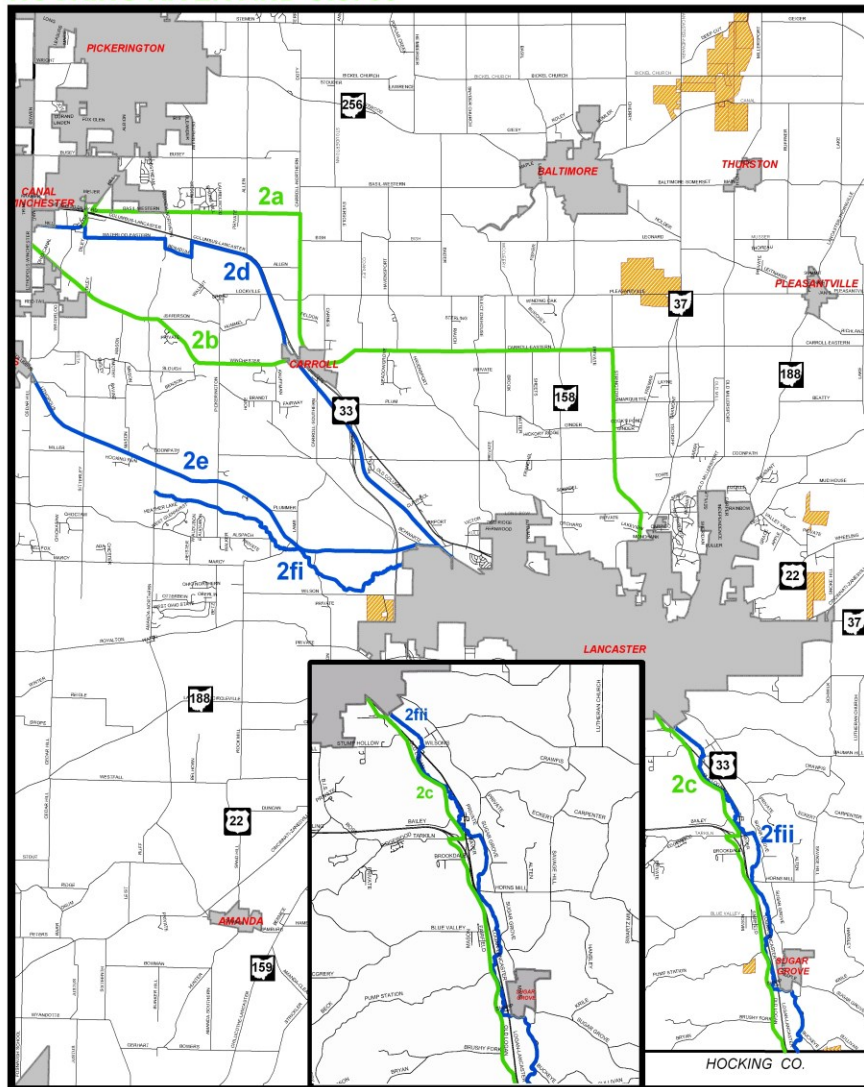
4c. Leib's Island Road – Long Term Future Route

This spur provides service to Leib's Island. There are physical limitations to expanding this road for wide shoulders or bike lanes. Therefore, it is recommended as a Long Term Future Route.

**CORRIDOR 1
AMANDA TO PERRY COUNTY**



CORRIDOR 2 HOCKING RIVER AND U.S. 33



Legend

Short Term Route
Long Term Route

Bikeways2

TYPE

- 2a
- 2b (MORPC's 2006 Regional Bikeway Plan)
- 2c
- 2d
- 2e
- 2fi
- 2fii
- Protected Farmlands

NOTE: Corridor 2D should NOT be utilized at this time due to the active status of the railroad. This is a recommended Long Term Route for possible future use if and when the rail line is abandoned.



