

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP
Interim Director

DATE: July 30, 2025

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, August 5, 2025, at 6:00 p.m.** The meeting will be held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio. Please be aware that members must be physically present at the meeting to vote. If you would rather attend remotely, please utilize the links below:

Join on your computer, mobile app or room device:

[Click here to join the meeting](#)

Meeting ID: 272 173 827 586

Passcode: aDxSfN

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

+1 917-809-8575,,85445372# United States, New York City

+1 872-704-2343,,85445372# United States, Chicago

Phone Conference ID: 854 453 72#

The tentative agenda will be as follows:

1. Approval of Minutes – May 6, 2025
2. President's Report
3. Subdivision Activity
 - a) Winding Creek – Final Plat Extension
Violet Township
 - b) Sycamore Grove - Preliminary Plan Extension
Violet Township
 - c) Oak Creek – Replat
Greenfield Township
 - d) Spires – Replat
Pleasant Township

Holly R. Mattei, AICP
Interim Director

www.co.fairfield.oh.us/rpc

4. Zoning Map Amendments
Jerry Johnson
RR (Rural Residential District) to PRB (Planned Rural Business District)
Berne Township
5. Memorandum of Understanding – Village of Millersport
6. Administrative Services Agreement – PY 2024 CDBG Allocation and Neighborhood Revitalization Grant
7. Appropriation of Funds for Laptop Computer – Resolution 2025-1
8. Building Department Applications Under Review for Building Permits
9. Bills
10. Other Business
11. Adjourn

MINUTES

May 6, 2025

The minutes of the Regional Planning Commission meeting held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio, and via livestream and conference call.

Presiding: Jennifer Morgan, President

Present: Josh Anders, Mike Berry, Vince Carpico, Amie Cohen, Joe Ebel, Gail Ellinger, Amanda Everitt, Jennifer Henery, Charles Hockman, Kent Huston, Douglas Ingram, Jarrod Mahaffey, Gina Matos, Ben Myers, Joe Palmer, Carly Sparrow, Tony Vogel, Ira Weiss, Jeff Williamsen, Tiffany Wilson, Mike Wolfe, and Commissioner Dave Levacy.

RPC Staff: Holly Mattei, Nicholas Eastham and Sharlene Bails.

ITEM 1. MINUTES

The minutes of the April 1, 2025, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Joe Palmer seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting. She announced that Ira Weiss will be receiving an award at an event on May 22nd as a 16 over 60 honoree. Congratulations!

Nicholas Eastham presented the following report:

ITEM 3. ZONING TEXT AMENDMENT

APPLICANT: Liberty Township

Liberty Township has submitted several proposed changes to its zoning code. The proposed changes affect Article III, Section 8.6, Section 9.6 (G), and Section 9.6 (H). A summary of these changes is summarized below.

SUMMARY OF CHANGES

- a) Article III
 - 1) Adds definition for "industrial."
 - i) "Making or intended to make a profit."
 - 2) Adds definition for "A.D.A."
 - i) "American Disabilities Act."
 - 3) Adds definition for "JEDD."

- i) “Joint Economic Development District. A JEDD is a special-purpose territorial district created by contract between municipal corporations and townships for the purpose of encouraging economic development, creating jobs, and improving the economic welfare of citizens.”
 - 4) Adds definition for ‘NCA.’
 - i) “New Community Authority”
 - 5) Adds definition for “New Community.”
 - i) “A community or development of property in relation to an existing community planned so that the resulting community includes facilities for the conduct of industrial, commercial resident, cultural, educational, and recreational activities, and designed in accordance with planning concepts for the placement of utility, open space, and other supportive facilities.”
 - 6) Adds definition for “CEDA.”
 - i) “Cooperative Economic Development Agreement. The legislative authority of one or more municipal corporations, by ordinance or resolution, and the board of township trustees of one or more townships, by resolution, may enter into a cooperative economic development agreement.”
 - 7) Adds definition for “Common Open Space.”
 - i) “Land designated for the benefit of residents and intended for recreation or aesthetic purposes.”
 - 8) Adds definition for “downsizing.”
 - i) “Changing the zoning of a property to a lower value use.”
- b) Section 8.6
- 1) Establishes lot area, setback, and height requirements for each District.
 - 2) “All new construction shall conform to and join a CEDA, JEDD, or NCA as directed by the Township Trustees excepting Rural Residential and Agricultural Districts.”
- c) Section 9.6 (G)
- 1) Amends development standards
 - i) Increases minimum lot size to 2.00-acres (from 1.00-acre).
 - ii) Decreases maximum building height to 35 feet (from 40 feet).
- d) Section 9.6(H)
- 1) Adds driveway requirement
 - i) Concrete must stop a minimum of 3 feet from the road edge.

ANALYSIS

Fairfield County Technical agencies either expressed no concern, or did not provide comment.

Upon review, RPC Staff identified several areas of revision for Article III:

If the term “industrial” is referring to the intention of making a profit, how would this term or the General Industrial District (I-1) defer from other commercial uses or districts?

There are several definitions, such as A.D.A., JEDD, NCA and CEDA, that are defined in either federal or state laws. We recommend that these definitions match the associated federal and state laws. RPC further recommends the Township resolution incorporate language stating that the definitions shall automatically update to reflect any changes made to the corresponding definition at the federal or state level.

RPC staff agrees with the intent of the language proposed in Section 8.6, but the language is vague. It should also be tied to a specific action within the zoning code (i.e. approval of a rezoning, development plan, etc.) RPC staff recommends that the township consult with legal counsel to revise this language to ensure it is crafted in the most appropriate manner so that it is legally defensible.

The term “downzoning” may be a more accurate term than “downsizing.”

STAFF RECOMMENDATION

RPC Staff recommends modification of the proposed amendment to address the above comments in the Analysis section of the report.

A motion was made by Joe Palmer to approve the RPC staff recommendation. Ira Weiss seconded the motion. The motion passed with Jarrod Mahaffey abstaining.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS

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

ITEM 6. BILLS

Holly Mattei presented the following bills for payment:

530000	Contractual Services	<u>\$11,650.00</u>
	TOTAL	\$11,650.00

A motion was made by Carly Sparrow to approve the bills for payment. Jarrod Mahaffey seconded the motion. Motion passed.

ITEM 7. OTHER BUSINESS

None

RPC MINUTES

MAY 6, 2025

PAGE 4

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

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary

SUBDIVISION: Winding Creek, Section 5, Part 2 - Final Plat (Extension Request)

OWNER/DEVELOPER: Bambauer Deter Enterprise, LLC / Bob Deter

ENGINEER/SURVEYOR: EMH&T (Original Engineer)

DATE: Tuesday, August 5, 2025

LOCATION AND DESCRIPTION:

The proposed development is located along the west side of Milnor Road in Violet Township. This site will contain 27.550 acres and is zoned PD – Planned Residential District within Violet Township zoning. Access is proposed from Milnor Road. Water and sanitary sewers will be provided by Fairfield County Utilities.

A preliminary plan for Winding Creek (269 lots) was approved by the Regional Planning Commission in January 1996. The Regional Planning Commission conditionally approved the Winding Creek Sec. 5, Pts 1 and 2 Final Plats on November 4, 2003. Section 5, Pt 1 Final Plat has been recorded.

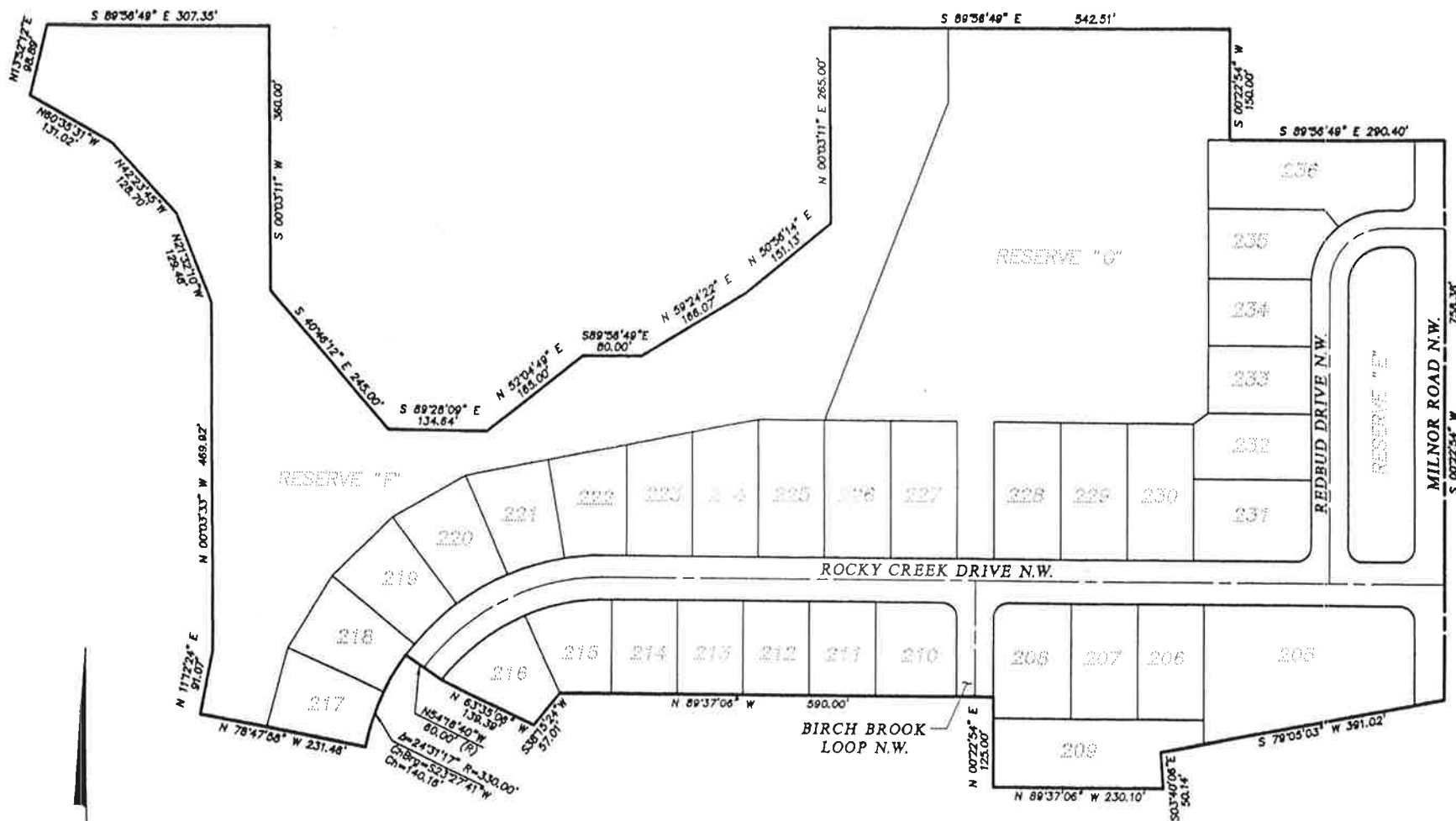
The Final Plat approval for Section 5, Pt 2 plat has been extended by the Commission to August 2025. The developer is requesting two 180-day extensions, which would extend the plat until August 2026.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. The Subdivision Regulations Committee recommends disapproval of the two 180-day extensions to the Winding Creek, Section 5, Part 2, Final Plat.
2. In light of the previous requests, limited progress made towards completing the development, and significant changes to the area; the Subdivision Regulations Committee recommends that the applicant pursue a revised preliminary plan to address the additional traffic volume and changes in water quality requirements.
3. Other Review Agency Comments (see attached)

WINDING CREEK SECTION 5 PART 2

8
8



SCALE: 1" = 100'



Note: The information provided on this Sheet 8 of 8 has been provided to comply with the subdivision regulation in effect at the time of platting (requiring a drawing at a scale of 1" = 100') and is not intended to be used for any other purpose. Please see Sheets 1, 2, 3, 4, 5, 6 and 7 of this document for lot configurations, dimensions, easements, restrictions and monumentation.



Fairfield County Engineer

3026 W. Fair Ave.
Lancaster, OH 43130
Main: (740) 652-2300
Fax: (740) 687-7055

July 21, 2025

To: Joshua Hillberry
Fairfield County Regional Planning

From: Mitch Noland P.E., S.I. Deputy Engineer
TM Todd May, Subdivision Engineer
Fairfield County Engineer's Office

Subject: **Winding Creek Section 5, Phase 2 – Final Plat Extension Request**

Please note the following comments regarding the **Winding Creek Section 5, Phase 2 – Final Plat Extension Request**:

1. As you may know, the construction drawings for Winding Creek Subdivision Section 5, Phase 2 as well as the turn lane improvement plans were approved in January of 2004 (over 20 years ago). Significant growth has occurred within the Violet Twp and Pickerington vicinity. It was FCEO's understanding from the last extension request that this development was imminent and that development would be starting on this subdivision soon. This apparently was not the case. At the previous FCRPC meeting there were many concerns as to how many extensions have been granted to this subdivision. It is our opinion that the extension request be denied.

Jeremiah D. Upp, P.E., P.S., County Engineer



FAIRFIELD COUNTY UTILITIES

Tony Vogel
Utility Director

TO: Josh Hillberry
FROM: Joshua TC Anders, P.E.
DATE: July 22, 2025
SUBJECT: Winding Creek – Section 5 Part 2
Final Plat Extension

Fairfield County Utilities (FCU) has reviewed the Final Plat extension request for the Winding Creek, Section 5, Part 2 subdivision in Violet Township. Extensions have been granted every year since 2009. At the time of the last Final Plat Extension being granted by the RPC, it was stated no further extensions would be necessary and now 6 months later you are requesting another extension.

If you have any questions, please contact me.

County Administrator
Aundrea N. Cordle

Fairfield County
Commissioners
Steven A. Davis
Jeffrey M. Fix
David L. Levacy

Sincerely,

Joshua Tc Anders, P.E.
Deputy Director of Utilities

cc: File

Administrative Office
6670 Lockville Road
Carroll, Ohio 43112
(740) 652-7120

www.co.fairfield.oh.us/util/



Fairfield Soil and Water Conservation District

831 College Avenue, Suite B
Lancaster, OH 43130-1081

Telephone: (740) 653-8154

Date: July 17, 2025

To: Joshua Hillberry
Regional Planning Commission

From: Chad Lucht, Urban Manager
Fairfield Soil and Water Conservation District

Subject: **Winding Creek Section 5 Phase 2**
Final Plat Extension

Please note the following comments on the Winding Creek Section 5, Phase 2 – Final Plat Extension:

1. This section will need to address post-construction water quality using Ohio EPA's current water quality volume (WQv) requirements.
2. This section will need to review the stormwater runoff to determine if the site follows current standards.
3. Our office recommends the approval of the 180-day final plat extension.

Hillberry, Joshua T

From: Kelly Sarko <zoning_inspector@violet.oh.us>
Sent: Friday, July 11, 2025 4:02 PM
To: Hillberry, Joshua T
Cc: vince.utterback@violet.oh.us
Subject: [E] RE: Winding Creek - FP Extension Request

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The township Zoning Office has no objections to the extension of the final plat approval through August 2026.

Thank you,

Kelly Sarko
Violet Township Zoning Inspector
10190 Blacklick Eastern Road
Pickerington, Ohio 43147
614.575.5560 office 614.575.5562 fax
www.violet.oh.us

SUBDIVISION: Sycamore Grove, Preliminary Plan Extension Request

OWNER/DEVELOPER: Rockford Homes / Corey Theuerkauf

ENGINEER/SURVEYOR: Kimley-Horn / Nick Stauffenger, P.E.

DATE: Tuesday, August 5, 2025

LOCATION AND DESCRIPTION:

The proposed development is located along the east side of Tollgate Road in Violet Township. This site will contain 137.5 acres and is zoned PD – Planned Residential District within Violet Township zoning. Access is proposed from Tollgate Road. Water and sanitary sewers will be provided by Fairfield County Utilities.

The preliminary plan for Sycamore Grove (239 lots) was approved by the Regional Planning Commission on February 7, 2023. The preliminary plan expired on February 7, 2025, prior to the recording of the Final Plats for all sections.

The applicant is requesting two 365-day extensions of the preliminary plan, making the new expiration date for the preliminary plan February 7, 2027.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. The Subdivision Regulations Committee recommends approval of both 365-day preliminary plan extension requests for the Sycamore Grove, making the new expiration date February 7, 2027.

Drawing name: K:\CIBL_DEV\190066001_Rockford_Fairfield_OH_V2 Design\CAD\PlanSheets\Preliminary Plan\Title Sheet.dwg Layout1 Oct 31, 2022 8:01am by: Dym-Muato
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SHEET INDEX	
Sheet Number	Sheet Title
1	TITLE SHEET
2	VICINITY MAP
3	EXISTING CONDITIONS PLAN
4	SITE PLAN
5	SITE PLAN
6	STORM DRAINAGE AND UTILITY PLAN
7	STORM DRAINAGE AND UTILITY PLAN

PRELIMINARY PLAN FOR SYCAMORE GROVE

VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO

SECTION 25, RANGE 20, TOWNSHIP 16

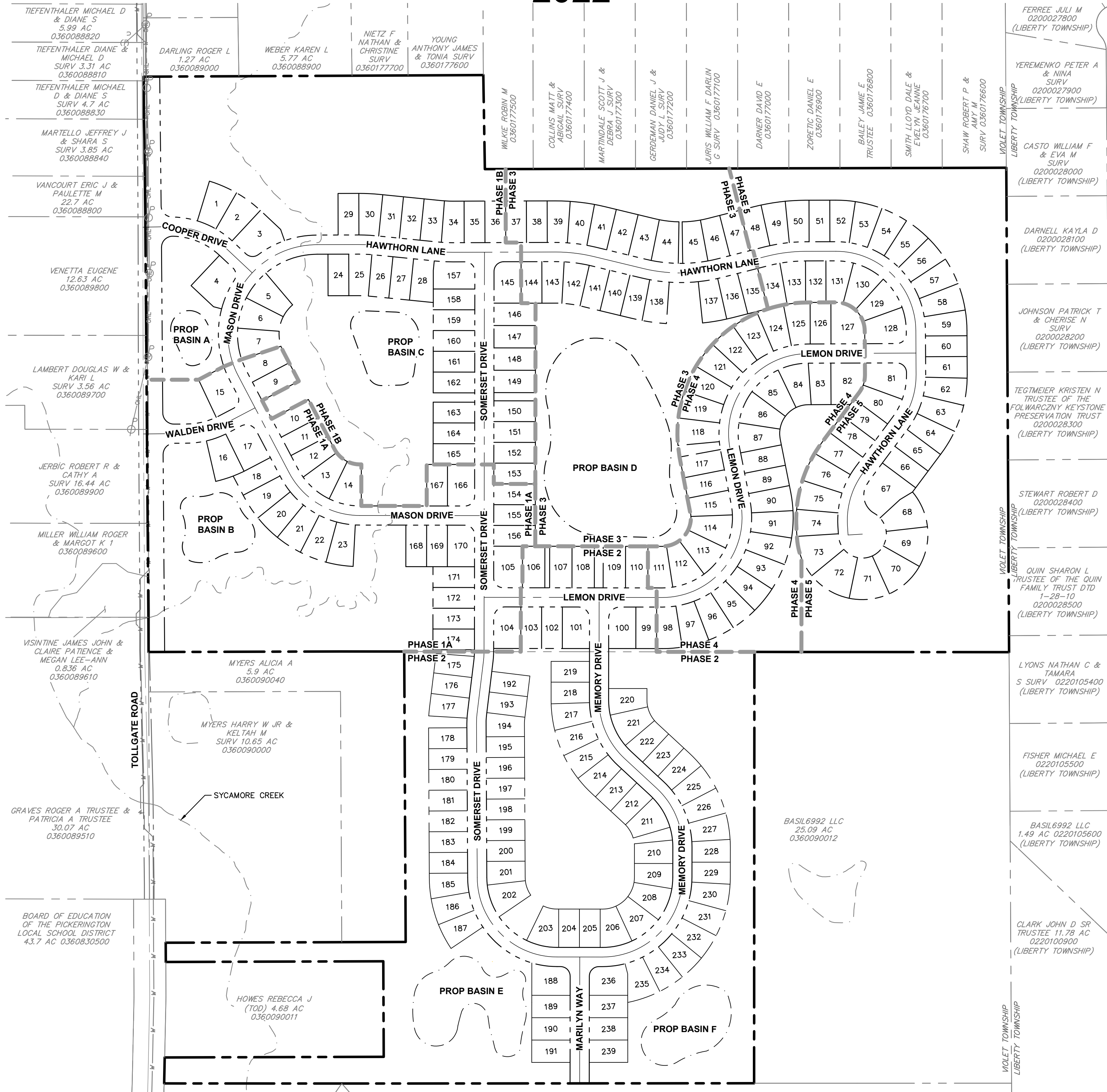
2022

FLOOD PLAIN

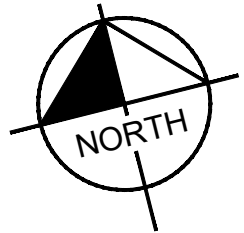
0.19 ACRES OF SYCAMORE GROVE ARE IN FLOOD HAZARD ZONE AE AS SHOWN ON THE SITE PLAN. THE REMAINDER OF SYCAMORE GROVE IS IN THE FLOOD HAZARD ZONE X (OUTSIDE THE 100-YEAR FLOODPLAIN), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39045C0040H, EFFECTIVE DATE JULY 19, 2018.

REFERENCES

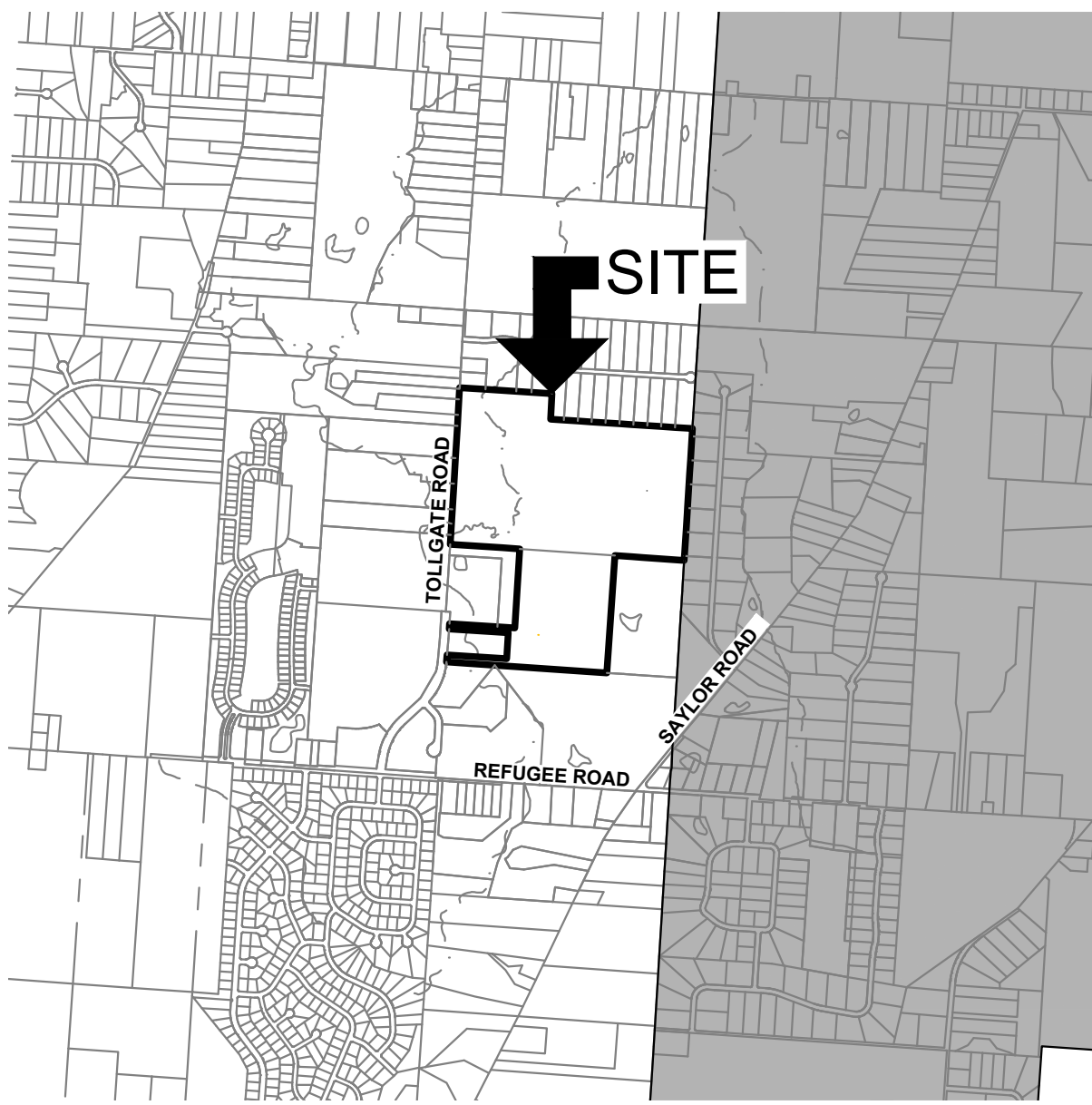
1. EXISTING TOPOGRAPHIC INFORMATION IS OBTAINED FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM ACCESSED OCTOBER 2022



INDEX MAP
SCALE: 1"=200'



GRAPHIC SCALE IN FEET
0 100 200 400



VICINITY MAP
SCALE: 1"=2000'

LIBERTY TOWNSHIP VIOLET TOWNSHIP

APPLICANT/OWNER

ROCKFORD HOMES
999 POLARIS PARKWAY
COLUMBUS, OH 43240
TEL: (614) 775-0015
CONTACT: COREY THEUERKAUF
EMAIL: CTHEUERKAUF@ROCKFORDHOMES.NET

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH ST, SUITE 200
COLUMBUS, OH 43235
TEL: (390) 799-5556
CONTACT: BRIAN PRENGER
EMAIL: BRIAN.PRENGER@KIMLEY-HORN.COM

