

MINUTES

December 5, 2017

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: Bill Yaple, President

Present: Betsy Alt, Zack DeLeon, Todd Edwards, Jim Hochradel, Charles Hockman, Kent Huston, Doug Ingram, Dean LaRue, Carol Moore, Harry Myers, Jerry Rainey, Mary Snider, John Snook, Phil Stringer, Ira Weiss, Jeff White, Kevin Yeamans, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (Economic Development Director), Jeremiah Upp (County Engineer), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

ITEM 1. MINUTES

The Minutes of the November 7, 2017, Fairfield County Regional Planning Commission meeting were presented for approval. Ira Weiss made a motion for approval of the minutes. Phil Stringer seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Bill Yaple welcomed everyone to the meeting. Mr. Yaple thanked the RPC members for their time that were leaving at the end of the year: Mary Snider, Jim Hochradel, Harry Myers and Betsy Alt.

ITEM 3. PRESENTATION

Loudan Klein gave an update on the Land Use Plan.

ITEM 4. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

ITEM 4a. Subdivision: Chesapeake Preliminary Plan

Owner/Developer: Grand Communities, LTD.

Engineer: Watcon

Location and Description: The proposed preliminary plan is located in Violet Township along Milnor Road. The plan includes a 31 acre parcel (PN# 0368093560) and an additional 8 acres out of a 41 acre tract (PN# 0360093530) for a total of approximately 40 acres. There 4 individual phases totaling 80 lots. Access to the subdivision will be from Milnor Road with stubs proposed to the south, east, and west. Central water and sewer services will be provided by Fairfield County Utilities.

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

1. After the October Subdivision Regulations Committee Meeting, there was discussion between the County and Violet Township regarding the collector status of Chesapeake Way. It was agreed upon to accept the ADT exhibit of 1461 as well as the local roadway standard.
2. The United States Postal Service is now requiring cluster mailbox units for newly developed single-family subdivisions. Please provide a location(s) for these units on the preliminary plan so the County and Township may review them.
3. The developer has indicated that they intend to install the required turn lanes at the entrance along Milnor Road with Section 1. Prior to approving construction drawings for Section 1, the necessary right-of-way must be dedicated and a construction assurance must be in place to cover these improvements.
4. Temporary turnarounds on Lots 30, 45, 55 will need to be evaluated when Section 4 planning begins. It is recommended offsite easements be obtained to accommodate temporary easements.
5. It appears there are still some comments related to the preliminary drainage calculations. The Technical Review Committee recommends the developer release the same flow the site is currently releasing today. Please refer to SWCD comment #3 and FCEO comment #4 for further clarification.
6. Please be aware any infrastructure or disturbance of identified wetlands will require mitigation. Otherwise, the identified wetlands shall be left undisturbed and placed within easements.
7. Please provide a separate detail/sheet at a larger scale of the turn lane improvements along Milnor road. The County would like to evaluate the improvements in association with existing and proposed locations of utilities.
8. The preliminary plan must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield Soil and Water Conservation District, GIS Department, Violet Township, and South Central Power.

Subdivision: Chesapeake Preliminary Plan – Continued

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. Discussion followed regarding the set back line and the mailboxes. Kirk Ridder with Grand Communities was present at the meeting and asked to speak. He said that they are in agreement with the comments and are looking forward to getting started on the project. After discussion, a vote was taken and the motion passed with Phil Stringer abstaining.

ITEM 5. PROPOSED ZONING MAP AMENDMENT

James Mako presented the following report:

ITEM 5a. APPLICANT: Victoria Newell/ Bloom Carroll Local Schools

LOCATION & DESCRIPTION: The property proposed to be rezoned contains two parcels and are located at 4955 Carroll Eastern Road (PID # 0130018300 and 0138018300). The combined area of these properties is approximately 53.38 acres in size.

EXISTING ZONING: The properties are zoned R-1 (Rural Residential District). The R-1 District is established to provide areas for the continuance of agriculture as well as large lot single family residential development reflecting very low density and a rural lifestyle. Such development may occur as a transitional area between agricultural and urban areas, and is typically not served by public water or sewer systems.

EXISTING LAND USE: Agricultural

PROPOSED REZONING: SU (Special Use District) The SU 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 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.