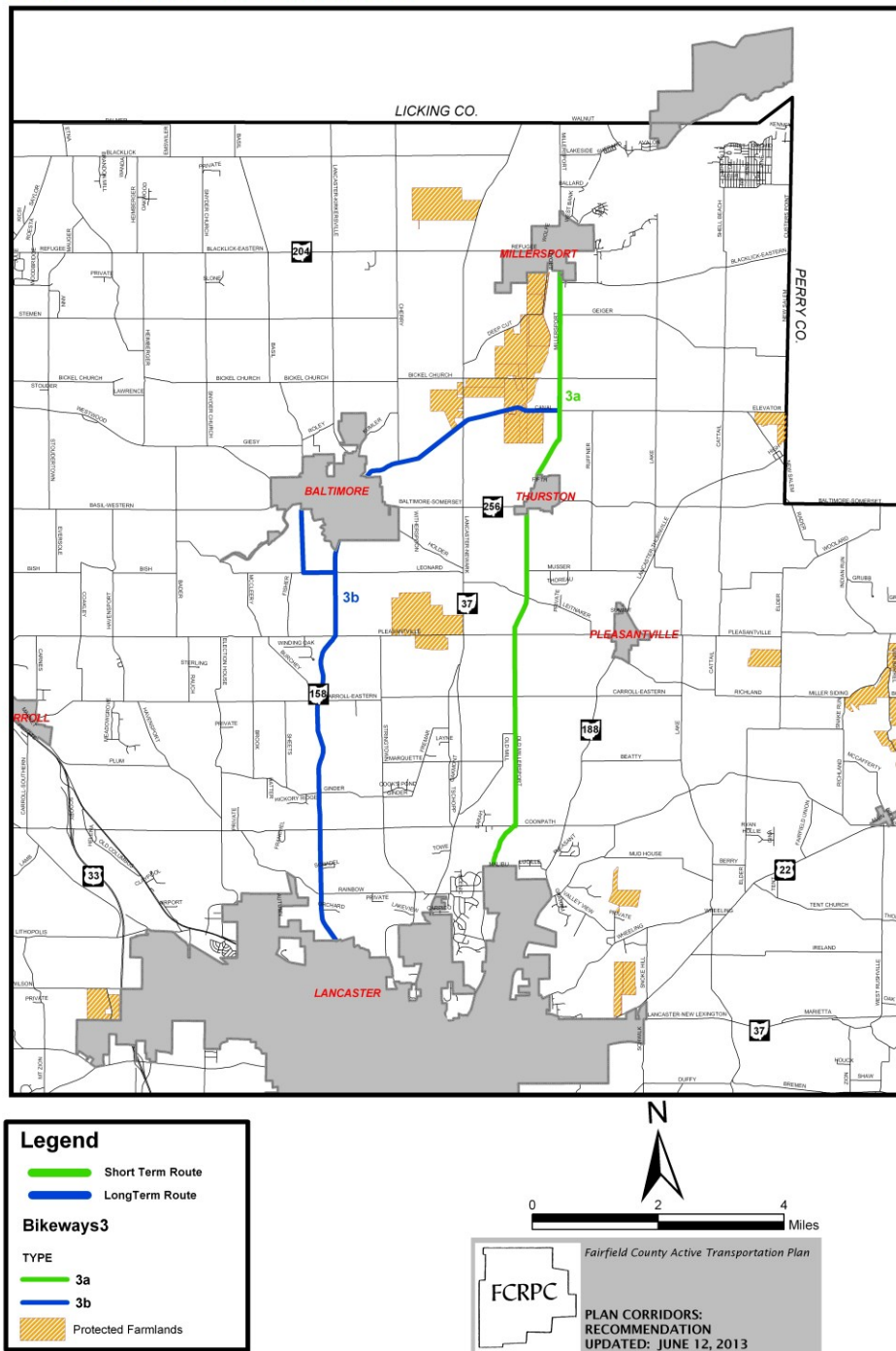
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Feet

FCRPC

Fairfield County Active Transportation Plan

PLAN CORRIDORS:
RECOMMENDATION
UPDATED: JUNE 12, 2013

**CORRIDOR 3
MILLERSPORT TO LANCASTER**



A motion was made by Ira Weiss to approve the Active Transportation Committee recommendation. Jerry Rainey seconded the motion. Larry Joos asked about the long term effects of trucks using Lakeside Road. Dave Levacy responded that there is an agreement with ODOT to bring those roads back up to standard. After discussion, a vote was taken and the motion passed with Dave Levacy abstaining.

Holly Mattei presented the following report:

ITEM 6. APPROVAL OF 2016 FINAL BUDGET

The Final 2016 Budget is below. The RPC Executive Committee approved this budget at its November 12, 2015 meeting. This budget includes a substantial increase in revenue due to new activities, such as adding the Building Department administrative services in 2016. It also includes utilizing cash that has been reserved to update the County's Land Use Plan in 2016. These new activities will require us to add an additional planner in 2016, which increases the expenditure line items. Overall, the increased expenditures are balanced with the anticipated increase in revenue.

The RPC Director is requesting approval by the RPC of the Final 2016 Budget.