SURVEYOR

CESO INC.
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OH 43231-7628
TEL: (614) 619-0515
CONTACT: MATT ACKROYD
EMAIL: MATTACKROYD@CESOINC.COM

SUBMITTAL: OCTOBER 31, 2022

Kimley»Horn

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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614.775.0015
WWW.KIMLEY-HORN.COM

SCALE:	DESIGNED BY: BFP
	DRAWN BY: DOM
	CHECKED BY: MCR

ROCKFORD HOMES
999 POLARIS PARKWAY
COLUMBUS, OH 43240

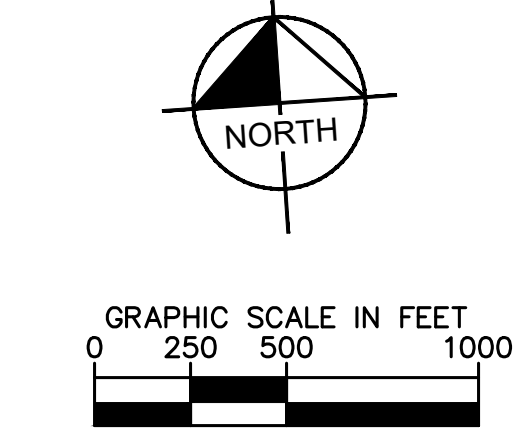
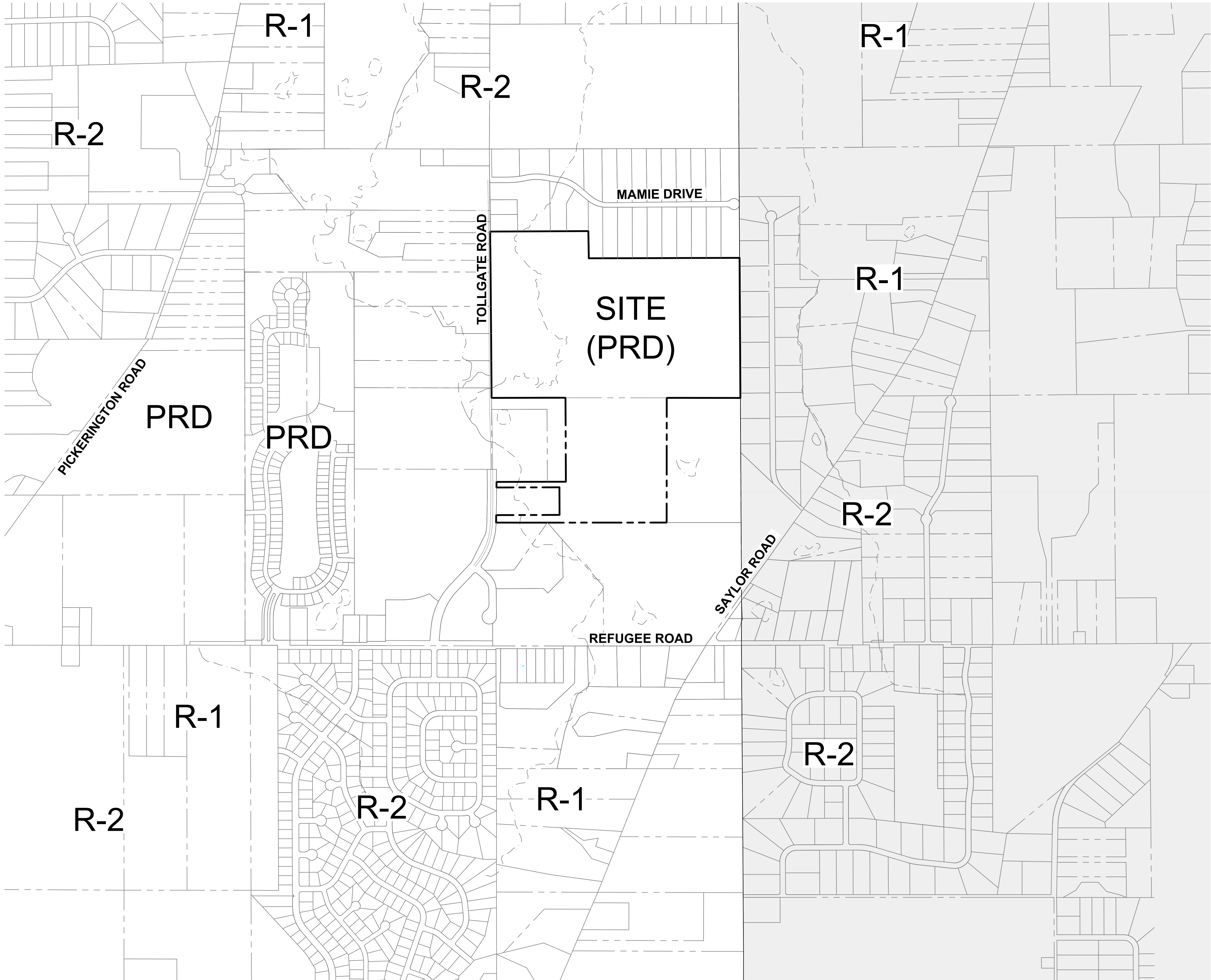
TITLE SHEET

SYCAMORE GROVE
TOLL GATE ROAD
VIOLET TOWNSHIP, OH 43147

ORIGINAL ISSUE:
10/31/2022
KHA PROJECT NO.
190066001
SHEET NUMBER

1
OF 7

Drawing name: K:\GIS\DOE\190066001_Rockford_Fairfield_Tollgate_Fairfield_OH_V2_Design\CAD\PlanSheets\Preliminary\Plan\Vicinity Map.dwg Layout1 Oct 31, 2022 9:01am by: Dylan Musto
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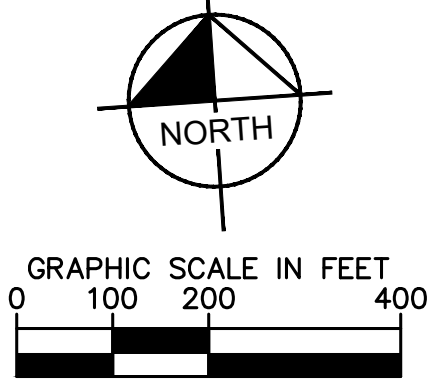
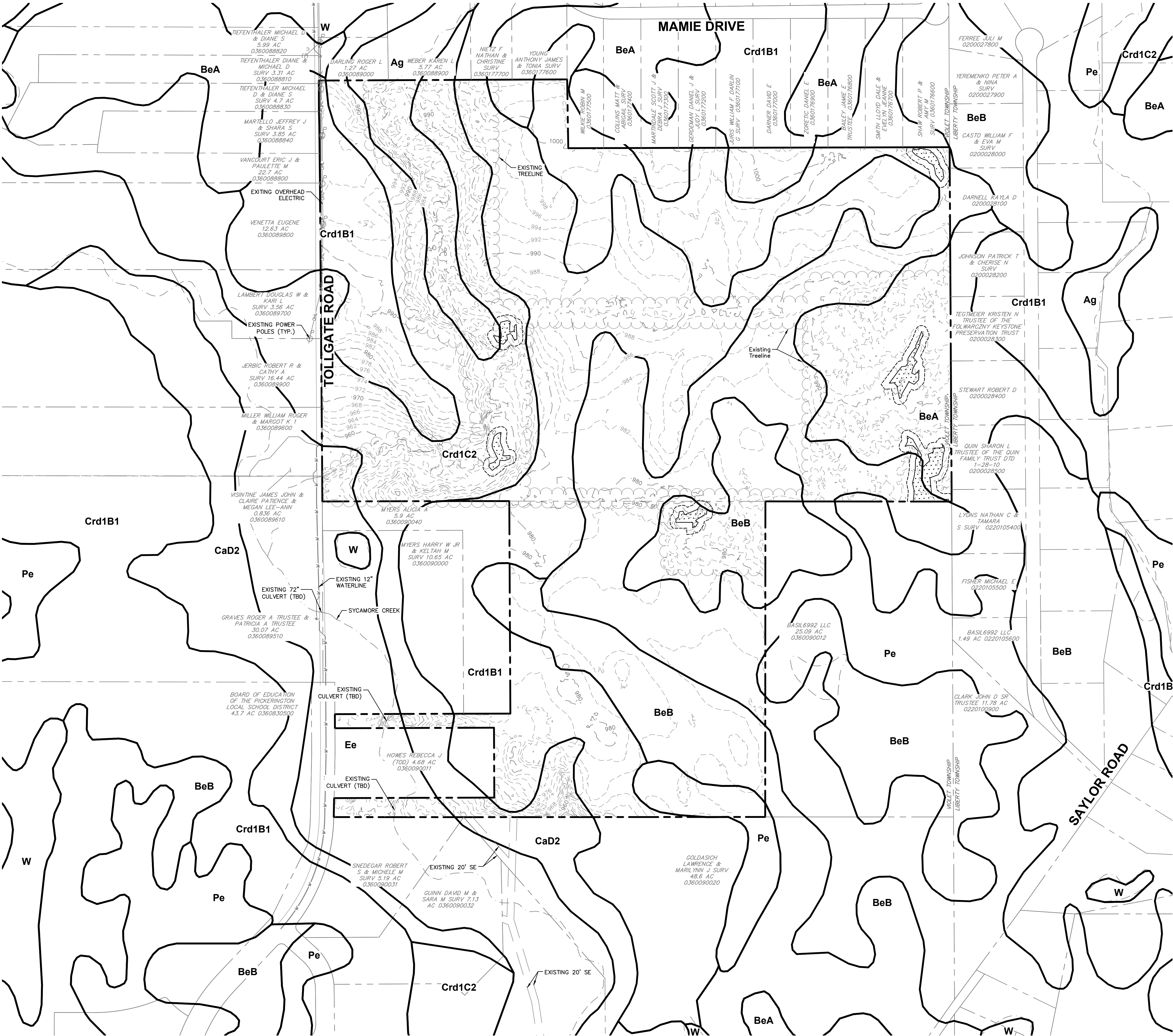
LEGEND

LIBERTY TOWNSHIP

VIOLET TOWNSHIP

SYCAMORE GROVE TOLL GATE ROAD VIOLET TOWNSHIP, OH 43147		VINCINITY MAP		Rockford Homes 999 POLARIS PARKWAY COLUMBUS, OH 43240		Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43240 PHONE: 614.777.8546 WWW.KIMLEY-HORN.COM		No.		REVISIONS		DATE		BY	
ORIGINAL ISSUE: 10/31/2022		KHA PROJECT NO. 190066001		SHEET NUMBER 2 OF 7		SCALE: DESIGNED BY: BFP DRAWN BY: DOM CHECKED BY: MCR									

Drawing name: K:\CIB_LDE\190066001_Rockford_Fairfield_OH\2 Design\CAD\PlanSheets\Preliminary Plan\Existing Conditions Plan.dwg Oct 31, 2022 9:01am by: DymMuto
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SOIL LEGEND

Ag – AETNA SILT LOAM, OCCASIONALLY FLOODED
BeA – BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
BeB – BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
CaD2 – CARDINGTON SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
Crd1B1 – CARDINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
Crd1C2 – CARDINGTON SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
Ee – EEL SILT LOAM, GRAVELLY SUBSTRATUM, OCCASIONALLY FLOODED
Pe – PEWAMO SILTY CLAY LOAM, LOW CARBONATE TILL, 0 TO 2 PERCENT SLOPES
W – WATER

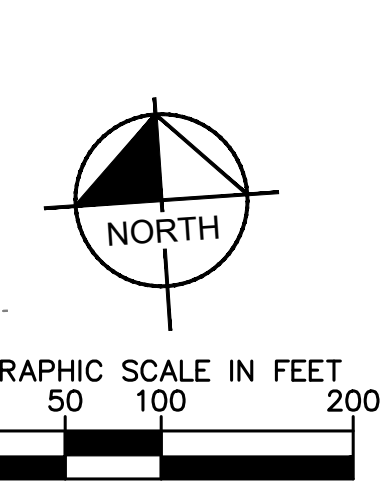
LEGEND

- | | |
|--|-------------------------------|
| | EXISTING SITE BOUNDARY |
| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING PAVEMENT |
| | EXISTING PAVEMENT MARKING |
| | EXISTING STREAM |
| | EXISTING SOIL BOUNDARY |
| | EXISTING WATER MAIN |
| | EXISTING WETLAND |
| | 25' WETLAND BUFFER |
| | EXISTING EASMENT |
| | EXISTING INDEX CONTOUR |
| | EXISTING INTERMEDIATE CONTOUR |
| | EXISTING TREELINE |
| | EXISTING OVERHEAD ELECTRIC |

EASEMENT LEGEND

SANITARY EASEMENT – "SE"

SYCAMORE GROVE TOLL GATE ROAD VIOLET TOWNSHIP, OH 43147		EXISTING CONDITIONS PLAN		ROCKFORD HOMES 999 POLARIS PARKWAY COLUMBUS, OH 43240		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7865 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 614.444.4466 WWW.KIMLEY-HORN.COM	
ORIGINAL ISSUE: 10/31/2022						SCALE:	
KHA PROJECT NO. 190066001						DESIGNED BY: BFP	
SHEET NUMBER						DRAWN BY: DCM	
						CHECKED BY: MCR	



SUBAREA A SITE STATISTICS

TOTAL ACREAGE:	±100.685 ACRES
TOTAL NUMBER OF LOTS:	174
65' X 130'	LOTS 1-174
OPEN SPACE REQUIRED:	±15.10 ACRES (15.0%)
GROSS OPEN SPACE PROVIDED:	±49.66ACRES (49.3%)
OPEN SPACE CALCULATION	
RESERVE "A":	±24.59 ACRES
RESERVE "B":	±2.02 ACRES
RESERVE "C":	±8.11 ACRES
RESERVE "D":	±6.23 ACRES
RESERVE "E":	±8.71 ACRES
NOT COUNTED AS OPEN SPACE:	
BASIN A:	±0.38 ACRES (0.4%)
BASIN B:	±0.89 ACRES (0.9%)
BASIN C:	±0.92 ACRES (0.9%)
BASIN D:	±4.74 ACRES (4.7%)
NET OPEN SPACE PROVIDED	±42.73ACRES (42.4%)
RIGHT-OF-WAY:	±13.88 ACRES (13.6%)

Diagram illustrating setbacks and dimensions for a building footprint:

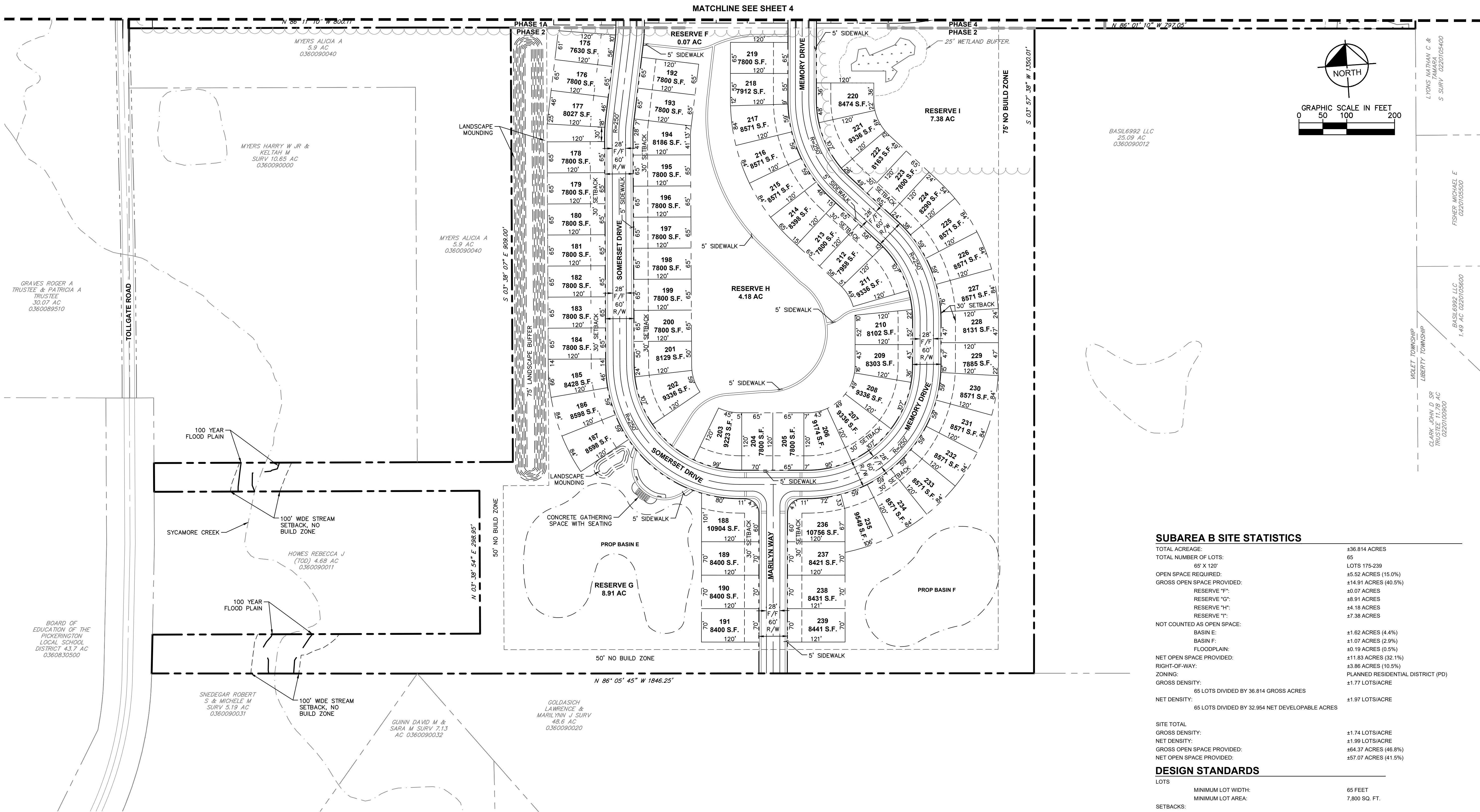
- 25' REAR YARD SETBACK
- 7.5' SIDE YARD SETBACK
- 130'
- 30' BUILDING LINE
- 65'
- RIGHT-OF-WAY

Diagram illustrating setbacks and dimensions for a building footprint:

- 25' REAR YARD SETBACK
- 7.5' SIDE YARD SETBACK
- 30' BUILDING LINE
- 65'
- RIGHT-OF-WAY
- 130'

[illegible]

Drawing name: K:\CIB_LDE\190066001_Rockford_Fairfield_OH_V2 Design\CAD\PlanSheets\Preliminary\Plan\Site Plan.dwg Layout (2) Oct 31, 2022 9:01am by: Dylan Musto
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LEGEND

	EXISTING BOUNDARY LINE		PROPOSED BASINS
	EXISTING PROPERTY LINE		PROPOSED PHASE LINE
	EXISTING RIGHT-OF-WAY		PROPOSED PROPERTY SETBACK
	EXISTING EDGE OF PAVEMENT		EXISTING FLOOD PLAIN
	EXISTING STREAM		PROPOSED EASEMENT
	PROPOSED RIGHT-OF-WAY		EXISTING EASEMENT
	PROPOSED PROPERTY LINE		PROPOSED SIDEWALK
	PROPOSED CENTERLINE		PROPOSED FENCE
	PROPOSED FACE OF CURB		EXISTING WETLAND
	PROPOSED LANDSCAPE		25' WETLAND BUFFER
	PROPOSED BASINS		

TYPICAL SECTION

SCALE: 1"=5'

TYPICAL LOT

(65'X120')
NO SCALE

SUBAREA B SITE STATISTICS

TOTAL ACREAGE:	±36.814 ACRES
TOTAL NUMBER OF LOTS:	65
OPEN SPACE REQUIRED:	±5.52 ACRES (15.0%)
GROSS OPEN SPACE PROVIDED:	±14.91 ACRES (40.5%)
RESERVE "F":	±0.07 ACRES
RESERVE "G":	±8.91 ACRES
RESERVE "H":	±4.18 ACRES
RESERVE "I":	±7.38 ACRES
NOT COUNTED AS OPEN SPACE:	
BASIN E:	±1.62 ACRES (4.4%)
BASIN F:	±1.07 ACRES (2.9%)
FLOODPLAIN:	±0.19 ACRES (0.5%)
NET OPEN SPACE PROVIDED:	±11.83 ACRES (32.1%)
RIGHT-OF-WAY:	±3.96 ACRES (10.5%)
ZONING:	PLANNED RESIDENTIAL DISTRICT (PD)
GROSS DENSITY:	±1.77 LOTS/ACRE
NET DENSITY:	±1.97 LOTS/ACRE
65 LOTS DIVIDED BY 36.814 GROSS ACRES	
65 LOTS DIVIDED BY 32.954 NET DEVELOPABLE ACRES	
SITE TOTAL:	
GROSS DENSITY:	±1.74 LOTS/ACRE
NET DENSITY:	±1.99 LOTS/ACRE
GROSS OPEN SPACE PROVIDED:	±64.37 ACRES (46.8%)
NET OPEN SPACE PROVIDED:	±57.07 ACRES (41.5%)

DESIGN STANDARDS

LOTS	MINIMUM LOT WIDTH:	65 FEET
	MINIMUM LOT AREA:	7,800 SQ. FT.
SETBACKS:	FRONT (BUILDING LINE):	30 FEET
	SIDE YARD SETBACK:	7.5 FEET (EACH SIDE)
	REAR YARD SETBACK:	25 FEET
	MAXIMUM BUILDING HEIGHT:	38 FEET

Kimley»Horn

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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43240
PHONE: 614.777.8846
WWW.KIMLEY-HORN.COM

SCALE: 1"=100'

DESIGNED BY: BFP

DRAWN BY: DOM

CHECKED BY: MCR

REVISIONS

No.	DATE	BY

ROCKFORD HOMES

999 POLARIS PARKWAY

COLUMBUS, OH 43240

SITE PLAN

SUBAREA B

SYCAMORE GROVE

TOLL GATE ROAD

VIOLET TOWNSHIP, OH 43147

ORIGINAL ISSUE:

10/31/2022

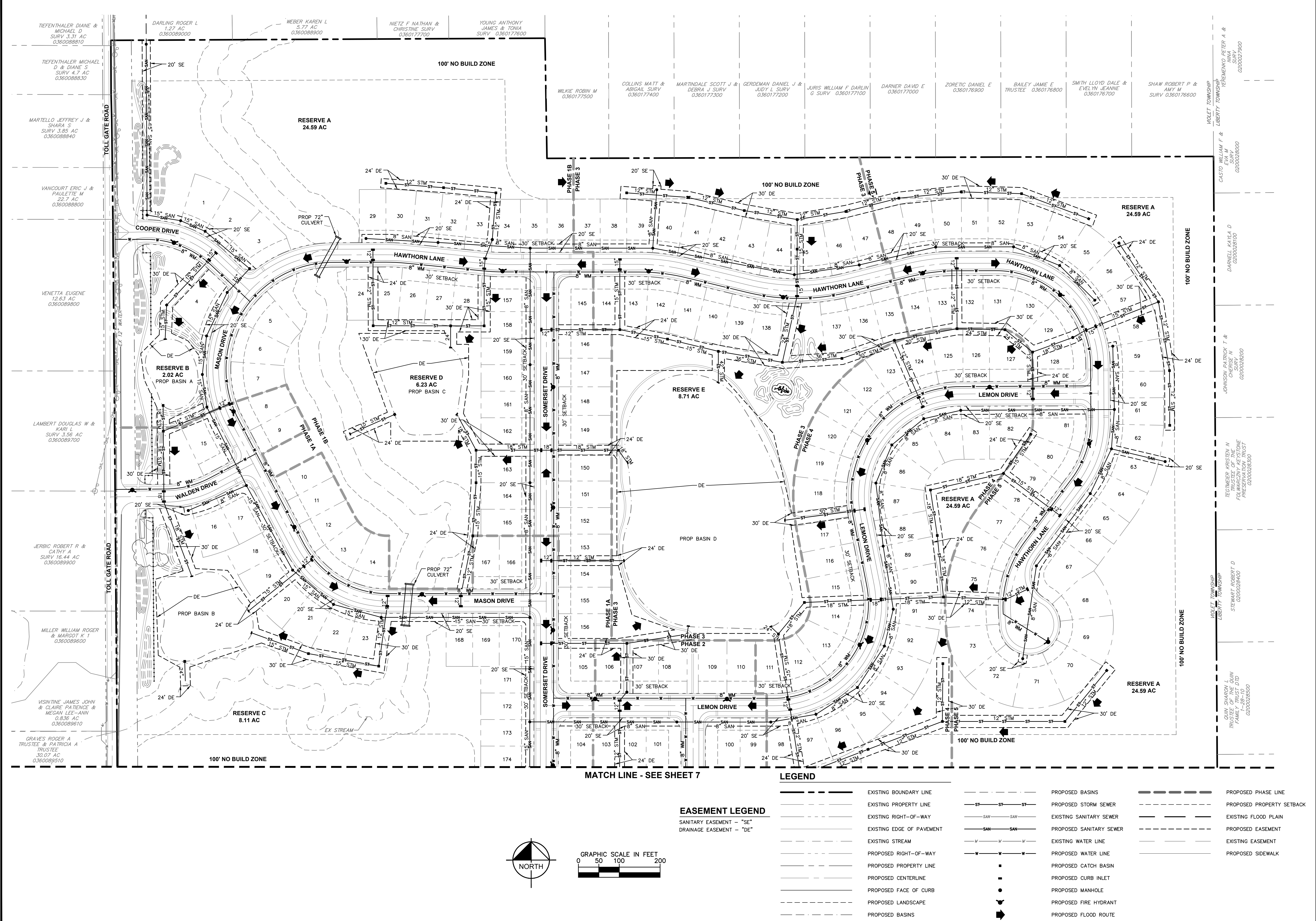
KHA PROJECT NO.