PROPOSED LAND USE: Public school site for Bloom-Carroll Local School District

ADJACENT ZONING

ADJACENT USE

NORTH	R-1 Rural Residential District	Single Family Home
EAST	R-1 Rural Residential District	Vacant/Agricultural
WEST	R-1 Rural Residential District	Single Family Home
SOUTH	R-1 Rural Residential District	Vacant/Agricultural

APPLICANT: Victoria Newell/ Bloom Carroll Local Schools – Continued

RPC STAFF RECOMMENDATION:

RPC Staff recommends a modification to the rezoning request to require the applicant to provide the township a development plan for the proposed school in accordance with Section 23.03 of the Greenfield Township zoning code. It appears that the Greenfield Township Code specifically requires a development plan be part of any rezoning request to the SU (Special Use) District. RPC Staff believes that this is an important piece of information for the township to have when making the decision to rezone to the SU District.

In addition, should any public roadway improvements or extension of public utilities be proposed with this development, the development will need to be processed as a major subdivision. RPC Staff would recommend that the developer/owner contact the RPC staff as soon as possible to discuss the development.

James Mako presented the Commission with a copy of the development plan that was not originally submitted to the RPC.

A motion was made by Jim Hochradel to approve the RPC staff recommendation. Jeff White seconded the motion. Discussion followed regarding the development plan which was missing from the applicant's submittal. Shawn Haughn with the Bloom Carroll Local Schools District talked about the schools plans for the property and that they are hoping to get this put on the May 2018 ballot. After discussion, a vote was taken and the motion passed.

Loudan Klein presented the following report:

ITEM 6. APPROVAL OF 2018 FINAL BUDGET

2018 FINAL BUDGET			
FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION			
2018 PROJECTED RECEIPTS			
434130	2017 Member Assessments		
	County Commissioners (includes Building Department Administration)	\$	150,000
	Other Member Assessments	\$	35,100
434101	Subdivision Review and Permit Fees	\$	61,500
434000	CDBG Administration	\$	15,000
433000	Parks and Recreation (Pass Thru)	\$	8,000
	Cash Reserves	\$	12,695
	Building Department Contribution	\$	6,000
		\$	288,295

FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION			
2018 FINAL BUDGET			
511010	Salaries (3 employees)	\$	182,000
522000	Medicare	\$	2,700
523000	PERS	\$	26,000
526000	Worker's Compensation	\$	2,000
521000	Medical/Hospitalization Insurance	\$	37,000
521100	Life Insurance	\$	115
525000	Unemployment	\$	10
561000	Supplies	\$	1,200
530000	Contract Services (Pass Thru)	\$	8,000
530005	Contract Services - Other	\$	20,000
543000	Contract-Repair	\$	2,250
558000	Travel and Expenses	\$	4,000
574000	Equipment	\$	2,500
590000	Other Expenses	\$	520
	BUDGET	\$	288,295
	Projected 2018 Carryover		\$189,000

A motion was made by Ira Weiss to approve the 2018 Final Budget. Doug Ingram seconded the motion. Carri Brown suggested that next year we approve the budget according to major category of expenditures. After discussion, a vote was taken and the motion passed.

Loudan Klein presented the following:

ITEM 7. REVIEW OF 2018 MEETING DATES AND DEADLINES

MAJOR SUBDIVISION DEADLINE GUIDE

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

REZONING APPLICATIONS

RPC MEETINGS	DEADLINES
1-2-18	12-11-17
2-6-18	1-12-18 Friday
3-6-18	2-12-18
4-3-18	3-12-18
5-1-18	4-9-18
6-5-18	5-14-18
7-3-18	6-11-18
8-7-18	7-16-18
9-4-18	8-13-18
10-2-18	9-10-18
11-6-18	10-15-18
12-4-18	11-9-18 Friday
1-2-19 Wed.	12-10-18

ACTIVE TRANSPORTATION SUBCOMMITTEE MEETINGS

2018

(meetings held the third Monday of the month)

2:30 P.M.

January 8, 2018 (second Monday)
February 12, 2018 (second Monday)
March 19, 2018
April 16, 2018
May 21, 2018
June 18, 2018
July 16, 2018
August 20, 2018
September 17, 2018
October 15, 2018
November 19, 2018
December 17, 2018

A motion was made by Jerry Rainey to accept the 2018 meeting dates and deadlines. Phil Stringer seconded the motion. Motion passed.

ITEM 8. 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 9. BILLS

561000	OFFICE SUPPLIES	\$ 47.47
558000	TRAVEL & EXPENSES	<u>\$ 109.34</u>
	TOTAL	\$ 156.81

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

ITEM 10. OTHER BUSINESS

There was no other business presented at the meeting.

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

Minutes Approved By:

William Yaple, President

Secretary