23-Nov-15			
FINAL 2016 BUDGET			
FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION			
2016 PROJECTED RECEIPTS			
434130	2016 Member Assessments		
	County Commissioners Allocation	\$	172,000
	Other Membership Assessments	\$	35,100
434101	Subdivision Review and Permit Fees	\$	76,000
434000	CDBG Administration	\$	75,600
433000	Parks and Recreation (Pass Thru)	\$	14,000
	Cash Reserve for Planned 2016 Activities	\$	45,000
		\$	417,700

FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION			
2016 FINAL BUDGET			
511010	Salaries	\$	214,500
522000	Medicare	\$	3,125
523000	PERS	\$	31,000
526000	Worker's Compensation	\$	1,500
521000	Medical/Hospitalization Insurance	\$	62,000
521100	Life Insurance	\$	250
525000	Unemployment	\$	10
561000	Supplies	\$	2,000
530005	Contract Services Other (Pass Thru)	\$	13,300
530000	Contract Services	\$	78,975
543000	Contract-Repair	\$	2,050
558000	Travel and Expenses	\$	4,000
574000	Equipment	\$	4,000
590000	Other Expenses	\$	990
	FINAL 2016 BUDGET	\$	417,700

A motion was made by Harry Myers to approve the 2016 Final Budget. Jason Smith seconded the motion. Motion passed with Dave Levacy abstaining.

ITEM 7. REVIEW OF 2016 MEETING DATES AND DEADLINES

**MAJOR SUBDIVISION DEADLINE GUIDE
REVISED NOVEMBER 12, 2015**

RPC MEETING DEADLINE	TECH REVIEW MEETING	SUB REGS COMM. MEETING	RPC MEETING
12-4-15	12-21-15	12-28-15	1-5-16
12-31-15 Thurs.	1-19-16 Tues.	1-25-16	2-2-16
1-29-16	2-16-16 Tues.	2-22-16	3-1-16
3-4-16	3-21-16	3-28-16	4-5-16
4-1-16	4-18-16	4-25-16	5-3-16
5-6-16	5-23-16	5-31-16 Tues.	6-7-16
6-3-16	6-20-16	6-27-16	7-5-16
7-1-16	7-18-16	7-25-16	8-2-16
8-5-16	8-22-16	8-29-16	9-6-16
9-2-16	9-19-16	9-26-16	10-4-16
9-30-16	10-17-16	10-24-16	11-1-16
11-4-16	11-21-16	11-28-16	12-6-16
12-2-16	12-19-16	12-27-16 Tues.	1-3-17

**REZONING APPLICATIONS
Revised November 12, 2015**

RPC MEETINGS	DEADLINES
1-5-16	12-14-15
2-2-16	1-11-16
3-1-16	2-8-16
4-5-16	3-14-16
5-3-16	4-11-16
6-7-16	5-16-16
7-5-16	6-13-16
8-2-16	7-11-16
9-6-16	8-15-16
10-4-16	9-12-16
11-1-16	10-10-16
12-6-16	11-14-16
1-3-17	12-12-16

ACTIVE TRANSPORTATION SUBCOMMITTEE MEETINGS

2016

(meetings held the third Monday of the month)

2:30 P.M.

January 11, 2016 (second Monday)
February 8, 2016 (second Monday)
March 21, 2016
April 18, 2016
May 16, 2016
June 20, 2016
July 18, 2016
August 15, 2016
September 19, 2016
October 17, 2016
November 21, 2016
December 19, 2016

A motion was made by Ira Weiss to approve the 2016 meeting dates and deadlines. Jason Smith seconded the motion. Motion passed.

Holly Mattei presented the following bills for payment:

ITEM 8. BILLS

561000	SUPPLIES	\$	73.69
558000	TRAVEL & EXPENSES	\$	<u>386.88</u>
	TOTAL	\$	460.57

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

ITEM 9. OTHER BUSINESS

Holly Mattei talked about Capital funds opportunity from the State. Fairfield County applied for two projects: the Keller Market for \$500,000 and \$80,000 for the Decorative Arts Center of Ohio. Dave Levacy also invited Holly to be on the Buckeye Lake Task Force which is working on five budget requests. Holly is helping with two of these five applications. Ira Weiss stated that there is an article in the Columbus Dispatch that day on the applications regarding Buckeye Lake and a bike plan.

RPC MINUTES
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There being no further business, a motion was made to adjourn the meeting by Zack DeLeon and seconded by Jason Smith. Motion passed.

Minutes Approved By:

Kent Huston, President

Mary K. Snider, Secretary