190066001

SHEET NUMBER

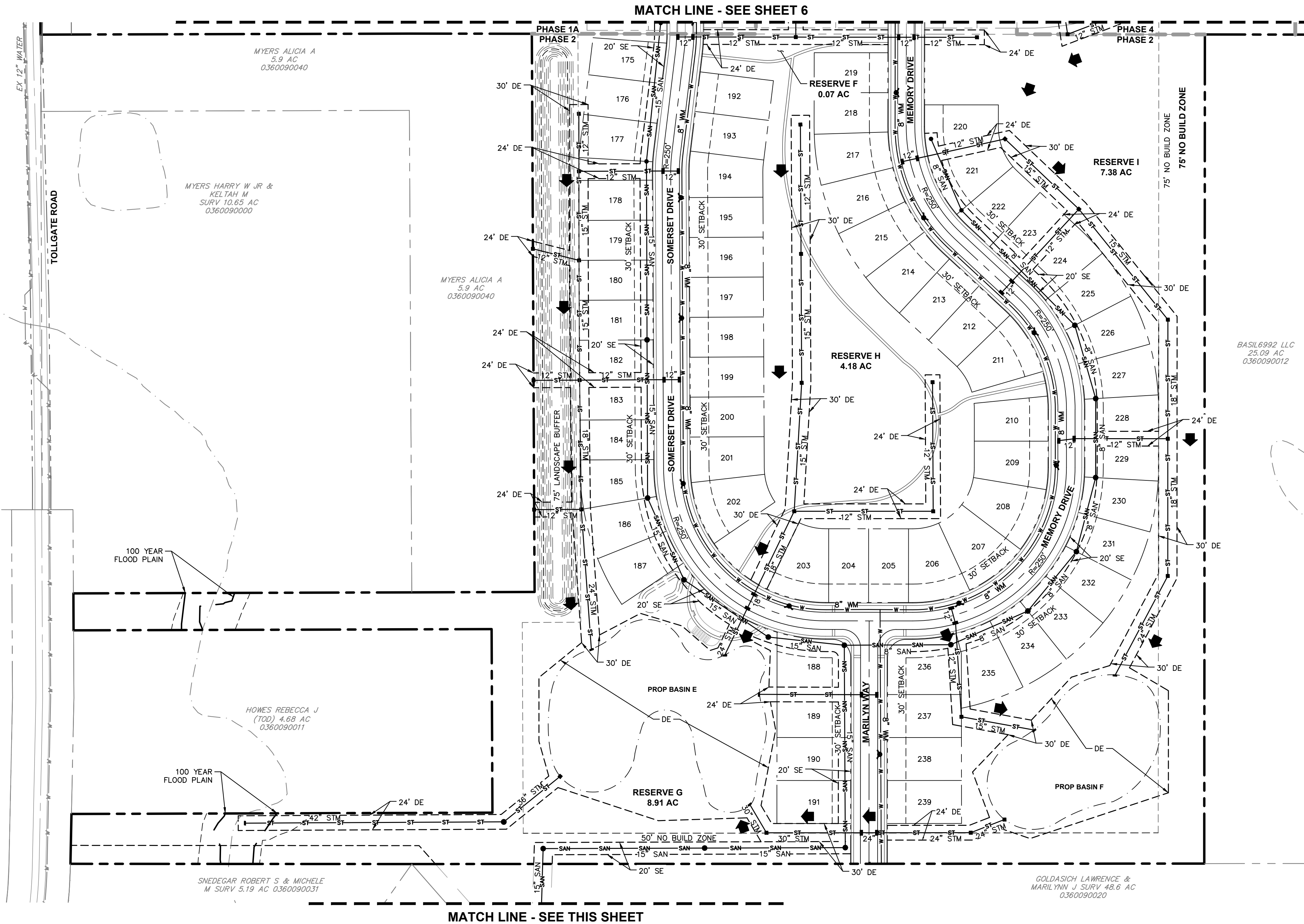
5

OF 7



SYCAMORE GROVE OLL GATEROAD VIOLET TOWNSHIP, OH 43147		STORM DRAINAGE AND UTILITY PLAN		ROCKFORD HOMES 999 POLARIS PARKWAY COLUMBUS, OH 43240		Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 10000 KIMLEY-HORN DRIVE, SUITE 200 COLUMBUS, OH 43235 (614) 885-1100 WWW.KIMLEY-HORN.COM	
ORIGINAL ISSUE: 10/31/2022		KHA PROJECT NO. 190066001		SHEET NUMBER		SCALE: 1"=100' DESIGNED BY: BFP DRAWN BY: DCM CHECKED BY: MCR	
6						No. _____ REVISIONS _____ DATE _____	

Drawing name: K:\CIB_LDE\190066001_Rockford_Fairfield_Tollgate_Fairfield.dwg Layout (2) Oct 31, 2022 9:00am by Dyan.Musto
This document together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

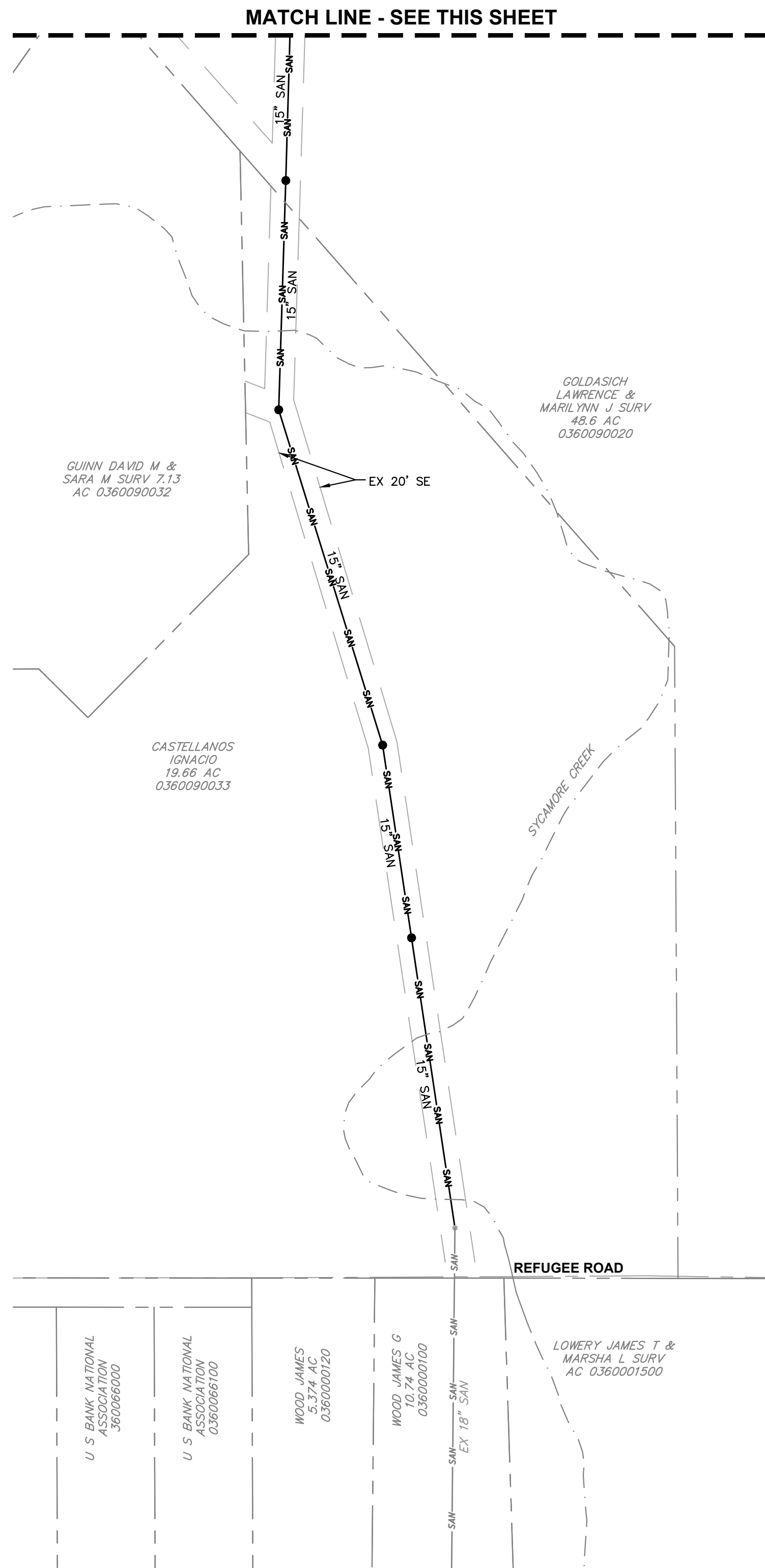
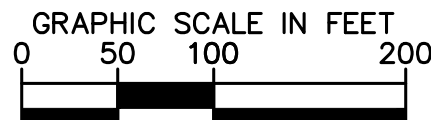
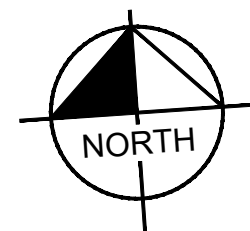


LEGEND

EASEMENT LEGEND

SANITARY EASEMENT - "SE"
DRAINAGE EASEMENT - "DE"

	EXISTING BOUNDARY LINE		PROPOSED BASINS
	EXISTING PROPERTY LINE		PROPOSED STORM SEWER
	EXISTING RIGHT-OF-WAY		EXISTING SANITARY SEWER
	EXISTING EDGE OF PAVEMENT		PROPOSED SANITARY SEWER
	EXISTING STREAM		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		PROPOSED WATER LINE
	PROPOSED PROPERTY LINE		PROPOSED CATCH BASIN
	PROPOSED CENTERLINE		PROPOSED CURB INLET
	PROPOSED FACE OF CURB		PROPOSED MANHOLE
	PROPOSED LANDSCAPE		PROPOSED FIRE HYDRANT
	PROPOSED BASINS		PROPOSED FLOOD ROUTE
	PROPOSED PHASE LINE		PROPOSED EASEMENT
	PROPOSED PROPERTY SETBACK		EXISTING EASEMENT
	EXISTING FLOOD PLAIN		PROPOSED SIDEWALK



Kimley»Horn

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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43240
PHONE: 614.777.8546
WWW.KIMLEY-HORN.COM

ROCKFORD HOMES
999 POLARIS PARKWAY
COLUMBUS, OH 43240

**STORM DRAINAGE AND
UTILITY PLAN**

SYCAMORE GROVE
TOLL GATE ROAD
VIOLET TOWNSHIP, OH 43147

ORIGINAL ISSUE:
10/31/2022
KHA PROJECT NO.
190066001
SHEET NUMBER

7
OF 7




Fairfield County Engineer

3026 W. Fair Ave.
Lancaster, OH 43130
Main: (740) 652-2300
Fax: (740) 687-7055

July 21, 2025

To: Joshua Hillberry
Fairfield County Regional Planning

From:  Mitch Noland P.E., S.I. Deputy Engineer
Todd May, Subdivision Engineer
Fairfield County Engineer's Office

Subject: Sycamore Grove – **Preliminary Plan Extension Request**

Our office is in favor of the requested two 180-day extensions on the Sycamore Grove – **Preliminary Plan Extension Request.**

Jeremiah D. Upp, P.E., P.S., County Engineer



FAIRFIELD COUNTY UTILITIES

Tony Vogel
Utility Director

TO: Josh Hillberry
FROM: Joshua TC Anders, P.E.
DATE: July 22, 2025
SUBJECT: Winding Creek – Section 5 Part 2
Final Plat Extension

Fairfield County Utilities (FCU) has reviewed the Final Plat extension request for the Winding Creek, Section 5, Part 2 subdivision in Violet Township. Extensions have been granted every year since 2009. At the time of the last Final Plat Extension being granted by the RPC, it was stated no further extensions would be necessary and now 6 months later you are requesting another extension.

If you have any questions, please contact me.

County Administrator
Aundrea N. Cordle

Fairfield County
Commissioners
Steven A. Davis
Jeffrey M. Fix
David L. Levacy

Sincerely,

Joshua Tc Anders, P.E.
Deputy Director of Utilities

cc: File

Administrative Office
6670 Lockville Road
Carroll, Ohio 43112
(740) 652-7120

www.co.fairfield.oh.us/util/



Fairfield Soil and Water Conservation District

831 College Avenue, Suite B
Lancaster, OH 43130-1081

Telephone: (740) 653-8154

Date: July 17, 2025

To: Joshua Hillberry
Regional Planning Commission

From: Chad Lucht, Urban Manager
Fairfield Soil and Water Conservation District

Subject: **Sycamore Grove**
Preliminary Plan Extension

Please note the following comments on the Winding Creek Section 5, Phase 2 – Final Plat Extension:

1. Our office recommends the approval of the two (2) 180-day preliminary plan extensions.

Hillberry, Joshua T

From: Kelly Sarko <zoning_inspector@violet.oh.us>
Sent: Friday, July 11, 2025 4:03 PM
To: Hillberry, Joshua T
Cc: Jennifer Huber; vince.utterback@violet.oh.us
Subject: [E] RE: Sycamore Grove - PP Extension Request

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The township Zoning Office has no objections to the extension of the preliminary plan approval by Fairfield County RPC through August 2026.

Thank you,

Kelly Sarko
Violet Township Zoning Inspector
10190 Blacklick Eastern Road
Pickerington, Ohio 43147
614.575.5560 office 614.575.5562 fax
www.violet.oh.us

SUBDIVISION: Oak Creek

OWNER/DEVELOPER: Joseph Stepleton

ENGINEER/SURVEYOR: Bill Willis (Central Surveying Company LTD)

DATE: Monday, July 28, 2025

LOCATION AND DESCRIPTION: This replat is for Lots 30 and 31 in the Oak Creek subdivision in Greenfield Township. The applicant is proposing to combine Lot 30 and Lot 31 to create one buildable lot to build additional accessory structures (a proposed pool and pole barn).

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. The Subdivision Regulations Committee had reviewed the replat according to the requirements of Section 711.24 of the Ohio Revised Code and had determined that there were no injuriously affected parties.
2. South Central Power shared that they did not have concerns with this replat, but requested notification if existing facilities needed to be moved or upgraded.
3. The Fairfield County Engineer's Office would require the Drainage Maintenance District to be revised, for an updated acreage and assessment for the combined lots, and offered comments related to language and formatting.
4. The Fairfield County Health Department did not have concerns with the replat.
5. Fairfield County Utilities did not have comment for the replat.
6. The Fairfield County GIS Department noted that there should be changes to the signature fields, changes to the legal description, and other technical corrections.
7. The Fairfield Soil and Water Conservation District did not have concern after reviewing the existing septic system information.
8. Greenfield Township did not have any zoning compliance concerns.

UTILITY EASEMENTS: Utility Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of utility lines and service, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

UTILITY AND SANITARY SEWER EASEMENTS: Utility and sanitary sewer easements shown on this plat as for the construction, operation, maintenance, repair, replacement, or removal of utility and sanitary sewer lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

SANITARY SEWER EASEMENTS: Easements designated as Sanitary Sewer Easements on this plat are for the construction, operation, maintenance, repair, replacement, or removal of sanitary sewer lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said sewers and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No other utilities are to be placed or constructed in designated Sanitary Sewer Easements.

DRAINAGE EASEMENTS: An easement is hereby granted for the purpose of construction, operation, reconstruction, usage, and maintenance of storm drainage swales, ditches and underground piping and appurtenant works on any part of easement areas designated "Drainage Easement" heron including the right to construct, clean, repair, keep unobstructed, and care said sewers, swales, ditches, piping and appurtenant structures, together with the right of access to the said areas for said purpose. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within the drainage easement areas as delineated on this plat, except those shown on the approved construction drawings.

DRAINAGE MAINTENANCE DISTRICT: A Maintenance Agreement for drainage facilities is a part of the improvement plans of the above real estate Oak Creek Subdivision and the obligation to pay the maintenance fees shall pass with the title to the property. There shall be inserted in each deed passing the Title to any of the land herein by the owner of developer of words:

"Title to the fee includes the obligation to pay the drainage maintenance fee assessed, or to be assessed, by the County, pursuant to the Ohio Revised Code 6137 and following sections. This includes the obligation to pay such portion of the drainage maintenance fee assessment, or to be assessed, to the public corporation(s) as established in the original schedule, as amended from time to time."

"All lots in the subdivision shall be part of a drainage district for the maintenance, repair and replacement of the drainage/storm sewer system serving the subdivision. Each lot shall be assessed in accordance with the rules and regulations governing such district for the inspections, maintenance, repair and replacement of such drainage/storm sewer system."

The owner or owners of the fee simple title to each of the lots and lands shown hereon that has within it a portion of the area designated as "Drainage Easement" or "Drainage and Sanitary Sewer Easement" shall care for, maintain, and keep open and unobstructed the major storm drainage swale within said portion of the drainage Easement or drainage and sanitary sewer easement area.

The easement for storm sewer, storm drainage swales, and where applicable sanitary, and appurtenant works is hereby granted to the Board of Fairfield County Commissioners and its assigns, for use at such time as it is determined that for reasons of public health, safety, and welfare it is necessary to construct, reconstruct, maintain, and keep open and unobstructed the major storm drainage swales within said "Drainage Easement Area" or "Drainage and Sanitary Sewer Easement Area", and that the costs thereof, both direct and incidental thereto, shall be paid for by the owner or owners of the fee simple title to the lots and land upon which such maintenance is performed, unless paid by a drainage maintenance district established for the subdivision.

Notes
Monuments set are 5/8" rebar 30" long with a plastic cap inscribed "CENTRAL SURV. CO., LTD."

Bearings shown hereon are based on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum of 1983 (2011), U.S. Survey Foot, showing a portion of the South line of Oak Creek Subdivision as being N 87°16'46" W.

No buildings or structures shall be constructed within the buffer zones, reserves or other no build areas.

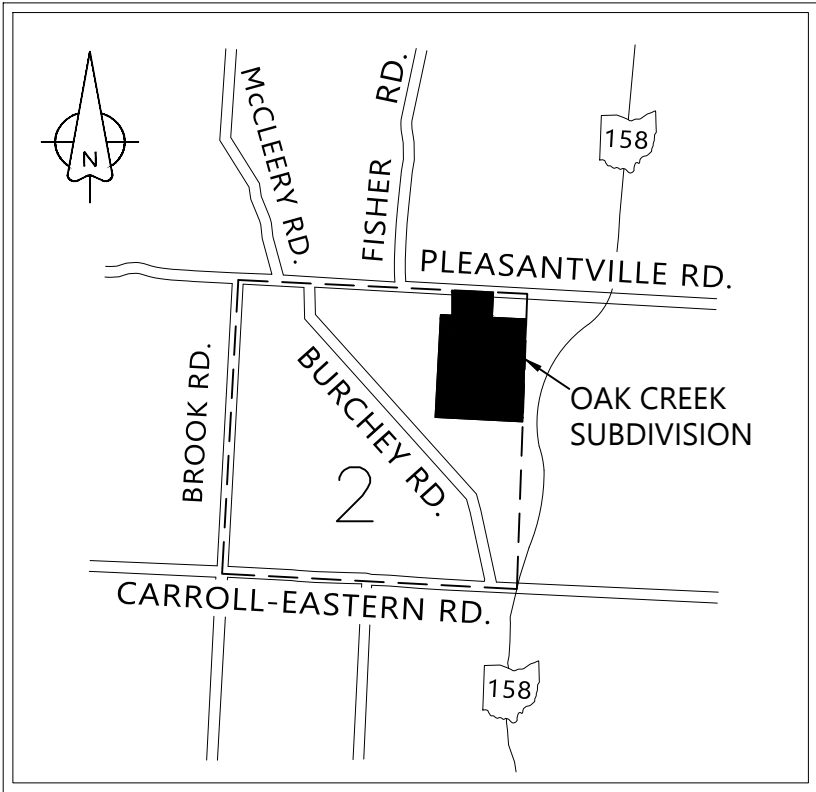
Lot 31 is a combination of the previously platted lots 30 and 31, as recorded in Oak Creek Subdivision, Plat Cabinet 2, Slot 129.

REPLAT OF LOTS 30 & 31

OAK CREEK SUBDIVISION

COUNTY OF FAIRFIELD, TOWNSHIP OF GREENFIELD,

TOWNSHIP 15, RANGE 19, SECTION 2



VICINITY MAP
(Not to Scale)

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, being all of Lot 30 and Lot 31, of Oak Creek Subdivision as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Cabinet 2, Slot 129. See Page 2 for full description.

I, the undersigned, being all the owners and lien holders of the land platted herein, do voluntarily consent to the execution of said plat.

by: Joseph P. Stepleton
Witness
Joseph P. Stepleton
Owner

STATE OF OHIO: SS

Be it remembered that on this ____day of _____, 2025, personally came the said First, M., Last Name, Owners, to me known and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

My Commission Expires
Notary Public in and for the State of Ohio

CERTIFICATION OF SURVEYOR

I hereby certify that this plat represents a true and complete survey made by me or under my supervision on June of 2025, and that all markers and monuments indicated are in place or will be in place by the time of street acceptance and are correctly shown as to materials and locations, and meets the latest provision of the Ohio Administration Code Chapter 4733-37-Minimum Standards for Boundary Surveys in the State of Ohio. All dimensions are shown in U.S. Survey feet and decimal parts thereof.

David A. Sanford P.S. No. 8721

FAIRFIELD COUNTY COMBINED GENERAL HEALTH DISTRICT APPROVAL:
I hereby certify that this plat meets the requirements of the Fairfield County Combined General Health District. This approval given subject to the following regulations. Before construction is commenced each individual owner or builder shall contact the Board of Health for approval of type and location of wastewater disposal systems, location of potable water supple, dwelling and driveway. Approval of on-site wastewater disposal systems is based on original soil conditions. Any cut or fill on lots for on-site wastewater treatment systems shall be approved by the Health Department and this approval shall be noted on construction drawings prior to work being commenced.

Fairfield Department of Health Commissioner. Date

APPROVAL BY REGIONAL PLANNING COMMISSION.
I hereby certify that this plat was approved by the Fairfield County Regional Planning Commission on _____, 2025. This approval becomes void unless this plat is filed for recording within one hundred and eighty (180) days of the above approval.

Director, Fairfield County Regional Planning Commission Date

APPROVAL BY COUNTY ENGINEER.
This plat is hereby approved as of _____, 2025.

Fairfield County Engineer Date

APPROVAL BY COUNTY SANITARY ENGINEER.
This plat is hereby approved as of _____, 2025. however, sanitary sewers and waterlines are not accepted until inspected and approved.

Fairfield County Sanitary Engineer Date

APPROVAL BY COUNTY COMMISSIONERS.
Approved and accepted this ____ day of _____, 2025. The streets, roads, easements, etc., herein dedicated to public use are hereby accepted as such for the County of Fairfield, State of Ohio.

Fairfield County Commissioners Date

ZONING INSPECTOR, GREENFIELD TOWNSHIP
This plat is consistent with the current GREENFIELD Township Zoning Resolution.

Township Zoning Inspector Date

COUNTY AUDITOR:
I hereby certify that the land described by this plat was transferred on _____, 2025.

Fairfield County Auditor Date

COUNTY RECORDER:
I hereby certify that this plat was filed for recording on _____, 2025, and that it was recorded on _____, 2025, in Plat Cabinet 2, Slot 129, of the plat records of Fairfield County, Ohio. Fee \$ _____.

Fairfield County Recorder Date

REPLAT OF LOTS 30 & 31
OAK CREEK SUBDIVISION
COUNTY OF FAIRFIELD, TOWNSHIP OF GREENFIELD,
TOWNSHIP 15, RANGE 19, SECTION 2

LEGAL DESCRIPTION:

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, being all of Lot 30 and Lot 31, of Oak Creek Subdivision as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Cabinet 2, Slot 129, and being all of the same lands conveyed to Joseph P. Stepleton, as recorded in Instrument Number 202500006231 and Official Record Book 1691, Page 253. All references contained herein are to the Fairfield County Recorder's records, Lancaster, Ohio, and being more particularly bounded and described as follows:

Beginning at a 3/4 inch iron pipe and cap (stamp illegible) found at the northwest corner of said Lot 31, the northeast corner of Lot 32 conveyed to Joseph A. Hivnor and Terra J. Hivnor, as recorded in Official Record Book 1624, Page 1424, said 3/4 inch iron pipe being on the southerly right-of-way line of Winding Oak South NW (60' R/W), of said Oak Creek Subdivision;

Thence, with the northerly lines of said Lot 31 and the southerly right-of-way line of said Winding Oak South NW the following two (2) courses:

1. S 87°06'23" E, 139.56 feet to a 5/8 inch rebar and cap set at a point of curvature;
2. with an arc of a curve to the left, having a radius of 280.00 feet, a central angle of 31°41'55", an arc length of the 154.91 feet and a chord which bears N 77°02'41" E, a distance of 152.94 feet to a 5/8 inch rebar and cap set, said 5/8 inch rebar being on the westerly right-of line of Shady Oak Court NW (60' R/W), of said Oak Creek Subdivision;

Thence, with the westerly right-of-way line of said Shady Oak Court NW the following four (4) courses:

1. with a northeasterly line of said Lot 31 and an arc of a curve to the right, having a radius of 25.00 feet, a central angle of 79°36'48", an arc length of the 34.74 feet and a chord which bears S 78°59'55" E, a distance of 32.01 feet to a 5/8 inch rebar and cap set at a northeasterly corner of said Lot 31;
2. S 39°12'10" E, 162.33 feet, passing a 3/4 inch iron pipe and cap (stamp illegible) found at 145.04 feet at a northeasterly corner of said Lot 31 and a northerly corner of said Lot 30 to a 3/4 inch iron pipe and cap (stamp illegible) found at a northerly corner of said Lot 30;
3. with a northeasterly line of said Lot 30 and an arc of a curve to the right, having a radius of 25.00 feet, a central angle of 65°11'16", an arc length of the 28.44 feet and a chord which bears S 06°29'52" E, a distance of 26.93 feet to a 3/4 inch iron pipe and cap (stamp illegible) found bent at a reverse point of curvature;
4. with a northeasterly line of said Lot 30 and an arc of a curve to the left, having a radius of 105.00 feet, a central angle of 70°09'19", an arc length of the 128.57 feet and a chord which bears S 09°17'37" E, a distance of 120.68 feet to a 3/4 inch iron pipe and cap (stamp illegible) found at the Northeast corner of said Lot 30 and the Northwest corner of Lot 29 conveyed to Joseph V. Pompey and Margaret V. Pompey, as recorded in Official Record Book 1650, Page 2732;

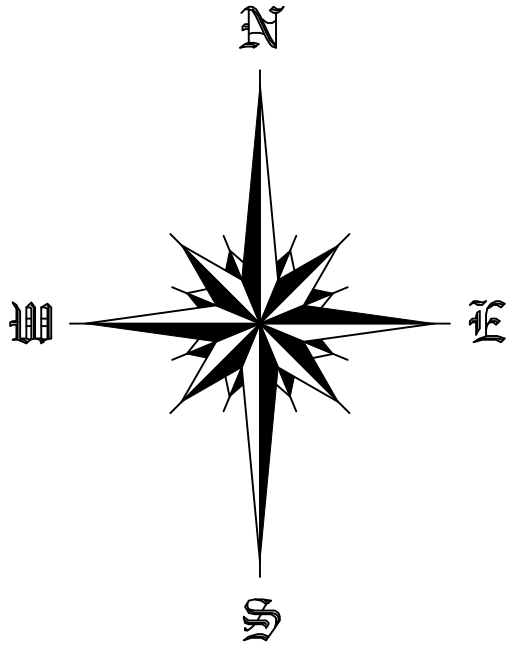
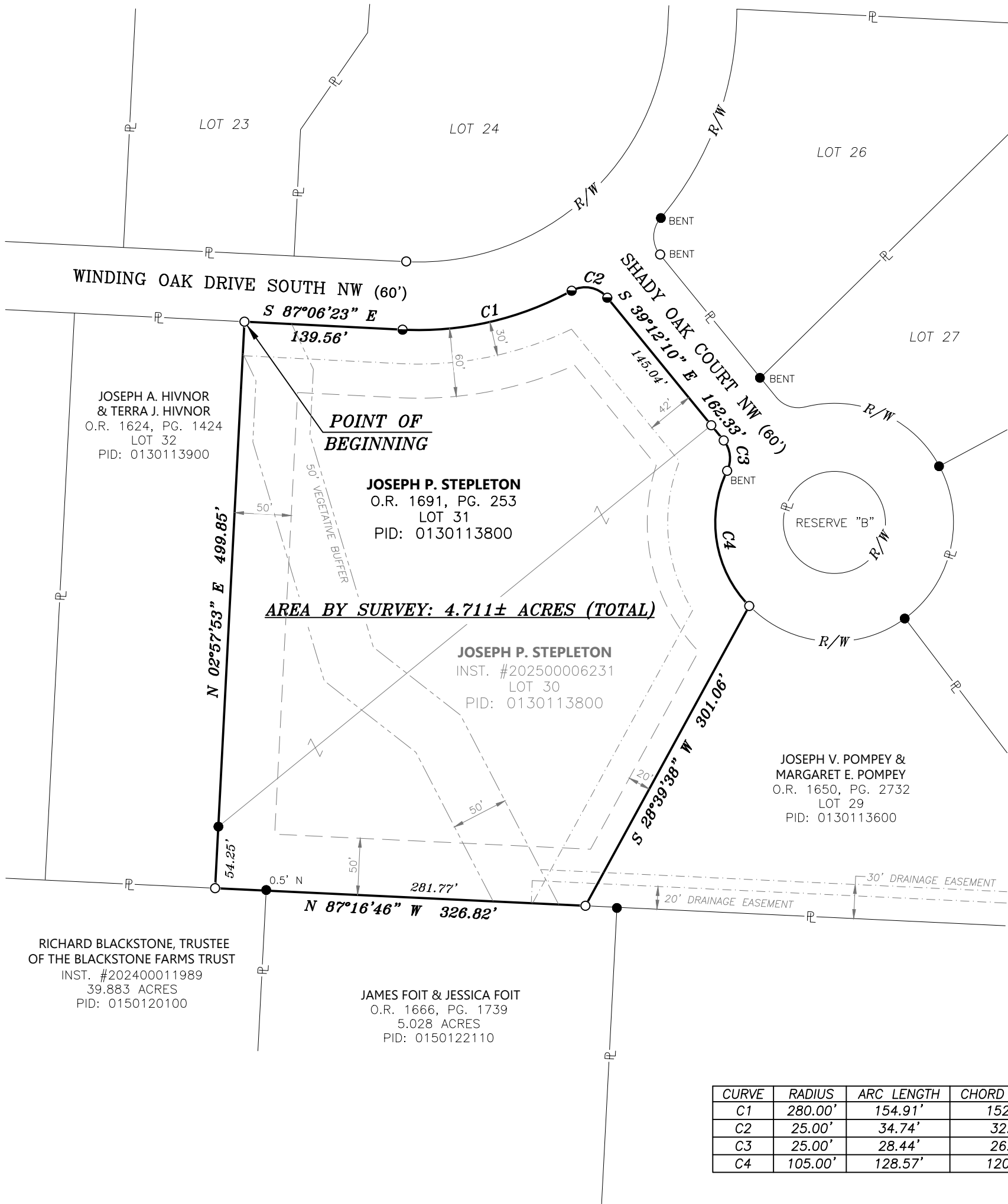
Thence, S 28°39'38" W, 301.06 feet with the East line of said Lot 30 and the West line of said Lot 29 to a 3/4 inch iron pipe and cap (stamp illegible) found at the southeast corner of said Lot 30 and the southwest corner of said Lot 29, said 3/4 inch iron pipe and cap being on the North line of a 5.028 acre tract of land conveyed to James Foit and Jessica Foit, as recorded in Official Record Book 1666, Page 1739;

Thence, N 87°16'46" W, 326.82 feet with the South line of said Lot 30, passing a 3/4 inch O.D. iron pipe found at 281.77 feet (0.5 feet North) at the northwest corner of said 5.028 acre tract to a 3/4 inch iron pipe and cap (stamp illegible) found at the southwest corner of said Lot 30 and the southeast corner of said Lot 32, said 3/4 inch O.D. iron pipe being on the North line of a 39.883 acre tract of land conveyed to Richard Blackstone, Trustee of the Blackstone Farms Trust;, as recorded in Instrument Number 20240011989;

Thence, N 02°57'53" E, 499.85 feet with the East line of said Lot 32, passing at 54.25 feet a 3/4 inch O.D. iron pipe found at the northwest corner of said Lot 30 and the southwest corner of said Lot 31 to the True Point of Beginning, containing 4.711 acres of land, more or less.

BASIS OF BEARINGS:

Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum of 1983 (2011), U.S. Survey Foot, showing a portion of the South line of Oak Creek Subdivision as being N 87°16'46" W.

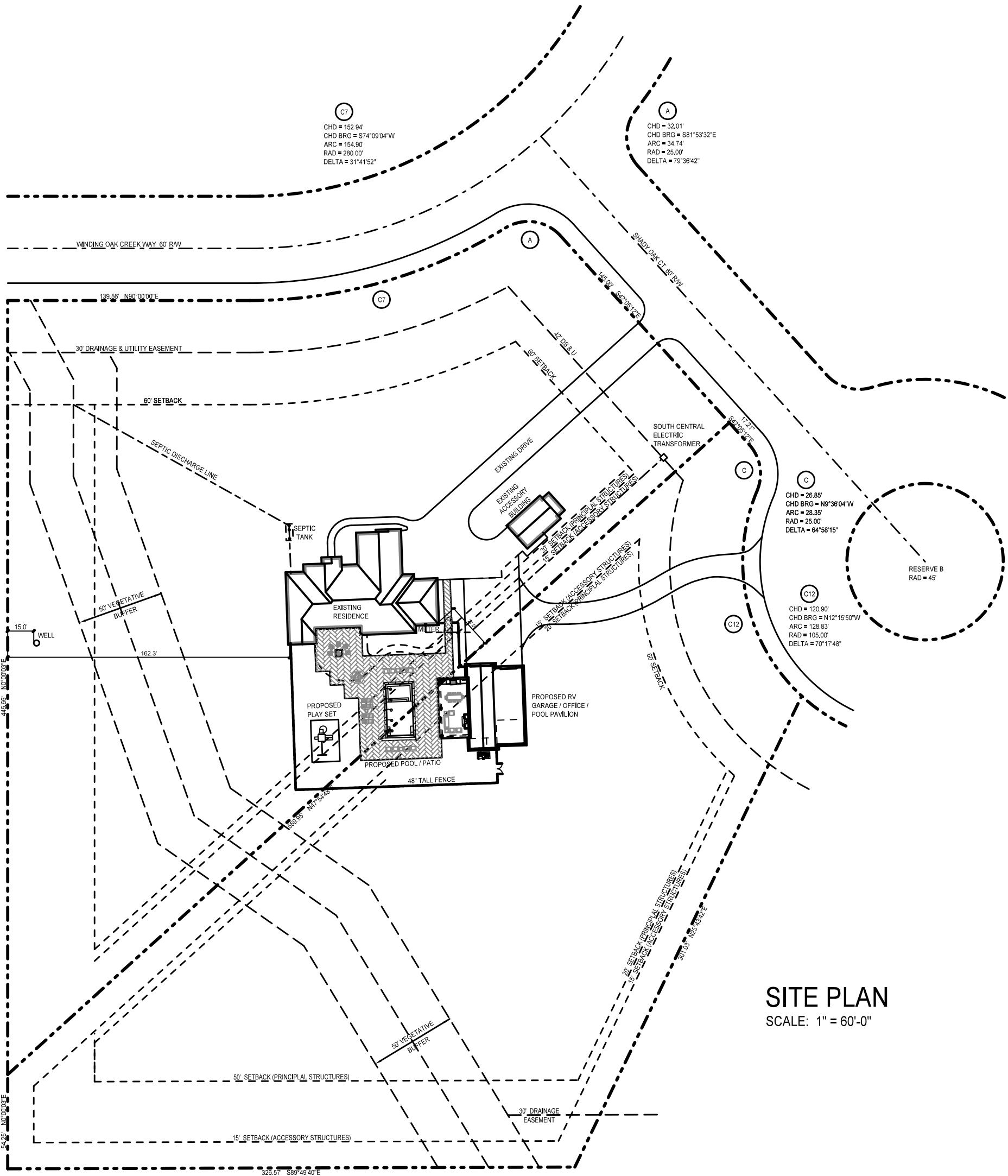


LEGEND

- PROPERTY LOT LINES
 - ROAD RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - BUILDING SETBACK
 - VEGETATIVE BUFFER
 - DRAINAGE, SANITARY & UTILITY EASEMENT
 - 5/8" x 30" REBAR & CAP STAMPED "CENTRAL SURV. CO., LTD.", SET
 - 3/4" IRON PIPE & CAP (ILLEGIBLE), FOUND
 - 3/4" O.D. IRON PIPE, FOUND
- 0' 100' 200' 300'
- SCALE: 1 INCH = 100 FEET

BY:

WILLIAM L. WILLIS, P.S. 7168 06/24/2025



SITE PLAN
SCALE: 1" = 60'-0"



From: [Brandon Bailey](#)
To: [Eastham, Nicholas P](#)
Cc: [hollym](#)
Subject: [E] RE: Oak Creek Replat Application
Date: Monday, July 28, 2025 9:25:21 AM
Attachments: [image002.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nicholas,

South Central Power has no objections to this proposal. Our facilities are located at the front of the properties in this area. The only facilities that could potentially be affected by this request is the existing service to the house. The property owner would need to reach out to South Central if this would need moved or upgraded to meet their power needs.

Thank you,

Brandon Bailey

Lead Field Engineer

South Central Power Company

Office: 740-689-6208

720 Mill Park Drive | Lancaster, OH 43130

Member Services: 800.282.5064 | www.southcentralpower.com

Follow us on Social Media! [Facebook](#) | [Instagram](#) | [Twitter](#) | [LinkedIn](#)



From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>

Sent: Sunday, July 27, 2025 6:02 PM

To: Brandon Bailey <bailey@southcentralpower.com>

Cc: hollym <hollym@crossroadscommunityplanning.com>

Subject: Oak Creek Replat Application

CAUTION: EXTERNAL MAIL


Hi Brandon,


Attached are the application materials for a Type 2 Replat in the Oak Creek Subdivision in Greenfield Township. Since there are existing utility easements on the property, the Subdivision Regulation Committee was wanting to know if South Central Power would have any comments for this replat.

Please let me know if you have any questions.

Thank you.

Nicholas Eastham, AICP Candidate
Regional Planner | Regional Planning Commission

 138 W Chestnut St.
Lancaster, OH 43130

 740-652-7111 (t)



 <https://co.fairfield.oh.us/rpc/>

From: [Jeff Williamsen](#)
To: [Eastham, Nicholas P](#)
Cc: [Noland, Mitch A](#); [May, Kristopher Todd](#); [Lucht, Chad M](#); [Valentine, Jennifer M](#); [Vogel, Tony J](#); [Anders, Joshua T \(Josh\)](#); [Mattei, Holly R](#)
Subject: [E] Re: Type 2 Replat Application for Oak Creek
Date: Tuesday, July 8, 2025 12:59:23 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nicholas,

The replat meets all Greenfield Township Zoning codes and therefore does not have a problem with the combining of the parcels/lots.

Jeff Williamsen

Zoning Inspector

Greenfield Township

740-756-9221 Cell: 740-400-9441

4663 Carroll-Cemetery Rd, Carroll, OH 43112

Office Hours: Tuesday & Wednesday 10:00 a.m. to 2:00 p.m.

Thursday 3:00 p.m. to 7 p.m. or by appointment

On Wed, Jul 2, 2025 at 3:56 PM Eastham, Nicholas P
<nicholas.eastham@fairfieldcountyohio.gov> wrote:

Hello,

The applicant for the Type 2 Replat of Lot 31 in the Oak Creek Subdivision formally submitted an initial application, replat, site plan, and previous permits for septic systems. I have attached all of these, as well as the cover letter, for your review.

Please provide all comments by no later than the date of the next scheduled Technical Review meeting on 07/21

If you have any questions, please let me know.

Thank you.



OFFICE OF COUNTY AUDITOR

County Auditor

Carri L. Brown, PhD, MBA, CGFM
carri.brown@fairfieldcountyohio.gov

To: Fairfield County Regional Planning, Executive Director

From: Curtis L Truax, GIS / Mapping Manger

Date: July 15, 2025

Subject: Replat of Lots 30 & 31 Oak Creek Subdivision – Type 2

The GIS Department has reviewed the Type 2 Replat proposed for the Replat of Lots 30 & 31 Oak Creek Subdivision, received July 7, 2025, located in Greenfield Township.

Our comments are as follows:

Page 1 of 2

1. All signatures shall have the name and title in print beneath.
2. There is a typographical error in the paragraph in the top right corner of page 1.
 - a. I believe “supple” should be “supply”.

Page 2 of 2

1. In the legal description, paragraph 2 and 3 reference Winding Oak Drive South NW, but are missing “Drive”.
2. The adjoiner to the Southwest, being the Blackstone property, has the incorrect acreage.
 - a. 39.883 acres should be 86.227 acres.

This concludes any GIS Department comments at this time. If you have any questions, please contact me at (740) 652-7055.

S E R V E • C O N N E C T • P R O T E C T

UTILITY EASEMENTS: Utility Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of utility lines and service, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

UTILITY AND SANITARY SEWER EASEMENTS: Utility and sanitary sewer easements shown on this plat as for the construction, operation, maintenance, repair, replacement, or removal of utility and sanitary sewer lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

SANITARY SEWER EASEMENTS: Easements designated as Sanitary Sewer Easements on this plat are for the construction, operation, maintenance, repair, replacement, or removal of sanitary sewer lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said sewers and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No other utilities are to be placed or constructed in designated Sanitary Sewer Easements.

DRAINAGE EASEMENTS: An easement is hereby granted for the purpose of construction, operation, reconstruction, usage, and maintenance of storm drainage swales, ditches and underground piping and appurtenant works on any part of easement areas designated "Drainage Easement" heron including the right to construct, clean, repair, keep unobstructed, and care said sewers, swales, ditches, piping and appurtenant structures, together with the right of access to the said areas for said purpose. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within the drainage easement areas as delineated on this plat, except those shown on the approved construction drawings.

DRAINAGE MAINTENANCE DISTRICT: A Maintenance Agreement for drainage facilities is a part of the improvement plans of the above real estate Oak Creek Subdivision and the obligation to pay the maintenance fees shall pass with the title to the property. There shall be inserted in each deed passing the Title to any of the land herein by the owner of developer of words:

"Title to the fee includes the obligation to pay the drainage maintenance fee assessed, or to be assessed, by the County, pursuant to the Ohio Revised Code 6137 and following sections. This includes the obligation to pay such portion of the drainage maintenance fee assessment, or to be assessed, to the public corporation(s) as established in the original schedule, as amended from time to time."

"All lots in the subdivision shall be part of a drainage district for the maintenance, repair and replacement of the drainage/storm sewer system serving the subdivision. Each lot shall be assessed in accordance with the rules and regulations governing such district for the inspections, maintenance, repair and replacement of such drainage/storm sewer system."

The owner or owners of the fee simple title to each of the lots and lands shown hereon that has within it a portion of the area designated as "Drainage Easement" or "Drainage and Sanitary Sewer Easement" shall care for, maintain, and keep open and unobstructed the major storm drainage swale within said portion of the drainage Easement or drainage and sanitary sewer easement area.

The easement for storm sewer, storm drainage swales, and where applicable sanitary, and appurtenant works is hereby granted to the Board of Fairfield County Commissioners and its assigns, for use at such time as it is determined that for reasons of public health, safety, and welfare it is necessary to construct, reconstruct, maintain, and keep open and unobstructed the major storm drainage swales within said "Drainage Easement Area" or "Drainage and Sanitary Sewer Easement Area", and that the costs thereof, both direct and incidental thereto, shall be paid for by the owner or owners of the fee simple title to the lots and land upon which such maintenance is performed, unless paid by a drainage maintenance district established for the subdivision.

Notes
Monuments set are 5/8" rebar 30" long with a plastic cap inscribed "CENTRAL SURV. CO., LTD."

Bearings shown hereon are based on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum of 1983 (2011), U.S. Survey Foot, showing a portion of the South line of Oak Creek Subdivision as being N 87°16'46" W.

No buildings or structures shall be constructed within the buffer zones, reserves or other no build areas.

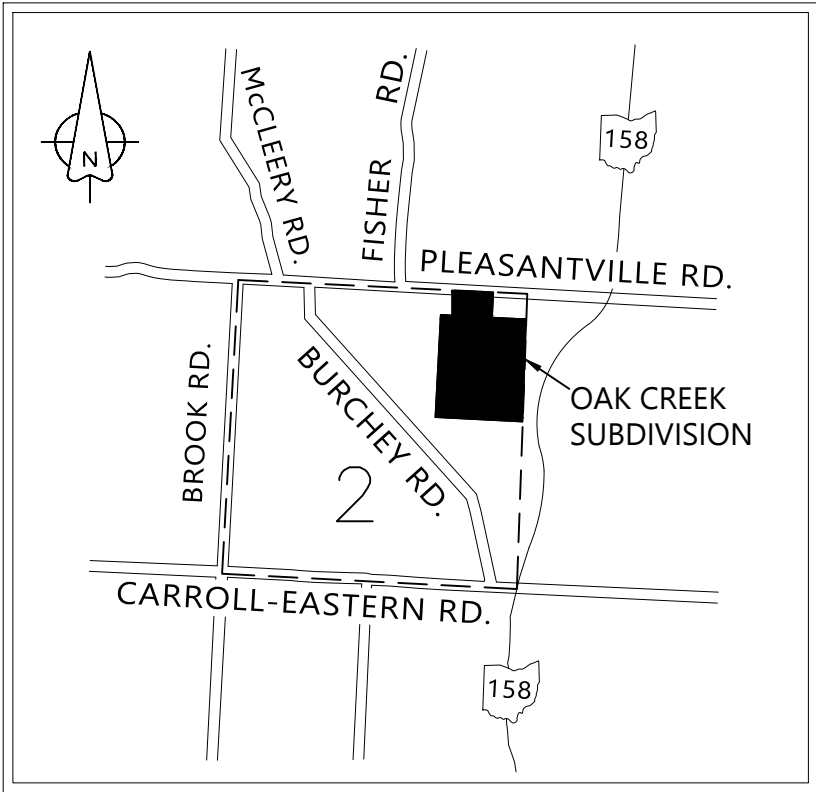
Lot 31 is a combination of the previously platted lots 30 and 31, as recorded in Oak Creek Subdivision, Plat Cabinet 2, Slot 129.

REPLAT OF LOTS 30 & 31

OAK CREEK SUBDIVISION

COUNTY OF FAIRFIELD, TOWNSHIP OF GREENFIELD,

TOWNSHIP 15, RANGE 19, SECTION 2



VICINITY MAP
(Not to Scale)

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, being all of Lot 30 and Lot 31, of Oak Creek Subdivision as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Cabinet 2, Slot 129. See Page 2 for full description.

I, the undersigned, being all the owners and lien holders of the land platted herein, do voluntarily consent to the execution of said plat.

by: Joseph P. Stepleton
Witness
Joseph P. Stepleton
Owner

STATE OF OHIO: SS

Be it remembered that on this ____ day of _____, 2025, personally came the said First, M., Last Name, Owners, to me known and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

My Commission Expires
Notary Public in and for the State of Ohio

CERTIFICATION OF SURVEYOR

I hereby certify that this plat represents a true and complete survey made by me or under my supervision on June of 2025, and that all markers and monuments indicated are in place or will be in place by the time of street acceptance and are correctly shown as to materials and locations, and meets the latest provision of the Ohio Administration Code Chapter 4733-37-Minimum Standards for Boundary Surveys in the State of Ohio. All dimensions are shown in U.S. Survey feet and decimal parts thereof.

David A. Sanford P.S. No. 8721

FAIRFIELD COUNTY COMBINED GENERAL HEALTH DISTRICT APPROVAL:

I hereby certify that this plat meets the requirements of the Fairfield County Combined General Health District. This approval given subject to the following regulations. Before construction is commenced each individual owner or builder shall contact the Board of Health for approval of type and location of wastewater disposal systems, location of potable water supply, dwelling and driveway. Approval of on-site wastewater disposal systems is based on original soil conditions. Any cut or fill on lots for on-site wastewater treatment systems shall be approved by the Health Department and this approval shall be noted on construction drawings prior to work being commenced.

Fairfield Department of Health Commissioner.

Date

APPROVAL BY REGIONAL PLANNING COMMISSION.

I hereby certify that this plat was approved by the Fairfield County Regional Planning Commission on _____, 2025. This approval becomes void unless this plat is filed for recording within one hundred and eighty (180) days of the above approval.

Director, Fairfield County Regional Planning Commission

Date

APPROVAL BY COUNTY ENGINEER.

This plat is hereby approved as of _____, 2025.

Fairfield County Engineer

Date

APPROVAL BY COUNTY SANITARY ENGINEER.

This plat is hereby approved as of _____, 2025. however, sanitary sewers and waterlines are not accepted until inspected and approved.

Fairfield County Sanitary Engineer

Date

APPROVAL BY COUNTY COMMISSIONERS.

Approved and accepted this ____ day of _____, 2025. The streets, roads, easements, etc., herein dedicated to public use are hereby accepted as such for the County of Fairfield, State of Ohio.

Fairfield County Commissioners

Date

ZONING INSPECTOR, GREENFIELD TOWNSHIP

This plat is consistent with the current GREENFIELD Township Zoning Resolution.

Township Zoning Inspector

Date

COUNTY AUDITOR:

I hereby certify that the land described by this plat was transferred on _____, 2025.

Fairfield County Auditor

Date

COUNTY RECORDER:

I hereby certify that this plat was filed for recording on _____, 2025, and that it was recorded on _____, 2025, in Plat Cabinet 2, Slot 129, of the plat records of Fairfield County, Ohio. Fee \$ _____.

Fairfield County Recorder

Date

REPLAT OF LOTS 30 & 31
OAK CREEK SUBDIVISION
COUNTY OF FAIRFIELD, TOWNSHIP OF GREENFIELD,
TOWNSHIP 15, RANGE 19, SECTION 2

LEGAL DESCRIPTION:

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, being all of Lot 30 and Lot 31, of Oak Creek Subdivision as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Cabinet 2, Slot 129, and being all of the same lands conveyed to Joseph P. Stepleton, as recorded in Instrument Number 202500006231 and Official Record Book 1691, Page 253. All references contained herein are to the Fairfield County Recorder's records, Lancaster, Ohio, and being more particularly bounded and described as follows:

Beginning at a 3/4 inch iron pipe and cap (stamp illegible) found at the northwest corner of said Lot 31, the northeast corner of Lot 32 conveyed to Joseph A. Hivnor and Terra J. Hivnor, as recorded in Official Record Book 1624, Page 1424, said 3/4 inch iron pipe being on the southerly right-of-way line of Winding Oak South NW (60' R/W), of said Oak Creek Subdivision;

Thence, with the northerly lines of said Lot 31 and the southerly right-of-way line of said Winding Oak South NW the following two (2) courses:

1. S 87°06'23" E, 139.56 feet to a 5/8 inch rebar and cap set at a point of curvature;
2. with an arc of a curve to the left, having a radius of 280.00 feet, a central angle of 31°41'55", an arc length of the 154.91 feet and a chord which bears N 77°02'41" E, a distance of 152.94 feet to a 5/8 inch rebar and cap set, said 5/8 inch rebar being on the westerly right-of line of Shady Oak Court NW (60' R/W), of said Oak Creek Subdivision;

Thence, with the westerly right-of-way line of said Shady Oak Court NW the following four (4) courses:

1. with a northeasterly line of said Lot 31 and an arc of a curve to the right, having a radius of 25.00 feet, a central angle of 79°36'48", an arc length of the 34.74 feet and a chord which bears S 78°59'55" E, a distance of 32.01 feet to a 5/8 inch rebar and cap set at a northeasterly corner of said Lot 31;
2. S 39°12'10" E, 162.33 feet, passing a 3/4 inch iron pipe and cap (stamp illegible) found at 145.04 feet at a northeasterly corner of said Lot 31 and a northerly corner of said Lot 30 to a 3/4 inch iron pipe and cap (stamp illegible) found at a northerly corner of said Lot 30;
3. with a northeasterly line of said Lot 30 and an arc of a curve to the right, having a radius of 25.00 feet, a central angle of 65°11'16", an arc length of the 28.44 feet and a chord which bears S 06°29'52" E, a distance of 26.93 feet to a 3/4 inch iron pipe and cap (stamp illegible) found bent at a reverse point of curvature;
4. with a northeasterly line of said Lot 30 and an arc of a curve to the left, having a radius of 105.00 feet, a central angle of 70°09'19", an arc length of the 128.57 feet and a chord which bears S 09°17'37" E, a distance of 120.68 feet to a 3/4 inch iron pipe and cap (stamp illegible) found at the Northeast corner of said Lot 30 and the Northwest corner of Lot 29 conveyed to Joseph V. Pompey and Margaret V. Pompey, as recorded in Official Record Book 1650, Page 2732;

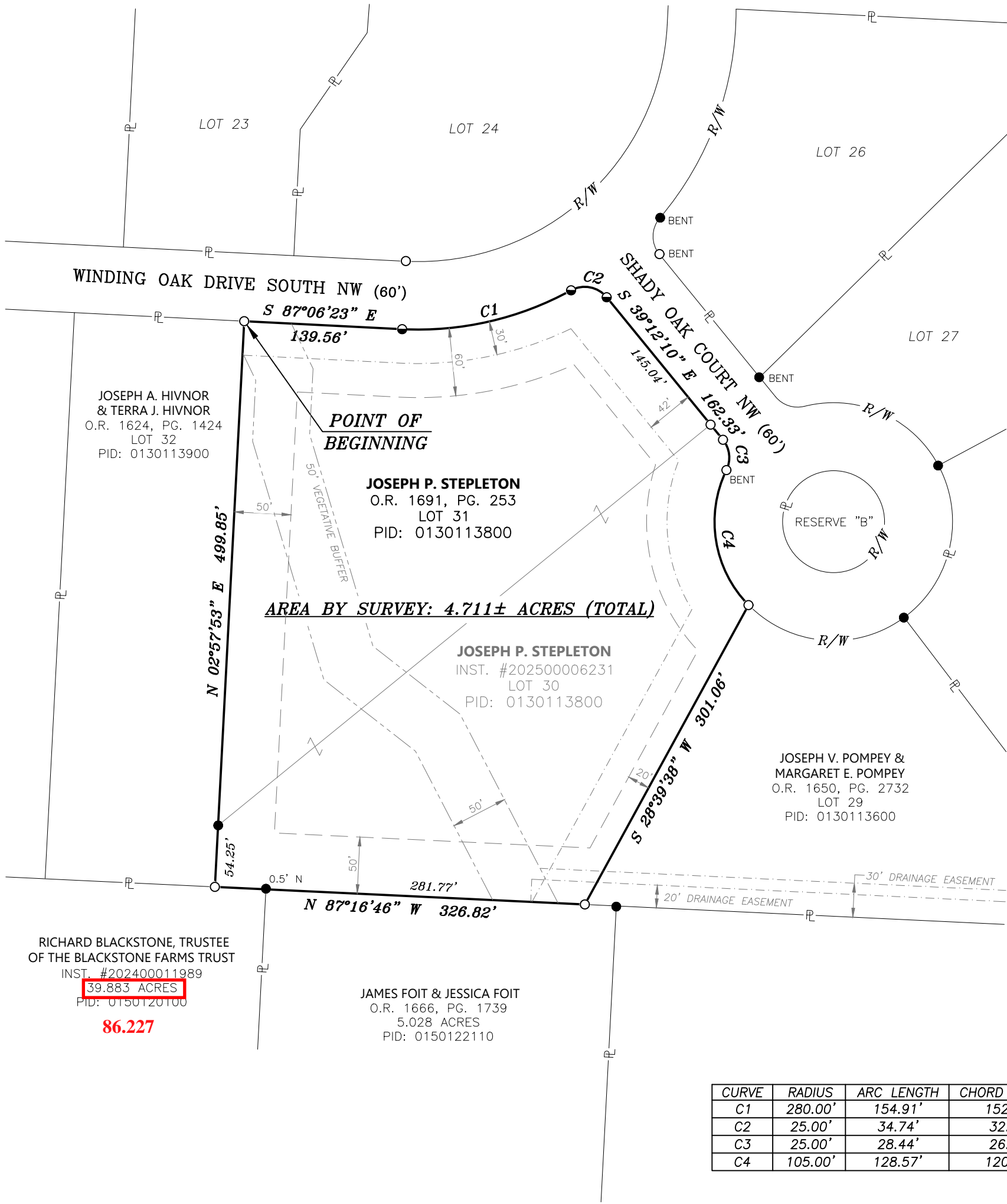
Thence, S 28°39'38" W, 301.06 feet with the East line of said Lot 30 and the West line of said Lot 29 to a 3/4 inch iron pipe and cap (stamp illegible) found at the southeast corner of said Lot 30 and the southwest corner of said Lot 29, said 3/4 inch iron pipe and cap being on the North line of a 5.028 acre tract of land conveyed to James Foit and Jessica Foit, as recorded in Official Record Book 1666, Page 1739;

Thence, N 87°16'46" W, 326.82 feet with the South line of said Lot 30, passing a 3/4 inch O.D. iron pipe found at 281.77 feet (0.5 feet North) at the northwest corner of said 5.028 acre tract to a 3/4 inch iron pipe and cap (stamp illegible) found at the southwest corner of said Lot 30 and the southeast corner of said Lot 32, said 3/4 inch O.D. iron pipe being on the North line of a 39.883 acre tract of land conveyed to Richard Blackstone, Trustee of the Blackstone Farms Trust, as recorded in Instrument Number 20240011989;

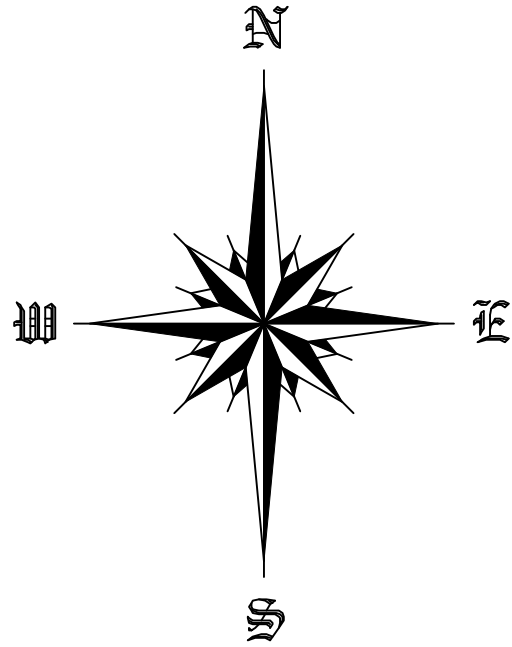
Thence, N 02°57'53" E, 499.85 feet with the East line of said Lot 32, passing at 54.25 feet a 3/4 inch O.D. iron pipe found at the northwest corner of said Lot 30 and the southwest corner of said Lot 31 to the True Point of Beginning, containing 4.711 acres of land, more or less.

BASIS OF BEARINGS:

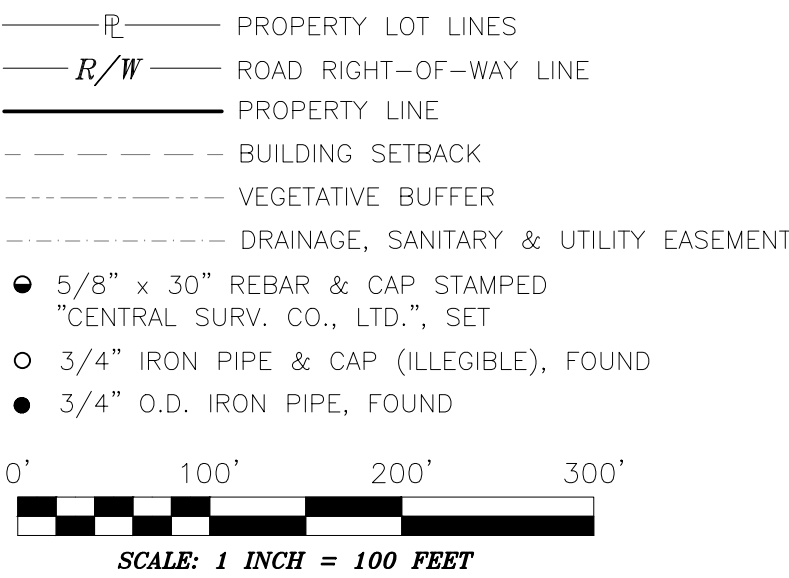
Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum of 1983 (2011), U.S. Survey Foot, showing a portion of the South line of Oak Creek Subdivision as being N 87°16'46" W.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	280.00'	154.91'	152.94'	N 77°02'41" E	31°41'55"	79.49'
C2	25.00'	34.74'	32.01'	S 78°59'55" E	79°36'48"	20.83'
C3	25.00'	28.44'	26.93'	S 06°29'52" E	65°11'16"	15.98'
C4	105.00'	128.57'	120.68'	S 09°17'37" E	70°09'19"	73.73'



LEGEND



BY:

WILLIAM L. WILLIS, P.S. 7168 06/24/2025



Fairfield County Engineer

3026 W. Fair Ave.
Lancaster, OH 43130
Main: (740) 652-2300
Fax: (740) 687-7055

July 18, 2025

To: Nicholas Eastham
Fairfield County Regional Planning

From: Mitch Noland P.E., S.I. Deputy Engineer
TM Todd May E.I., Subdivision Engineer
Fairfield County Engineer's Office

Subject: **Oak Creek – Type 2 Replat**

Please note the following comments on the **Oak Creek Type 2 Replat**:

1. The Drainage Maintenance District will need to be revised; the new parcel will have the combined acreage and assessment for the originally platted lots 30 and 31.
2. Names and addresses for the surveyor and subdivider are needed on the final plat.
3. Sheet 1, the situate must denote Township, Range and Section number.
4. Sheet 1, Drainage Easement, 5th line should read "care for said sewers".
5. Sheet 1, Drainage Maintenance District, 4th paragraph, 5th line, capitalize Drainage Easement and Drainage and Sanitary Sewer Easement.
6. Sheet 1, Notary Statement, fill in first name, middle initial and last name to complete statement.
7. Sheet 1, Use section 7.3 of the subdivision regulations for the Health Department statement (it is no longer Fairfield County Combined General Health District). Also, check spelling (supply) and missing text "on lots proposed for" and "Fairfield County Health Department".
8. Sheet 1, place the name of each official under the appropriate department approval line. Fairfield County Engineer should have Jeremiah D. Upp P.E., P.S.
9. Sheet 2, the situate should contain the Township, Range and Section number.
10. Sheet 2, legal description, state the acreage of each existing tract (Lots 30 and 31) in the situate and state in the situate if the new tract contains all or part of the original tracts.
11. Closure for the description has been checked and meets minimum requirements.
12. Sheet 2, show the vehicular access restriction linework on the plat, and dimensions from the previous plat (170' from the west lot line on lot 31 and 50' from the south lot line of lot 31).
13. Sheet 2, denote the centerline of the roads and add the text "60' R/W" to each road.
14. Sheet 2, label the setback line and the easement types on the plat.
15. Sheet 2, reference the 50' Vegetative Buffer to the record plat for language.
16. Sheet 2, show adjacent easements on the Hivnor lot to the west.
17. Sheet 2, why is the acreage labeled as a "±"?

Jeremiah D. Upp, P.E., P.S., County Engineer



Fairfield Soil and Water Conservation District

831 College Avenue, Suite B
Lancaster, OH 43130-1081

Telephone: (740) 653-8154

Date: July 17, 2025

To: Nicholas Eastham
Regional Planning Commission

From: Chad Lucht, Urban Manager
Fairfield Soil and Water Conservation District

Subject: **Oak Creek**
Type 2 Replat

Please note the following comments on the Oak Creek sketch plan submitted for review:

1. The septic system is an NPDES System permitted through Ohio EPA. Our concerns regarding the septic system have been addressed satisfactorily.
2. Our office recommends approval of the Type 2 Replat to combine lots 30&31.

From: [Valentine, Jennifer M](#)
To: [Eastham, Nicholas P](#)
Cc: [Wooten, Mccray K](#)
Subject: Re: Type 2 Replat Application for Oak Creek
Date: Monday, July 21, 2025 2:49:14 PM

We have no issue combining lots 30 and 31.

Jennifer Valentine, REHS
Environmental Program Supervisor
Fairfield County Health Department
740-652-2822

From: Avaya Cloud Office <notify@email.cloudoffice.avaya.com>
Sent: Monday, July 21, 2025 1:12 PM
To: Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>
Subject: New Voice Message from Nicholas Eastham 7111 on 07/21/2025 1:11 PM



Voice Message

Dear Jennifer Valentine,

You have a new voice message:

From: Nicholas Eastham 7111
Received: Monday, July 21, 2025 at 1:11 PM
Length: 00:34
To: (740) 652-2822 Jennifer Valentine

Voicemail Preview:

"Hi, this is Nicholas from the Fearful Cambridge re Planning Commission. I was just wanting to follow up and see if you had any comments for the Type 2 replat for the Oak Creek subdivision. I sent that out for comments back on July 2nd. I was just wanting to see if you had any comes before sending out reports tomorrow. You know, there is still time to send some comments by end of day today. So if you have any questions, just let me know. You can give me a call or send me an email, you can reach me at So 406 expect to you 7-eleven. Thanks."

Listen to this message over your phone or log in to your [Avaya Cloud Office account](#) with your main number, extension number, and password. You can also manage your voicemails in your Avaya Cloud Office account.

Thank you for using Avaya Cloud Office!

By subscribing to and/or using Avaya Cloud Office, you acknowledge agreement to our [Terms of Use](#).

SUBDIVISION: Valley View Farms Replat of Lot 32

OWNER/DEVELOPER: Jonathan Spires

ENGINEER/SURVEYOR: Robert McFarland

DATE: Monday, July 28, 2025

LOCATION AND DESCRIPTION: This replat is for Lot 32 in the Valley View Farms subdivision in Pleasant Township. The applicant is proposing to create a new 1.500-acre lot (proposed Lot 32a) for the site of a new residence. This replat was previously approved by the Regional Planning Commission on 03/04/2025 with the condition that the adjacent landowners be required to sign the replat. As previously discussed in the original replat application, the Ohio Revised Code requires that approval is granted to any party potentially injured by changes to the plat. The Fairfield County Prosecutor's Office advised that the Regional Planning Commission is the authority to determine what parties would be injuriously impacted. The Regional Planning Commission then has a series of reviews through each technical meeting to determine what injurious parties could be impact by this replatting process. The applicant had submitted a letter requesting that the Regional Planning Commission reconsider who is injuriously affected, or that the Regional Planning Commission reimburse the replat application fee (\$3,000.00).

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

The Subdivision Regulations Committee reviewed the applicant's request of reconsideration. Based on the aforementioned Ohio Revised Code requirements, the committee did not recommend reconsideration of the signature requirements based on the designated contacts not agreeing to sign the replat.

The Subdivision Regulations Committee did recommend approval of the consideration for reimbursement of the replat application fee.

VALLEY VIEW FARMS - SECTION 2
RE-PLAT OF LOT 32
SECTION 27, TOWNSHIP. 15, RANGE. 18
PLEASANT TOWNSHIP, FAIRFIELD COUNTY, OHIO

UTILITY EASEMENT:

Utility Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, and/or removal of utility lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

SANITARY SEWER EASEMENT:

Easements designated as sanitary sewer easements on this plat are for the construction, operation, maintenance, repair, replacement, or removal of sanitary sewer lines and services, and for the express use of said sewers, and for providing ingress and egress to the property for said purposes, and are to be maintained as such forever. No other utilities are to be placed or constructed in designated sanitary sewer easements.

DRAINAGE EASMENTS:

An easement is hereby granted for the purpose of construction, operation, reconstruction, usage, and maintenance of storm drainage swales, ditches, and underground piping and appurtenant works on any part of easement areas designated "Drainage Easement" hereon, including the right to construct, clean, repair, keep unobstructed, and care for said sewers, swales, ditches, piping, and appurtenant structures, together with the right of access to said areas for said purpose. No above grade structures, dams, fencing, or other obstructions to the flow of storm water runoff are permitted within the Drainage Easement areas as delineated on this plat, except those shown on the approved construction drawings.

DRAINAGE MAINTENANCE DISTRICT:

A Maintenance Agreement for drainage facilities is a part of the improvement plans of the above real estate (Valley View Farms - Section 2, Re-Plat of Lot 32) and the obligation to pay the maintenamce fees shall pass with the Title to the property. There shall be inserted in each deed passing Title to any of the land herein by the owner or develooper the words:

"Title to the fee includes the obligation to pay the drainage maintenance fee assessed, or to be assessed, by the County, pursuant to the Ohio Revised Code 6137 and following sections. This includes the obligation to pay such portion of the drainage maintenance fee assessment, or to be assessed, to the public corporation(s) as established in the original schedule, as amended from time to time."

"All lots in the subdivision shall be part of a drainage district for the maintenance, repair and replacement of the drainage/storm sewer system serving the subdivision. Each lot shall be assessed in accordance with the rules and regulations governing such district for the inspections, maintenance, repair and replacement of such drainage/storm sewer system."

The owner or owners of the fee simple title to each of the lots and lands shown hereon that has within it a portion of the area designated hereon as "Drainage Easement" or "Drainage and Sanitary Sewer Easement" shall care for, maintain, and keep open and unobstructed the major storm drainage swale within said portion of the drainage easement or drainage and sanitary sewer easement area.

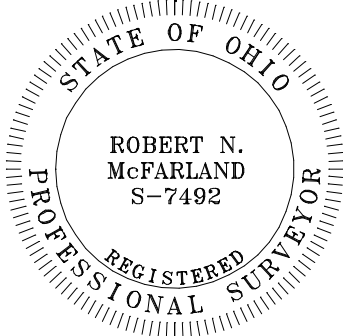
The easement for storm sewer, storm drainage swales, and where applicable sanitary sewer, and appurtenant works is hereby granted to the Board of Fairfield County Commissioners and its assigns, for use at such time as it is determined that for reasons of public health, safety, and welfare it is necessary to construct, reconstruct, maintain, and keep open and unobstructed the major storm drainage swales within said "drainage easement area" or "drainage and sanitary sewer easement area", and that the costs thereof, both direct and incidental thereto, shall be paid for by the owner or owners of the fee simple title to the lots and land upon which such maintenance is performed, unless paid by a drainage maintenance district established for the subdivision.

Monuments shown on the plat as not in place at the time of recording shall be placed prior to acceptance of streets.

CERTIFICATION OF SURVEYOR:

I hereby certify that this plat represents a true and complete survey made by me or under my supervision on October 23, 2024, and that all markers and monuments indicated are in place or will be in place by the time of street acceptance and are correctly shown as to materials, locations and meets the latest provision of Ohio Administrative Code Chapter 4733-37 - minimum Standards for Boundary Surveys in the State of Ohio.

Robert N. McFarland, P.S. 7492 DATE



We, the undersigned, being all the owners and lien holders of the land platted herein, do voluntarily consent to the execution of said plat.

Jonathan T. Spires Witness

Faith C. Spires Witness

STATE OF OHIO, FAIRFIELD COUNTY:

Be it remembered that on the ____ day of _____, 20 ____, personally came said Jonathan T. Spires and Faith C. Spires to me known and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

My commission expires Notary Public in and for Fairfield County

Jamie L. Barr Witness

Keith D. Barr Witness

STATE OF OHIO, FAIRFIELD COUNTY:

Be it remembered that on the ____ day of _____, 20 ____, personally came said Jamie L. Barr and Keith D. Barr to me known and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

My commission expires Notary Public in and for Fairfield County

Alfred H. Butts Witness

STATE OF OHIO, FAIRFIELD COUNTY:

Be it remembered that on the ____ day of _____, 20 ____, personally came said Alfred H. Butts to me known and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

My commission expires Notary Public in and for Fairfield County

APPROVAL BY COUNTY COMMISSIONERS:

Approved and accepted this ____ day of _____, 20 ____,
The easements herein dedicated to public use are hereby accepted
as such for the County of Fairfield, State of Ohio.

Steve Davis, Fairfield County Commissioner DATE

David L. Levacy, Fairfield County Commissioner DATE

Jeffrey Fix, Fairfield County Commissioner DATE

APPROVAL BY COUNTY ENGINEER:

This plat is hereby approved as of _____, 20 ____,
however, streets are not accepted until inspected and approved.

Jeremiah D. Upp, P.E. P.S. Fairfield County Engineer DATE

HEALTH DEPARTMENT APPROVAL:

FAIRFIELD COUNTY HEALTH DEPARTMENT

I hereby certify that this plat meets the requirements of the Fairfield County Health Department. (This approval given subject to the following regulations: Before construction is commenced, each individual owner or the builder shall contact the Fairfield County Health Department for approval of type and location of wastewater disposal systems, location of potable water supply, dwelling, and driveway). Approval of on-site wastewater disposal systems is based on the original soil conditions. Any cut or fill on lots proposed for on-site wastewater treatment systems shall be approved by the Fairfield County Health Department and this approval shall be noted on construction drawings prior to work being commenced.

Joel Ebel, MS, MBA, REHS Health Commissioner DATE

APPROVAL BY REGIONAL PLANNING COMMISSION:

I hereby certify that this plat was approved by the Fairfield County Regional Planning Commission on _____, 20 ____.
This approval becomes null and void unless this plat is filed for recording within one hundred eighty (180) days of the above approval.

Holly Mattei, Director, Fairfield County Regional Planning Commission DATE

APPROVAL BY COUNTY SANITARY ENGINEER:

This plat is hereby approved as of _____, 20 ____,
sanitary sewers and waterlines are not accepted until inspected and approved.

Tony Vogel, P.E., Fairfield County Sanitary Engineer DATE

COUNTY AUDITOR:

I hereby certify that the land described by this plat was transferred on _____, 20 ____

Carri L. Brown, Phd., MBA., CGFM., Fairfield County Auditor

COUNTY RECORDER:

I hereby certify that this plat was filed for recording on _____, 20 ____, at _____ am pm,
and that it was recorded on _____, 20 ____, in Volume ____, Page ____, plat records of
Fairfield County, Ohio.
Fee: \$ _____

Lisa McKenzie, Fairfield County Recorder DATE

Zoning Inspector:

This plat is consistent with the current Pleasant Township Zoning Resolution.

Corda Bowen, Township Zoning Inspector DATE

VALLEY VIEW FARMS - SECTION 2
RE-PLAT OF LOT 32
SECTION 27, TOWNSHIP 15, RANGE 18
PLEASANT TOWNSHIP, FAIRFIELD COUNTY, OHIO

Description of a 1.500 Acre Tract

Situated in the Section 27, Township 15, Range 18, Fairfield County, Ohio, containing 10.57 acres.

Being part of Lot 32 in Valley View Farms Section 2 as recorded in Plat Cabinet 2, Slot 131, said lot conveyed to Jonathan T. and Faith C. Spires, as recorded in Official Record 1718, Page 2298, and being more fully described as follows:

Beginning at a 3/4 inch iron pipe capped "RCT 5892" found at the southwest corner of Lot 32, the southeast corner of Lot 31, and on the north right-of-way line of Wheeling Road;

thence N 04°41'01" E, 396.27 feet to a 3/4 inch iron pipe capped "RCT 5892" found at a corner of Lot 32 and the northeast corner of Lot 31;

thence N 85°18'59" W, 200.00 feet to a 3/4 inch iron pipe capped "RCT 5892" found at a southwest corner of Lot 32 and the northwest corner of Lot 31, said point also being on the east line of Lot 30;

thence N 04°41'01" E, 32.22 feet to a 5/8 inch rebar capped "MCFARLAND PS 7492" set on the west line of Lot 32 and east line of Lot 30;

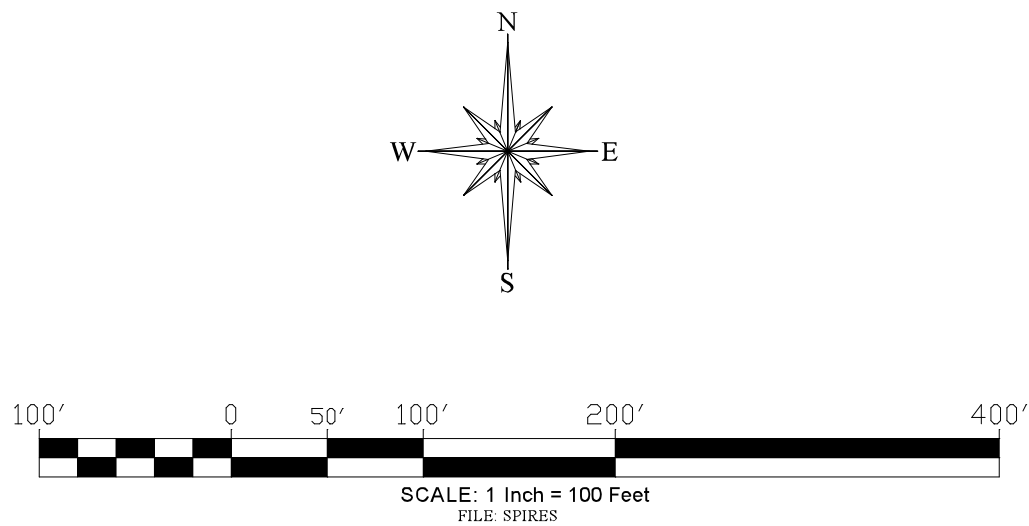
thence S 85°18'59" E, 328.38 feet, with a new line through Lot 32, to a 5/8 inch rebar capped "MCFARLAND PS 7492";

thence S 02°58'35" E, 340.58 feet, continuing with a new line through Lot 32, to a 5/8 inch rebar capped "MCFARLAND PS 7492" set on the south line of said lot and on the north right-of-way line of Wheeling Road;

thence S 67°03'28" W, 196.14 feet to the Point of Beginning, containing 1.500 acres, and being subject to all legal easements, restrictions, and rights-of-way of record.

Rebars set are 5/8 inch by 30 inches and have an orange plastic identification cap stamped "MCFARLAND PS 7492". Bearings are based on the north right-of-way line of Wheeling Road being S 67°03'28" W by the recorded Valley View Farms Section 2 subdivision plat. For additional information see plat of survey made in conjunction with and considered an integral part of this description.

This description is based on a survey made in November of 2024 by Robert N. McFarland, Licensed Professional Surveyor No. 7492.



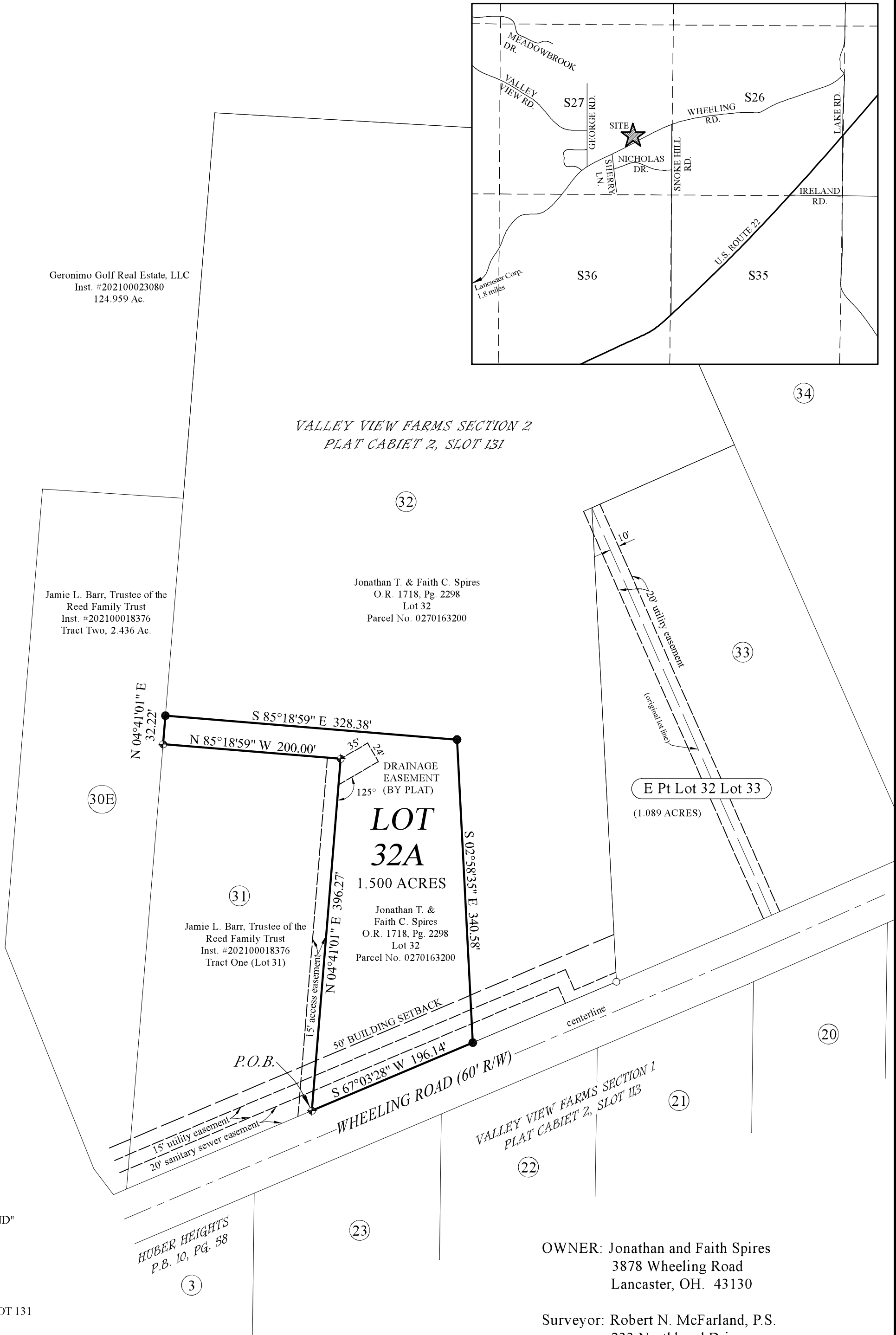
LEGEND:

- 5/8" X 30" rebar set with an orange plastic cap stamped "MCFARLAND PS 7492"
- ⦿ 3/4" iron pipe found, capped "RTC 5892"
- 5/8" rebar found, capped "TOBIN-MCFARLAND"

PERTINENT DOCUMENTS:

VALLEY VIEW FARMS SECTION 2, P.C. 2, SLOT 131
SURVEY BOOK 89, PAGE 19177
DEEDS AS SHOWN

FLOOD STATEMENT:
ZONE "X", MAP NO. 39045C0257G, EFF. 1/6/2012



OWNER: Jonathan and Faith Spires
3878 Wheeling Road
Lancaster, OH. 43130

Surveyor: Robert N. McFarland, P.S.
233 Northbend Drive
Bremen, OH. 43107

From: jon_spires@yahoo.com
To: [Eastham, Nicholas P](#)
Subject: [E] Jon Spires Lot Split "Reconsideration Request"
Date: Tuesday, June 17, 2025 1:49:56 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jon & Faith Spires
3878 Wheeling Road
Lancaster, Ohio 43130

Date: June 17, 2025

Fairfield County Subdivision Committee
c/o Fairfield County Regional Planning Commission
210 E. Main Street
Lancaster, Ohio 43130

Formal Request for Reconsideration - Lot Split Application for 3878 Wheeling Road, Lancaster, Oh

Dear Members of the RPC & Subdivision Regulatory Committee

We are writing to respectfully request reconsideration of our lot split application for our property at 3878 Wheeling Road, Lancaster, Ohio. We believe that our request complies with all applicable requirements under the RPC & **Fairfield County Subdivision Committee Regulations**, and we would like to clarify procedural concerns that may have impacted the initial decision.

We respectfully raise concern about this procedural inconsistency with the lot split procedural process pre 2025 to present day (i.e. Adjacent Property Signatures). Our proposed lot split meets all county standards, including minimum lot size, road frontage, and health department suitability for onsite septic systems. We have also ensured compliance with any applicable township zoning standards (Mr. Boyer) and have worked with a licensed surveyor (Mr. McFarland) to produce the required documentation.

Furthermore, we wish to emphasize that **several structures could be legally constructed** today on the proposed 1.5-acre lot **without requiring any neighbor approval**. These include, but are not limited to

-

Any structure for Unsized Agricultural purposes i.e. Greenhouse. Will legally bypass any zoning board. This is ORC 519.01B - This directly correlates to the adjacent signature requirement

These structures are fully permissible under township zoning and county health regulations, and none require neighbor consent. It seems contradictory and unreasonable that a split—subject to the same zoning and land use laws—would be held to a higher standard of scrutiny or require a greater degree of third-party input.

It is also worth noting that **many other property owners within our area have been approved for lot splits without being required to obtain neighbor signatures**. One example is **Al Butts**, an adjacent landowner (Parcel 0270163300), who has been asked to sign off on our current application despite never

having to do so for his own approved lot split in the past. We are concerned about this inconsistency in application of the rules, as it suggests either a selective enforcement standard or a shift in policy not communicated to applicants in advance.

Our **HEARTFELT** concern. The adjacent signature requirement significantly impacts our **long-term family plans**. We have thoughtfully pursued this lot split with the future in mind, as we **love this area and community** and would like the option to **downsize on our own land as we age**. Creating a second, legally compliant lot would allow us to remain close to our roots while adjusting our living situation to better fit our future needs along with our children. Denying this opportunity restricts our ability to plan responsibly and remain in a place that holds deep personal and emotional value for our family.

While we recognize that neighboring property owners may have opinions or questions regarding development, our request remains consistent with the regulatory framework provided by Fairfield County. Furthermore the adjacent property owners created the current lot & sold it to us

See Below in regards to Potential Reimbursement

(If this formal reconsideration request is denied)

We submitted our lot split application in good faith and included the required \$3000 application fee, which was accepted and cashed on **February 4, 2025**. At no time prior to this transaction were we informed that adjacent property owner signatures would be required as a condition of approval. It was only **20 days later, on February 24, 2025**, that the Subdivision Committee met and determined that such signatures should be included, effectively introducing a new procedural requirement after our application had been formally accepted and payment processed. Having this transparency we would've met with Al & Keith (Adjacent Lot Owners) & described our families goals before embarking on this [process](#). If funds are not reimbursed we feel this could be considered "Regulatory Taking" or "Bad Faith Action"

Given these facts, we respectfully ask that the Subdivision Committee reconsider our application based solely on its compliance with established regulations in place at the time of submission and payment. We are confident that this request meets all county criteria and should be evaluated on that basis.

Thank you for your time and attention to this matter. We would be happy to provide any additional documents or clarification necessary to support this reconsideration.

Sincerely,

Jon Spires

Phone: 740-974-4637

Email: jon_spires@yahoo.com

[Sent from Yahoo Mail for iPhone](#)



Fairfield Soil and Water Conservation District

831 College Avenue, Suite B
Lancaster, OH 43130-1081

Telephone: (740) 653-8154

Date: July 17, 2025

To: Nicholas Eastham
Regional Planning Commission

From: Chad Lucht, Urban Manager
Fairfield Soil and Water Conservation District

Subject: **Valley View Farms**
Replat of Lot 32

Please note the following comments on the Valley View Farms – Replat of Lot 32 submitted for review:

1. Lot 32 is part of a platted subdivision even though it is a lot that has frontage on an existing public road. Property owners purchased the platted lots knowing the lot sizes around them with a single house on the lot. The applicant is requesting to decrease the original lot size and add an additional house. The adjacent property owners are being impacted because the lot size is getting smaller than what was shown on the original plat and the number of houses around them has increased. Therefore, the requirement of adjacent property owners signing off on the Replat needs to remain.

Berne Township Map Amendment

APPLICANT: Jerry Johnson

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 2686 Bauman Hill Rd SE, Lancaster, OH 43130. Per the Fairfield County Auditor's site, the parcel number for this address is 0040006400, which is one lot that contains 131.20 acres.

EXISTING ZONING: The property is currently zoned RR – Rural Residential District. According to the Berne Township Zoning Code, this district's purpose is to provide areas for large lot single family residential development reflecting very low density and a rural lifestyle.

EXISTING LAND USE: Residential

PROPOSED REZONING: PRB – Planned Rural Business District. According to the Berne Township Zoning Code, this district's purpose is to provide for a limited business activity in locations where commercial activity as permitted in the GB District would be inappropriate.

PROPOSED LAND USE: To renovate an existing barn and use it for an event venue/space, and the construction of an office/bridal suite and smaller venue building for indoor events.

ADJACENT ZONING

NORTH	RR Rural Residential
EAST	RR Rural Residential
WEST	RR Rural Residential
SOUTH	RR Rural Residential

ADJACENT USES

Residential
Residential
Agricultural
Residential

Land Use, Environmental, and Regulatory Issues:

1. According to the application, the property is proposed to use an on-site barn as an event space. The primary dwelling structure would be on the same site. The Berne Township Zoning Resolution lists that land and buildings within PRB zoning be used only for the specific use or uses identified by the applicant for zoning plan amendment. This is a resubmission of a previous rezoning application (previously heard at the 04/01/2025 RPC Meeting), and is being reviewed by the RPC because it's a new application. This

submission included additional application materials related to PRB District, but still proposes the same uses as the previous application. The RPC office received letters from multiple residents of Berne Township providing comment on this proposed rezoning, and are included with this report.

2. According to the Berne Township Zoning Code, all uses for a PRB shall demonstrate that the proposed use or uses are appropriate to and compatible with the neighborhood where the proposed activity is to occur and shall identify the methods to be utilized to achieve compliance with the performance standards in Section 19.04. All permitted uses shall be approved by the Board of Township Trustees as part of the Development Plan that is required for zoning the site into the Planned Rural Business District. This submission includes most, but not all, requirements of the development plan. Based on Section 19.3.2, this development plan would still require:
 - Existing roads and drives, anticipated traffic impacts and methods to be employed to address adverse impacts.
 - A list of the specific restrictions proposed by the applicant for the zoning map amendment, which are designed to fulfill the concept, proposed and ensure compatibility of the project with the surrounding area. Such restrictions shall become part of the conditions on which any approval is given.
3. The Fairfield County Comprehensive Plan (2024) shows that this parcel is within the Traditional Agriculture District of the Future Land Use map (pp. 76-77; see Appendix)

Environmental Health Issues

1. The applicant would need to complete a soil sample test and apply for a new sewage treatment system for the barn.

Soil and Water Issues

1. Recommended approval of rezoning on the condition that the Fairfield County Health Department is contacted to determine if the well and septic system needs to be modified to accommodate the increased use

Utility and Service Issues

1. Fairfield County Utilities did not provide comment.
2. Fire and emergency services are provided by the Berne Township Fire Department. The fire department is located at 5872 Sugar Grove Rd SE, Sugar Grove, OH 43155

Transportation and Access Issues:

1. The County Engineer's Office shared that it had health and safety concerns related to the existing state and location of the current drive based on the proposed use and anticipated

increased demand. They recommended that the drive be moved 340' east to meet Drive Sight Distance requirements, that the existing drive be removed, and that a Landowner Permit is obtained.

STAFF RECOMMENDATION:

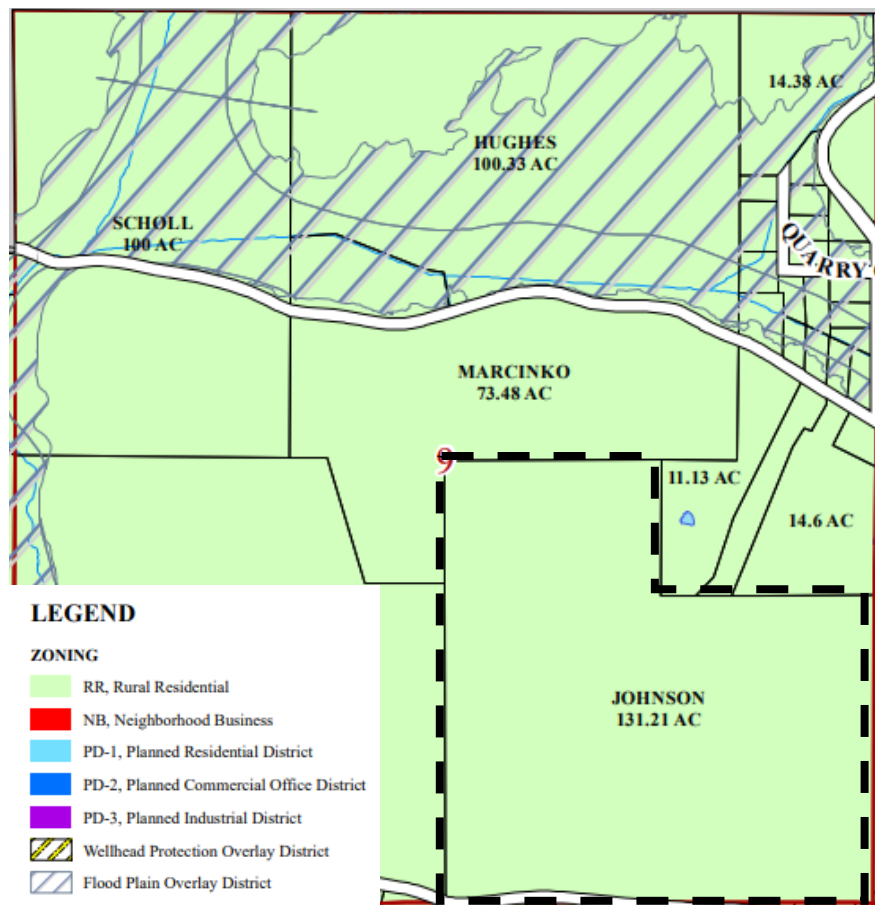
Staff recommend approval of the proposed rezoning with the following recommendations:

1. Any new or renovated commercial buildings would require a building permit through the Fairfield County Building Department.
2. That any driveways/access points meet the recommendations and requirements from both the Fairfield County Engineer's Office and Berne Township's Roads Department.
3. That there are adequate water and sewer systems to accommodate the increased use of this property.

RPC staff recommends approval because we believe event centers can be adequately integrated into a residential area, if appropriate measures are taken. The Township currently utilizes the PRB district for this type of use, so we therefore recommend approval of this rezoning based upon the set-up of the township's current code. It should be noted that such uses that are appropriate for a zoning district but need additional oversight, are typically handled through a conditional use process for the applicable zoning district. The use of the PRB zoning district could be considered spot zoning as there is no comprehensive approach to rezoning to this district. The Township should consider moving the uses permitted under the PRB district so that they are considered as conditional uses in the appropriate zoning district(s) to alleviate this concern.



(Google Maps, 2025)



APPLICATION FOR ZONING CERTIFICATE

(R. C. 519.16)

Application No. PRB

Berne Township, Fairfield County, Ohio

To the Board of Township Trustees:

The undersigned hereby applies for a zoning certificate for the following use, to be issued on the basis of the representations contained herein, all of which applicant swears to be true:

1. Location of Property 2686 Bauman Hill Rd SE Lancaster OH 43130
2. Name of Land Owner Jerry Johnson Address 2686 Bauman Hill Rd SE Lancaster OH 43130
3. Occupant Jerry Johnson Mary Johnson CASH JOHNSON
4. Proposed use Event Venue

.....New Construction

.....No. of Families

☒ Remodeling

☒ Business

.....Accessory Building

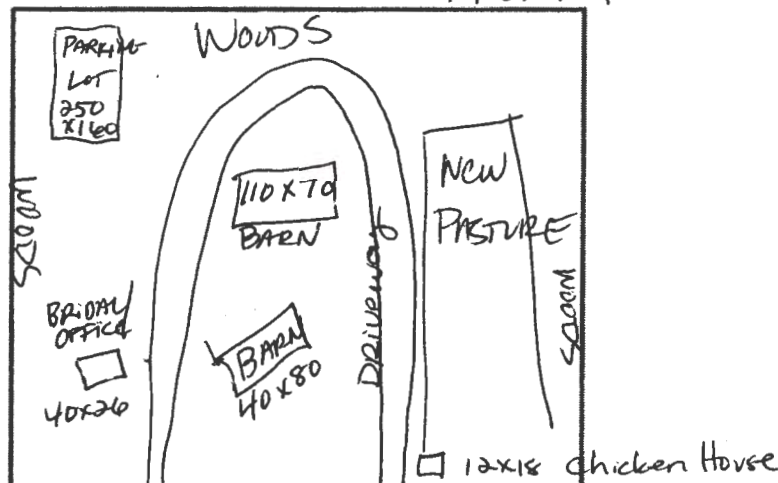
.....Manufacturing

.....Residence

.....Sign Board—Size

5. Sketch of lot, showing existing buildings and proposed construction or use for which this application is made.

(Fill in all dimensions and indicate which direction is north) NORTH



(a) Main road frontage 1278 feet

(e) Depth of lot from right of way 260.1 feet

(b) Set back from center of road

1958 feet

(f) Dimensions of building:

Width 70 feet

Depth 110 feet

(c) Side yard clearance:

West side 812 feet

East side 1728 feet

(g) Highest point of building above established grade 18 feet

(d) Rear Yard clearance 1238 feet

6. Buildings: Use 110 X 70 Farm Barn 80 X 40 Farm Barn 40 X 26 Modular Currently Residence

Number of stories 1

Basement N/A

Usable floor space designed for use as living quarters exclusive of basements, porches, garages, breezeways, terraces, attics or partial stories.

First floor 1040 MODULAR sq. ft.

Second floor N/A sq. ft.

Off street parking space Private sq. ft.

7. Remarks: We would like to be rezoned to Residential Business PRB
in order to run an event venue using building in
the sketch.

Witness:

Applicant [Signature] 7/7/25

Date filed with Zoning Inspector



Berne Township Zoning Commission Rezoning Application

Berne Township
Louis Noice Zoning Inspector
411 Stump Hollow RD
Lancaster, Ohio 43130
office (740-777-8853)
cell (740-415-6358)
Email louisnoice66@yahoo.com

Berne Township Zoning Use Only

ZC Case Number _____ Fee Paid _____ Date Received _____

APPLICANT

Applicant JERRY JOHNSON Company _____
Address 2686 Bauman Hill Rd SE Lancaster OH 43130
Phone Number 740-808-1961 Email twinfires2011@gmail.com

PROPERTY LOCATION DESCRIPTION

Property Type ☒ Residential ☐ Commercial Owner JERRY JOHNSON
Subdivision Name PLEASE SEE ATTACHED SURVEY + LEGAL DESCRIPTION
Address 2686 Bauman Hill Rd SE Lancaster OH 43130
Phone Number 740-808-1961 Email twinfires2011@gmail.com
Parcel Number 0040006400 Property Zoned Rural Residential Total Acres 131.213

EXISTING AND PROPOSED - ZONING AND USE

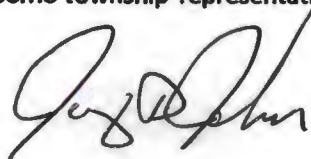
Current Zoning Rural Residential Existing Use (Residential) Agricultural
Proposed Zoning Private Residential Proposed Use Event Venue
Business

Berne Township Zoning Resolution Section for Proposed Zoning _____

Six (6) sets of the following items:

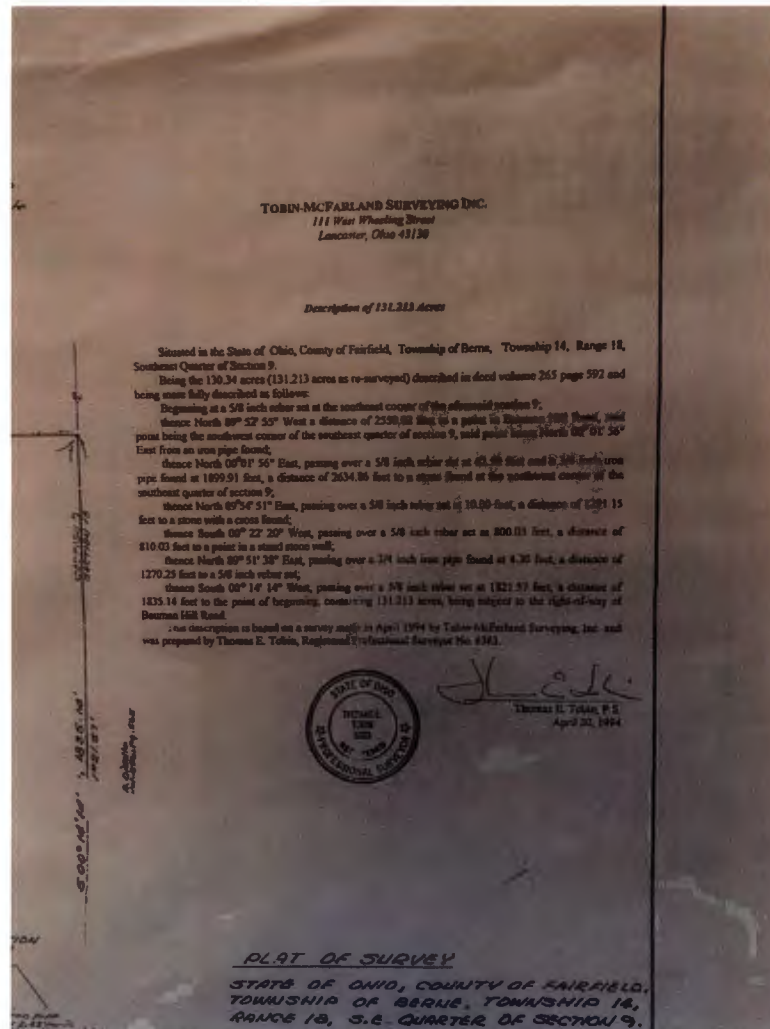
1. A Vicinity Map showing property lines, streets, and existing and proposed zoning.
2. A statement of how the proposed rezoning relates to the Comprehensive Plan.
3. List of all property owners including mailing addresses within 200 feet of the proposed rezoning.
4. The proposed amendment to the zoning map or text in resolution form.
5. Fee section 4.08 Schedule of fees, charges
6. A current legal description of the property proposed for zoning amendment.
7. Supporting documentation for sanitary services.
8. Plot Plan drawn to an appropriate scale showing the following:
 - A. The boundaries and dimensions of the lot.
 - B. The size and location of existing and proposed structures.
 - C. The proposed use of all parts of the lot and structures, including access ways, walks, off street parking and loading spaces, storm water runoff, and landscaping.
 - D. The use of land and location of structures on adjacent parcels.

I certify that the information contained in this application and its supplements is accurate and true. The Owner/ Applicant, as signed below, hereby authorizes Berne Township representatives to visit, photograph, and post a notice on the property described in this application.

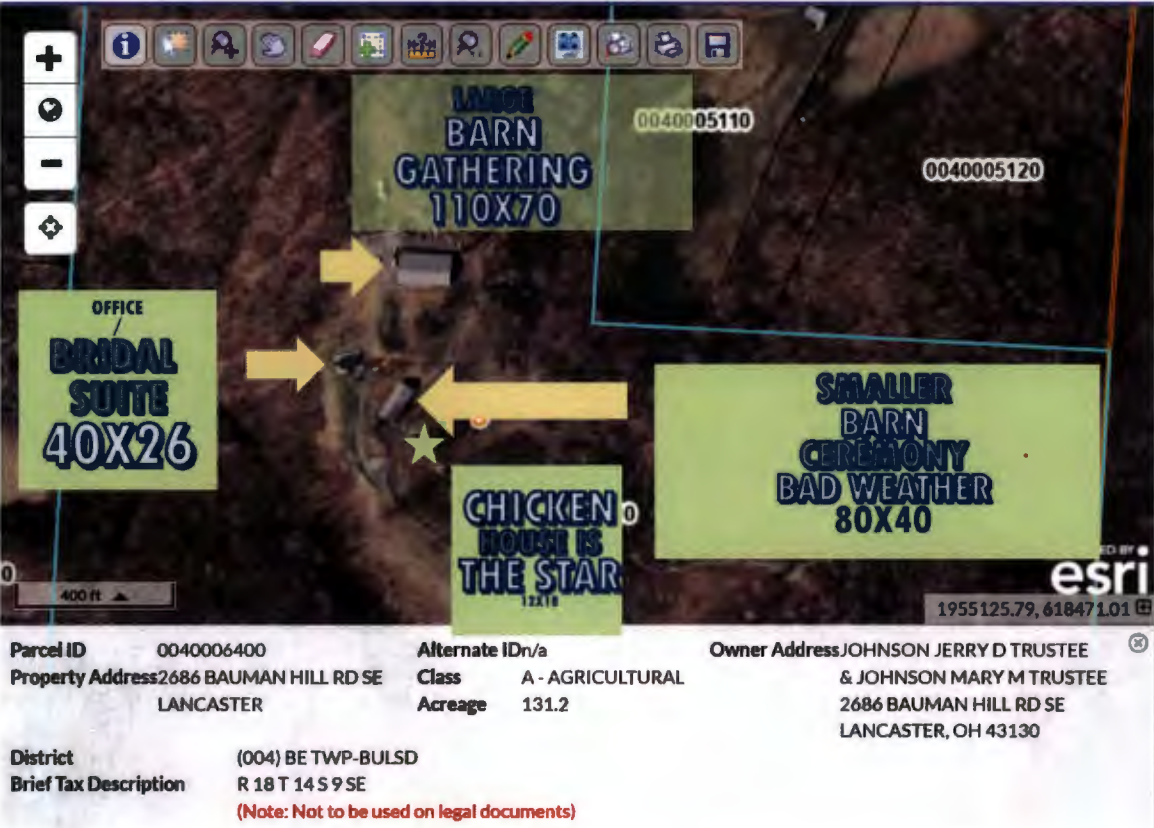
 7/7/25

BERNE TOWNSHIP BOARD OF ZONING APPEALS APPLICATION FOR VARIANCE OR APPEAL:

1. NAME: Jerry D. Johnson
2. MAILING ADDRESS: 2686 Bauman Hill Rd SE Lancaster OH 43130
3. PHYSICAL ADDRESS OF THE PROPERTY FOR THIS APPLICATION: 2686 Bauman Hill Rd SE Lancaster OH 43130
4. PHONE NUMBER: 740-808-1961
5. EMAIL ADDRESS: twinfires2011@gmail.com
6. Attach a legal description of the property as recorded in the Fairfield County Recorder's Office.:



7. Attach a map or drawing to approximate scale showing dimensions of the lot and any existing or proposed buildings, including the lots or tracts referenced below.



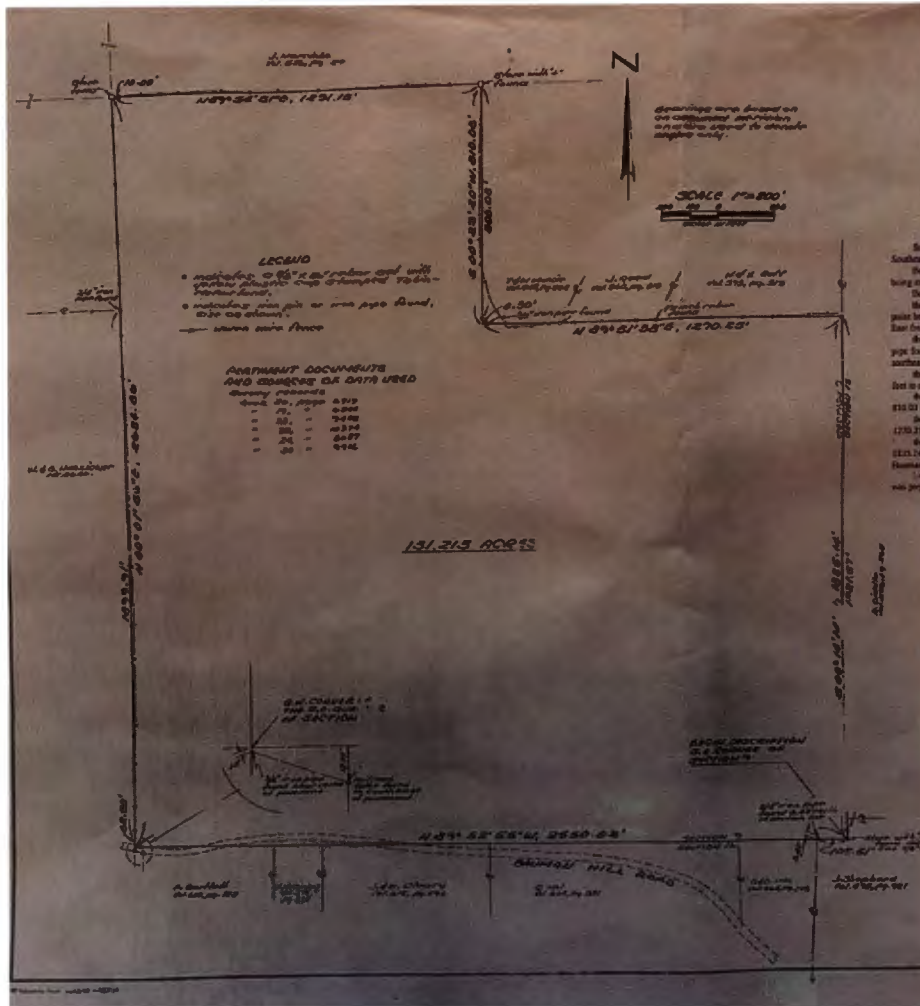
MAP BELOW SHOWS WHERE THE BUILDINGS ARE ON THE LARGER PARCEL MAP



MAP BELOW GIVES MORE DETAILED EXPLANATION OF DIMENSIONS AND USE



MOST RECENT SURVEY PARCEL MAP BELOW SHOWS THE DIMENSIONS OF THE PARCEL:



8. Attach a list of names, addresses, and tax mailing address of all property owners with 200 feet of contiguous to and directly across the street or road from the property as appearing on the Fairfield County Auditor's tax list.

LIST OF NEIGHBORING PROPERTY OWNERS

The following is a list of the names and mailing addresses of all the owners of record of property within 200 feet of the exterior boundaries of the property, for which the application for a Rezoning is being filed with the Berne Township Zoning Officer.

Property Address 2686 Bauman Hill Rd SE Lancaster OH 43130

Property Owner's Name(s)	Mailing Address and Property Address including Zip Code
<u>Brian Cutright</u>	<u>3303 Duffy Rd SE Lancaster OH 43130</u> ✓
<u>Andrew James & Sarah Melick</u>	<u>2890 Bauman Hill Rd SE Lancaster OH 43130</u> ✓
<u>George Uhl Donna Uhl</u>	<u>2940 Bauman Hill Rd SE Lancaster OH 43130</u> ✓
<u>Peggy Jay Shepherd</u>	<u>3008 Bauman Hill Rd SE Lancaster OH 43130</u> ✓
<u>Thomas & Diane Stuckey</u>	<u>2929 Bauman Hill Rd SE Lancaster OH 43130</u> ✓
<u>Susan Cleary</u>	<u>2675 Bauman Hill Rd SE Lancaster OH 43130</u> ✓
<u>James & Erin Noice</u>	<u>2625 Bauman Hill Rd SE Lancaster OH 43130</u> ✓
<u>Patricia Baustlett</u>	<u>2577 Bauman Hill Rd SE Lancaster OH 43130</u> ✓
<u>Charles & Jane Schooley</u>	<u>2175 Bauman Hill Rd SE Lancaster OH 43130</u> ✓
<u>Barbara Hinzicker</u>	<u>332 E. Fifth Ave Lancaster OH 43130</u> ✓
<u>James & Mary Mareinko</u>	<u>2415 Duffey Rd SE Lancaster OH 43130</u> ✓
<u>Michael Muncie</u>	<u>29882 Hideaway Hills Rd Apt R Logan OH 43130</u> ✓
<u>Ralph & Jean Mohler</u>	<u>2915 Duffy Rd SE Lancaster OH 43130</u> ✓
<u>Jennifer Axe</u>	<u>87 S. Westgate Ave Columbus OH 43204</u> ✓
<u>James Uhl</u>	<u>3081 Duffy Rd SE Lancaster OH 43130</u> ✓
<u>Sharon Vincent</u>	<u>2525 Bauman Hill Rd SE Lancaster OH 43130</u> ✓

550 E Main 43130

9. Specific sections of the Zoning Resolution that require variance or appeal:

RPC Staff Comments and Recommendation

❖ RPC Staff Comments

- ❖ RPC staff recommends approval because we believe event centers can be adequately integrated into a residential area, if appropriate measures are taken.
- ❖ However, the use of the PRB zoning district could be considered spot zoning as there is no comprehensive approach to rezoning to this district. The Township should consider moving the uses permitted under the PRB district so that they are considered as conditional uses in the appropriate zoning district(s) to alleviate this concern.

❖ RPC Staff Recommendation

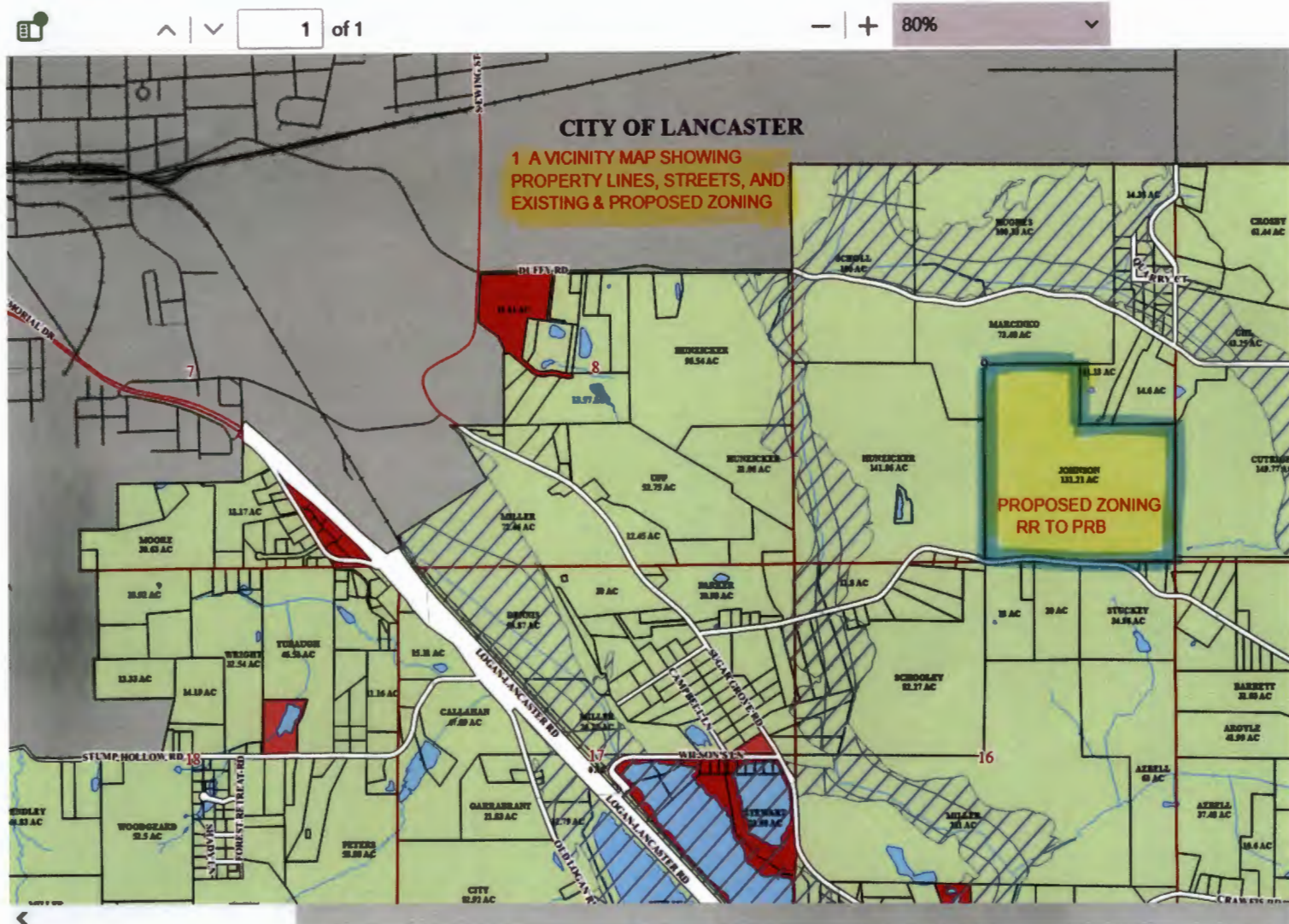
- ❖ RPC Staff recommends approval of the proposed amendments with consideration of the above comments.

Highlighted in blue below is a list of neighbor's homes approximate distances from our largest barn in the venue area. The order of neighbors is farthest to closest. It could not be a better scenario that every neighbor is at least 1,287 feet away from the venue and 2/3rds are over 2,000 feet away.

1. Charles Schooley	3,810 feet from the venue large barn
2. Thomas & Diane Stuckey	2,826 feet from the venue large barn
3. Jay & Peggy Shepherd	2,787 feet from the venue large barn
4. Brian Cutright	2,446 feet from the venue large barn
5. George Uhl	2,442 feet from the venue large barn
6. Barbara Hunzicker	2,343 feet from the venue large barn
7. Andrew James	2,336 feet from the venue large barn
8. Patricia Bartlett	2,208 feet from the venue large barn
9. Susan Cleary	2,173 feet from the venue large barn
10. James Noice	2,068 feet from the venue large barn
11. James Marcinko	1,976 feet from the venue large barn
12. James Marcinko	1,901 feet from the venue large barn
13. Ralph Mohler	1,569 feet from the venue large barn

14. Jennifer Axe	1,552 feet from the venue large barn
15. Michael Muncie	1,287 feet from the venue large barn

1. A Vicinity Map showing property lines, streets, and existing and proposed zoning.



2. Rezoning Relation to Comprehensive Plan:

Jerry and Mary Johnson have proposed an event venue at 2686 Bauman Hill Rd SE, which fits within the township comprehensive plan. Located near the intersection of Bauman Hill Rd and Sugar Grove Rd, traffic impact would be very minimal on Bauman Hill Rd. The property spans 131.2 acres, with the venue situated far from the road and surrounded by woods to reduce disruption. It supports small business growth with minimal disturbance, allowing income generation while protecting neighbors. The venue is 800+ feet from the nearest property line, providing privacy and ensuring that activities are not visible or audible to neighbors. The Johnsons will be residing full-time on the property and prefer to avoid disruptions and disturbances. They intend to maintain their farm rural lifestyle while making a living.

This following statement is from the Regional Planning Commission concerning this topic and our approval:

Regional Planning Commission staff recommends approval because we believe event centers can be adequately integrated into a residential area, if appropriate measures are taken. The Township currently utilizes the PRB district for this type of use, so we therefore recommend approval of this rezoning based upon the set-up of the townships current code.

Per the Regional Planning Commission Berne Township currently utilizes the PRB district for this type of use, so we therefore recommend approval of this rezoning based upon the set-up of the township's current code. It should be noted that such uses that are appropriate for a zoning district but need additional oversight, are typically handled through a conditional use process for the applicable zoning district. The use of PRB zoning district could be considered spot zoning as there is no comprehensive approach to rezoning to this district. The Township should consider moving the uses permitted under the PRB district so that they are considered uses in the appropriate zoning district to alleviate this concern.

Highlighted in blue below is a list of neighbor's homes from our largest barn. The order farthest to closest. It could not be a better scenario that every neighbor is at least 1,287 feet away from the venue and 2/3rds are over 2,000 feet away.

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13. Ralph Mohler	1,569 feet from the venue large barn
14. Jennifer Axe	1,552 feet from the venue large barn
15. Michael Muncie	1,287 feet from the venue large barn

3. The following is a list of names and mailing addresses of all the owners of record of the property within 200 feet of the exterior boundaries of the property, for which the application for a Rezoning is being filed with the Berne Township Zoning Officer.

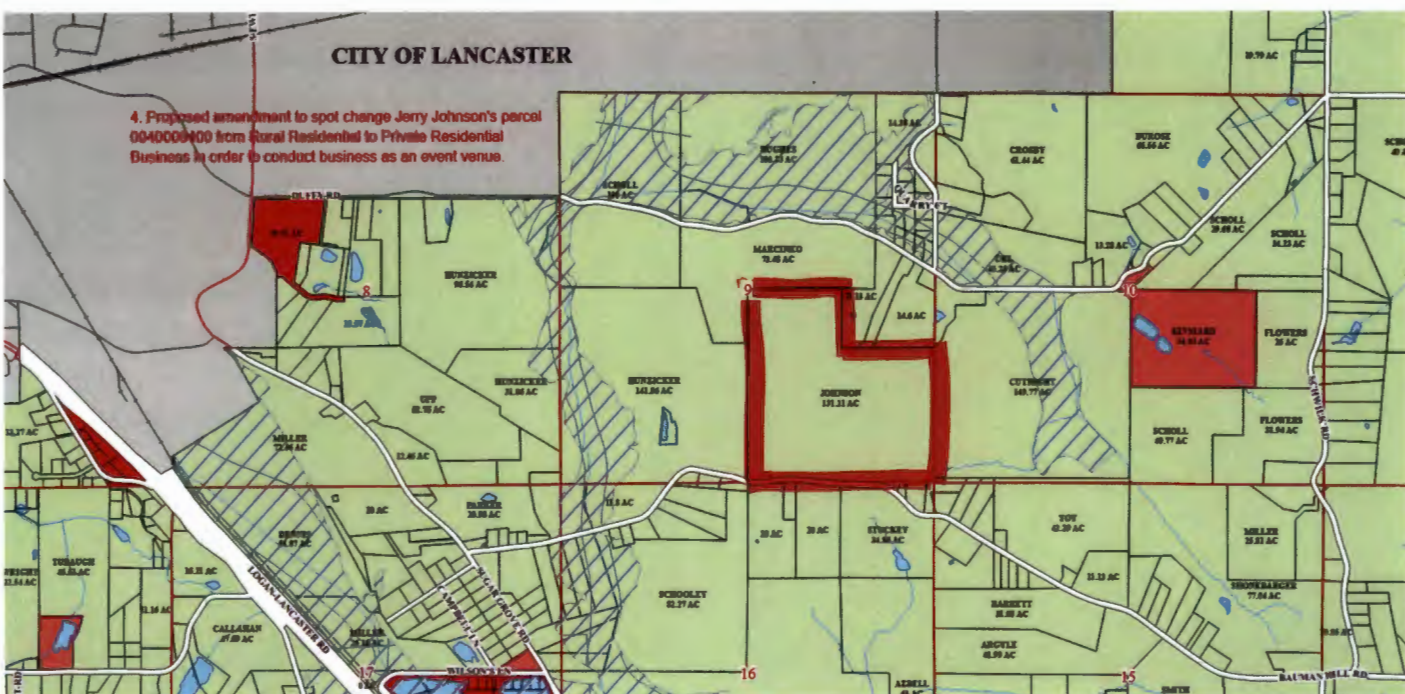
Property Address: 2686 Bauman Hill Rd SE Lancaster OH 43130

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Property Address: 2686 Bauman Hill Rd SE Lancaster OH 43130	
Property Owner's Name	Mailing Address and Property Address including Zip Code
Brian O'Connell	3303 Duffy Rd SE Lancaster OH 43130
Robert Jones & Sarah McKee	2838 Bauman Hill Rd SE Lancaster OH 43130
George W. Dunn III	2740 Bauman Hill Rd SE Lancaster OH 43130
Patricia Jay Shephard	3008 Bauman Hill Rd SE Lancaster OH 43130
Thomas D. Stucky	2929 Bauman Hill Rd SE Lancaster OH 43130
Susan Cherry	2675 Bauman Hill Rd SE Lancaster OH 43130
James E. Ervin	2625 Bauman Hill Rd SE Lancaster OH 43130
Patricia Bartlett	2577 Bauman Hill Rd SE Lancaster OH 43130
Charles J. Jones	2175 Bauman Hill Rd SE Lancaster OH 43130
Barbara Horvath	332 E. Fifth Ave. Lancaster OH 43130
James J. Mary Johnson	2415 Duffy Rd SE Lancaster OH 43130
Michael J. Moore	2982 Duffy Rd SE Lancaster OH 43130
Delia J. Smith	2982 Duffy Rd SE Lancaster OH 43130
James E. Ervin	2982 Duffy Rd SE Lancaster OH 43130
James W. Vincent	2575 Bauman Hill Rd SE Lancaster OH 43130

4. The Proposed Amendment to the Zoning Map:

Berne Township Map Amendment

Location and Description: The property Parcel #0040006400 is currently RR Residential Business. The proposed amendment to the zoning map is to change Jerry Johnson Mary Johnson Parcel # 0040006400 131.20 acres. The proposed amendment requests entire parcel # 0040006400 that is 131.20 acres be rezoned from RR Rural Residential to PRB Private Residential Business in order conduct business as an event venue for weddings & gatherings under 200 guests.

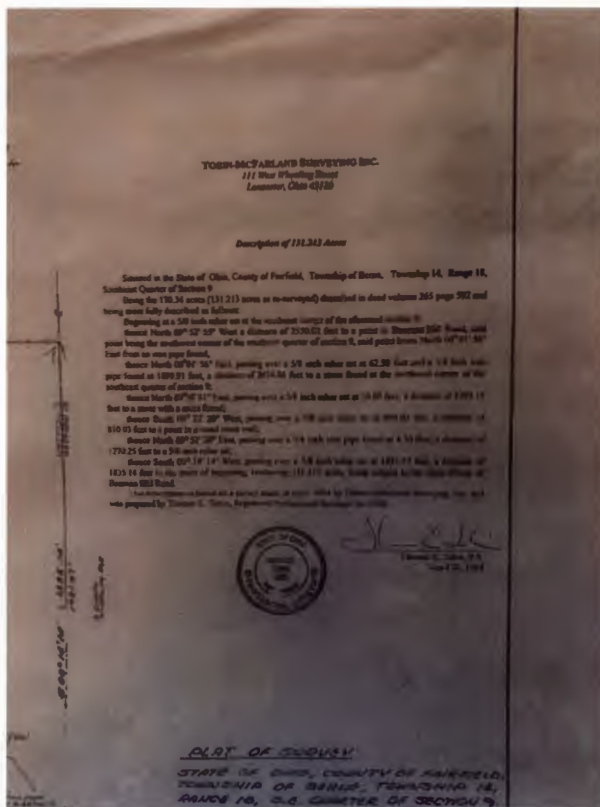


Per the Regional Planning Commission Berne Township currently utilizes the PRB district for this type of use, so we therefore recommend approval of this rezoning based upon the set-up of the township's current code. It

should be noted that such uses that are appropriate for a zoning district but need additional oversight, are typically handled through a conditional use process for the applicable zoning district. The use of PRB zoning district could be considered spot zoning as there is no comprehensive approach to rezoning to this district. The Township should consider moving the uses permitted under the PRB district so that they are considered uses in the appropriate zoning district to alleviate this concern.

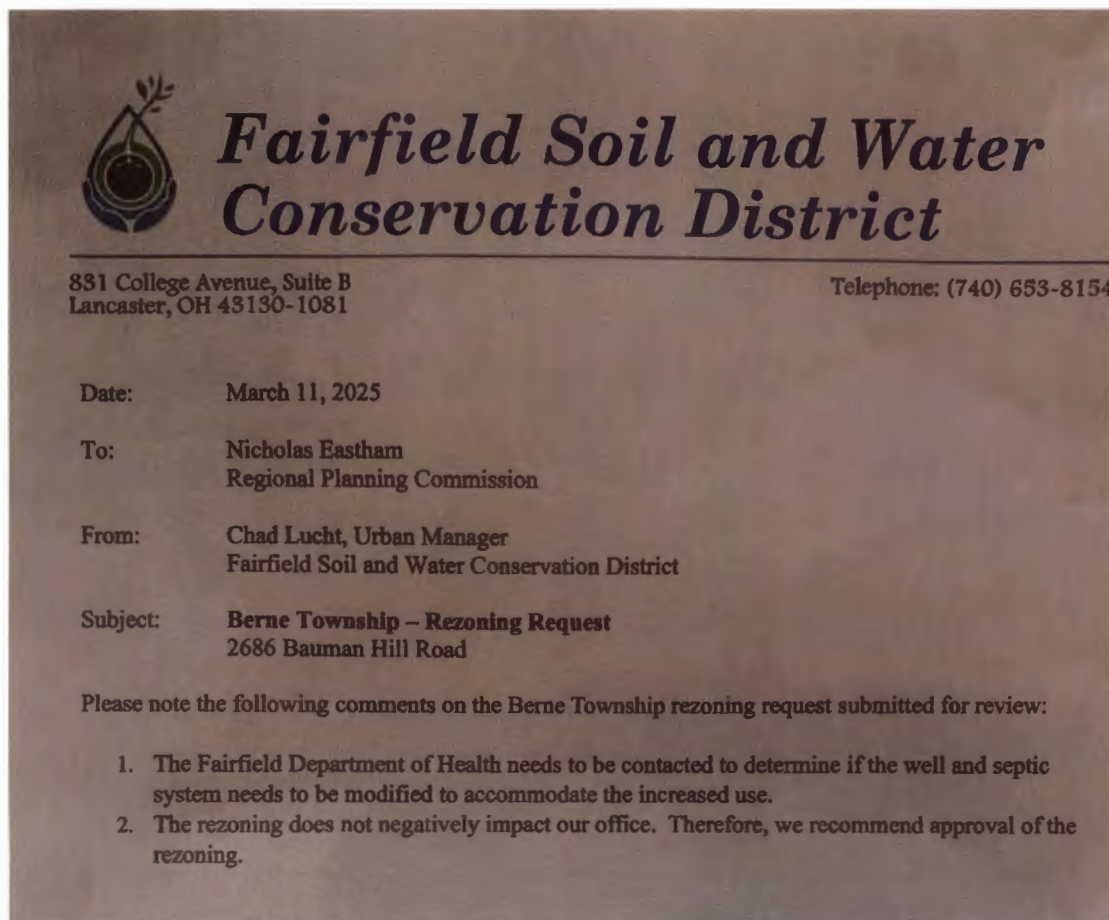
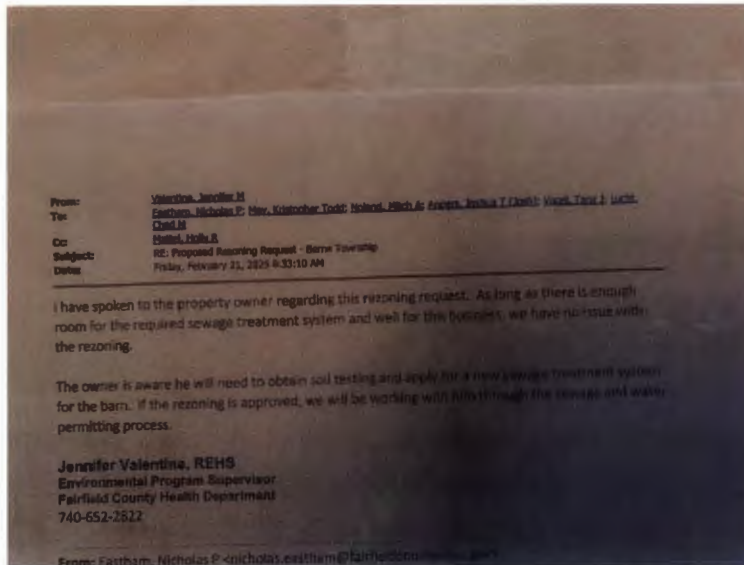
5. Fee Section: All fees have been paid by Jerry Johnson

6. A current legal description of the property proposed for zoning amendment.



7. Supporting Documentation for Sanitary Services

Jerry and Mary Johnson agree that if approved Private Residential Business zoning we will comply with all the standards and requirements as specified in the Development Plan. We have contacted Jennifer Valentine (please see photo below) and RoxSol to do the required soil testing and to apply for a new sewage treatment system for the barn.



8. Plot Plan drawn to an appropriate scale showing the following:

- A. The boundaries and dimensions of the lot
- B. The size and location of the existing and proposed structures.
- C. The proposed use of all parts of the lot and structures, including access ways, walks, off street parking and loading spaces, storm water runoff and landscaping
- D. The use of land and location of structures on adjacent parcels.

8A. Boundaries and dimensions of the lot. Please see the most recent survey of the property below which is on file at the Fairfield County Auditor's office. The buildings have been added to scale to the best of our ability.

Blue rectangle-Large Barn 110X70

Green rectangle-Office/Bridal Suite 40X26

Red Rectangle-Barn 40X80

Purple Small Rectangle-Chicken House 12X18

BELOW IS A MAP SHOWING WHERE THE BUILDINGS ARE LOCATED WITHIN THE PARCEL:



Below is a map showing the flow of the driveway. You will notice where the new driveway will be located 340 feet to the east of the current driveway. The County Engineers office will mark exactly where they want the new driveway to be located. The map below is just to give you an example. All roads shown in map already exist with gravel and blacktop.



Pink Building-Office/Bridal Suite
size- 40X26

Line Building-Storage & Inside
Ceremony possibility 40X80

Storm Water Run Off

Blue-Potential Porches to be
added or closed in 12X80 14X110

Red-Parking Lot 250 X 160

Tight Pink-Barn Main Hall
Broom Suite
11/0K70

Orange-Driveway

Yellow Octagon- Outdoor
Wedding Ceremony Grass Area

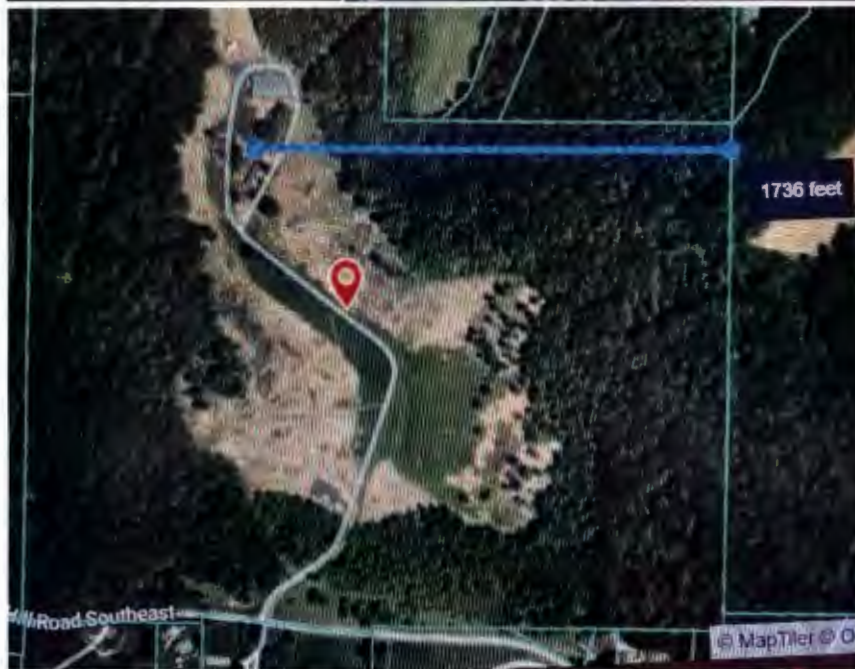
Purple-Sidewalks & Patio

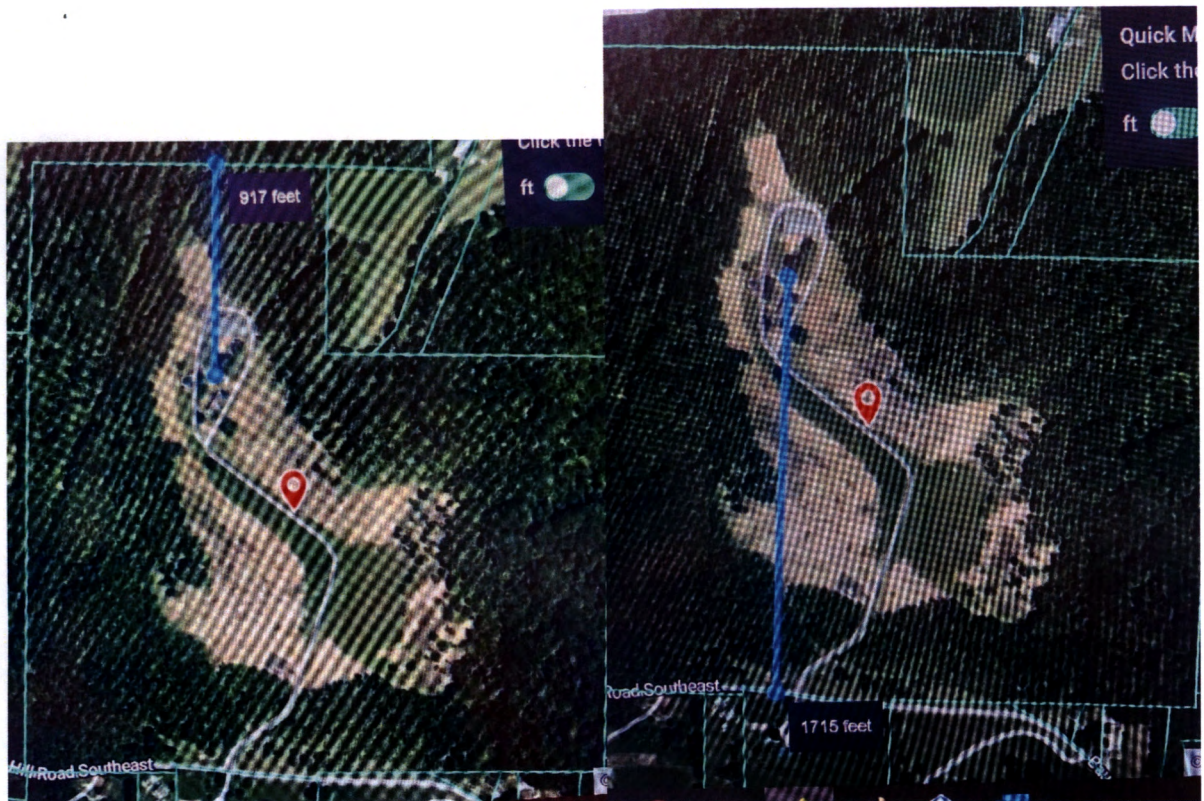
Children House 12 X18
Possible Shower

Google My Maps

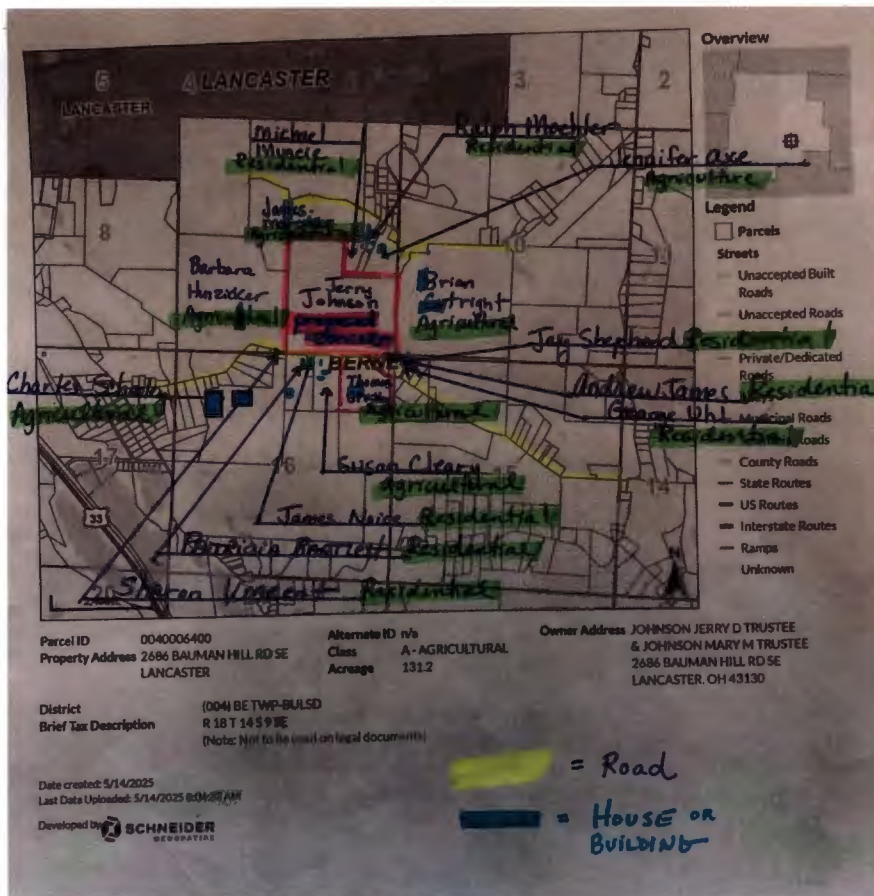
*****PLEASE SEE PHOTO ABOVE WHICH DESCRIBES THE USES AND SIZES OF DIFFERENT SIZES BUILDINGS*****

The maps show the amount of feet from venue location to all property lines of the parcel.





8D. The use of land and location of structures on adjacent parcels.



ABOVE IS A ZONING MAP OF THE JOHNSON PARCEL WITH ALL ADJACENT PROPERTIES ON THE SAME SIDE OF THE ROAD



Zoning Resolution Berne Township

Section 19.04 Performance Standards

Jerry and Mary Johnson agree to comply with all the standards and requirements as specified in the development plan.

Section 19.04 of the Berne Twsp Zoning Resolution.

No land or structure in the PRB District shall be used or occupied in such a manner to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is in any other zoning district. Such impacts shall include those related to noise, vibration, odor, dust, heat, exterior light and glare, or storm runoff.

 6/24/25

Mary Johnson 6/24/25

From: [May, Kristopher Todd](#)
To: [Eastham, Nicholas P](#); [Noland, Mitch A](#); [Lucht, Chad M](#); [Valentine, Jennifer M](#); [Anders, Joshua T \(Josh\)](#); [Vogel, Tony J](#)
Cc: [Mattei, Holly R](#)
Subject: RE: Berne Township Zoning Amendment
Date: Wednesday, July 9, 2025 2:33:38 PM
Attachments: [Rezoning-Berne Township-Johnson Bauman Hill Road 3-13-25.pdf](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Nicholas,

Please find attached our previous comments, they have not changed with the additional information provided with this application. We still recommend the existing residential drive at 2686 Bauman Hill Road be relocated approximately 340' east as a condition of the rezoning.

Thank you.



Todd May

Subdivision Engineer • Engineer's Office

📍 [3026 West Fair Ave.](#) 📞 (740) 652-2384

(t) Lancaster, Ohio 📞 (740) 808-7475

(c) 43130 📞 (740) 652-2300

(f)

💻 <https://www.co.fairfield.oh.us/Engineer>

✉️ todd.may@fairfieldcountyohio.gov

From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>

Sent: Wednesday, July 9, 2025 10:08 AM

To: Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>

Cc: Mattei, Holly R <holly.mattei@fairfieldcountyohio.gov>

Subject: Berne Township Zoning Amendment

Hello,

We received a rezoning application from Berne Township. This proposal would change the zoning of the site from RR – Rural Residential District to PRB – Planned Rural District, with the purpose of using the barn on site as an event center. There is an additional barn to the south labeled as a smaller event center, and an office building to the west that

also functions as a bridal suite.

It is worth noting that this is a resubmission of a previous application for the same rezoning and same purpose (heard at the 04/01/2025 RPC meeting). However, they have included additional documents according to Berne Township's PRB application requirements, and have also included additional buildings and uses in this application. I have included the previous application for comparison.


Please review and let me know your thoughts by no later than 07/18.


Please also let me know if you have any questions.

Thank you.

Nicholas Eastham, AICP Candidate

Regional Planner | Regional Planning Commission

 138 W Chestnut St.
Lancaster, OH 43130

 740-652-7111 (t)



 <https://co.fairfield.oh.us/rpc/>



Fairfield Soil and Water Conservation District

831 College Avenue, Suite B
Lancaster, OH 43130-1081

Telephone: (740) 653-8154

Date: July 17, 2025

To: Nicholas Eastham
Regional Planning Commission

From: Chad Lucht, Urban Manager
Fairfield Soil and Water Conservation District

Subject: **Berne Township – Rezoning Request**
2686 Bauman Hill Road

Please note the following comments on the Berne Township rezoning request submitted for review:

1. The Fairfield Department of Health needs to be contacted to determine if the well and septic system needs to be modified to accommodate the increased use.
2. The rezoning does not negatively impact our office. Therefore, we recommend approval of the rezoning.

TO: All involved parties (listed below)

FROM: Thomas and Diane Stuckey (2929 Bauman Hill Rd SE)

DATE: June 8, 2025

REGARDING: Rezoning application by Jerry & Mary Johnson, 2686 Bauman Hill Rd

In preparation for the upcoming Berne Township Zoning Commission meeting on June 12th, we reviewed the copy of the application (link provided with meeting notice www.bernetownship.org) . We also reviewed the Berne Township Zoning Map (May 2022), and the Berne Township Zoning Resolution (Revision date January 2017).

We have several concerns that we are eager to have addressed at the meeting:

1. The application states items are Required to Submit- we don't see items 2, 7, 8A, 8C, 8D and 8B seems incomplete (not all existing structures represented). We take the terms in the item 8 descriptors literally, and what was available on the township website for review doesn't satisfy the criteria.
2. Per the Zoning Resolution, Section 6.03 reinforces the minimum requirements for the Contents of the Application.

C and D on the resolution, seems to have not been met on the application. That entire section is blank.
E- we don't see a map drawn to scale.

G- no statement was provided.

The paragraph after the list A-I, indicates the Zoning Inspector would return an incomplete application with list of deficiencies.

If this was followed, we aren't seeing corrections submitted by the Johnsons on the township website. However, since the meeting has been scheduled, as per Section 6.5.1 of the Resolution, we presume the application was transmitted on to the Zoning Commission without deficiencies corrected. And we are presuming then that the Zoning Commission transmitted a copy of the motion/resolution/application together with the text and map to the Fairfield County Regional Planning Commission (per section 6.04)

We further presume that the Fairfield County Regional Planning Commission recommendations were submitted to the Township Zoning Commission, and that any recommended approval or denial and/or modifications will be shared at the meeting on June 12th

3. On the Legal Ad- Map Amendment, the current Classification indicates " Agricultural". (Resolution 6.5.2e). Per the Berne Township Zoning Map (May 2022), the Johnson property is Rural Residential District.

4. Per the Resolution 19.3.2 Development Plan, it seems that the criteria has not been met.

A- survey map not provided,

B- not all existing buildings are included in the rough sketch submitted with the application, and it seems per the sketch that there will no longer be a residence on the Johnson parcel. If the property is not going to be Owner Occupied, that presents additional concerns.

C- no details provided for activities, only the vague term Event Venue is noted on the application. The application indicates a "Business", but in the letter dated 1/26/2025 to the Zoning Board the Johnson's note they would like to "give back to the community" so it seems confusing to us what the intent is. We shared with Mr. Johnson during a recent phone call our numerous concerns about lights, noise, increased traffic, frequency of events, hours of events, number of persons/cars etc. and we expected that the Development Plan would indicate in more detail these matters of concern.

D- has not been addressed,

E- not addressed

F- ensuring compliance is contingent upon a Development Plan being submitted

5. We understand per Section 4.10 that enforcement is based upon the submitted applications and plans, and the numerous deficiencies we outlined above will seemingly interfere with any future enforcement. This is a significant concern to us.

A question we have, that we would like answered at the meeting – If the Johnson's sell the property to another person/business, will this current application/development plan be upheld?

It seems that it will be especially important that the Johnson's provide in writing the restrictions on use (hours/frequency of events/number of persons etc.). This will be a critical factor. The significant investment, number of buildings and parking etc. doesn't jibe with "giving back to community" and the limited scope that he told us on our phone call ("half dozen events per year" and "25-50 people").

Finally, we are expecting that the Zoning Board and the Trustees will carefully consider the following from Section 19.01 for Planned Rural Business District: "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 owners of adjacent property. The future enjoyment of nearby residential properties should be a primary consideration. "

Copies provided to the following:

Louis Noice, Berne Township Zoning Inspector

James Graf, Berne Township Zoning Commission member

Becky Shonebarger- Bell ,Berne Township Zoning Commission member

Dustin Wharton, Berne Township Zoning Commission member

Previous Reports are an attachment to the Stuckey letter - see current report dated July 30th with updated information

John Wright, Berne Township Zoning Commission member

Tina Childers, Berne Township Zoning Commission , Secretary

Stephen Schmelzer, Berne Township Trustee

Kelly Shull, Berne Township Trustee

James Uhl, Berne Township Trustee

Holly Mattei, Fairfield County Regional Planning Office

Brian Cutright

Andrew James and Sarah Melick

George and Donna Uhl

Peggy and Jay Shepherd

Susan Cleary

James and Erin Noice

Patricia Bartlett

Charles and Jane Schooley

Barbara Hunzicker

James and Mary Marcinko

Michael Muncie

Ralph and Joan Mohler

Jennifer Axe

James Uhl

Sharon Vincent

Berne Township Map Amendment

APPLICANT: Jerry Johnson

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 2686 Bauman Hill Rd SE, Lancaster, OH 43130. The application does not describe the area to be rezoned other than by address. Per the Fairfield County Auditor's site, the parcel number for this address is 0040006400, which is one lot that contains 131.20 acres. The application should clearly denote the area to be rezoned.

EXISTING ZONING: The property is currently zoned RR – Rural Residential District. According to the Berne Township Zoning Code, this district's purpose is to provide areas for large lot single family residential development reflecting very low density and a rural lifestyle.

EXISTING LAND USE: Residential

PROPOSED REZONING: PRB – Planned Rural Business District. According to the Berne Township Zoning Code, this district's purpose is to provide for a limited business activity in locations where commercial activity as permitted in the GB District would be inappropriate.

PROPOSED LAND USE: To renovate an existing barn and use it for an event venue/space.

ADJACENT ZONING

NORTH RR Rural Residential

EAST RR Rural Residential

WEST RR Rural Residential

SOUTH RR Rural Residential

ADJACENT USES

Residential

Residential

Agricultural

Residential

Land Use, Environmental, and Regulatory Issues:

1. According to the application, the property is proposed to use an on-site barn as an event space. The primary dwelling structure would be on the same site. The Berne Township Zoning Resolution lists that land and buildings within PRB zoning be used only for the specific use or uses identified by the applicant for zoning plan amendment.

2. According to the Berne Township Zoning Code, all uses for a PRB shall demonstrate that the proposed use or uses are appropriate to and compatible with the neighborhood where the proposed activity is to occur and shall identify the methods to be utilized to achieve compliance with the performance standards in Section 19.04. All permitted uses shall be approved by the Board of Township Trustees as part of the Development Plan that is required for zoning the site into the Planned Rural Business District. The application submitted to the RPC office does not include a sufficient development plan. According to Section 19.3.2, this development plan requires:

- A survey map of the boundaries of the area requested for zoning map amendment.
- A site plan showing the specific location of all existing and proposed buildings, setbacks and yards, existing and proposed vegetation and landscaping, and other prominent physical features.
- Specific uses to be permitted within the proposed development, specified according to area or specific building location. An explanation of how these uses shall be designed, or activities carried out, so as to create desired compatibility with adjacent land uses.
- Existing roads and drives, anticipated traffic impacts and methods to be employed to address adverse impacts.
- A list of the specific restrictions proposed by the applicant for the zoning map amendment, which are designed to fulfill the concept, proposed and ensure compatibility of the project with the surrounding area. Such restrictions shall become part of the conditions on which any approval is given.
- A statement that, if approved as a PRB District, the owner shall comply with all of the standards and requirements as specified in the Development Plan.

3. The Fairfield County Comprehensive Plan (2024) shows that this parcel is within the Traditional Agriculture District of the Future Land Use map (pp. 76-77; see Appendix)

Environmental Health Issues

1. The applicant would need to complete a soil sample test and apply for a new sewage treatment system for the barn.

Soil and Water Issues

1. Recommended approval of rezoning on the condition that the Fairfield County Health Department is contacted to determine if the well and septic system needs to be modified to accommodate the increased use

Utility and Service Issues

1. Fairfield County Utilities did not provide comment.

2. Fire and emergency services are provided by the Berne Township Fire Department. The fire department is located at 5872 Sugar Grove Rd SE, Sugar Grove, OH 43155

Transportation and Access Issues:

1. The County Engineer's Office shared that it had health and safety concerns related to the existing state and location of the current drive based on the proposed use and anticipated increased demand. They recommended that the drive be moved 340' east to meet Drive Sight Distance requirements, that the existing drive be removed, and that a Landowner Permit is obtained.

STAFF RECOMMENDATION:

Staff recommend approval of the proposed rezoning with the following recommendations:

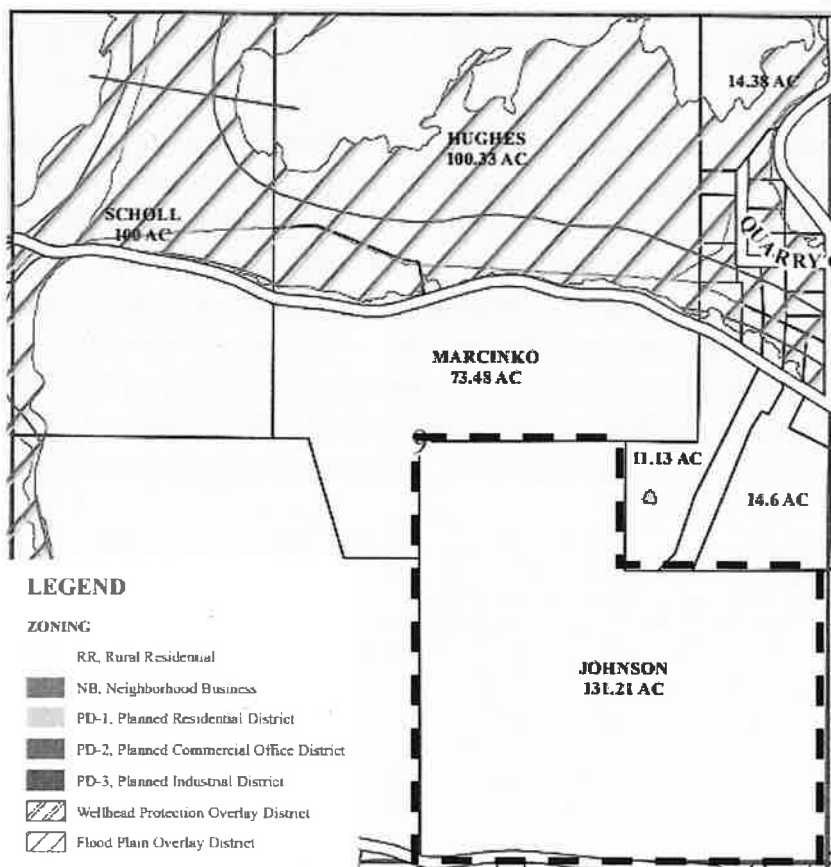
1. Any new or renovated commercial buildings would require a building permit through the Fairfield County Building Department.
2. That any driveways/access points meet the recommendations and requirements from both the Fairfield County Engineer's Office and Berne Township's Roads Department.
3. That there are adequate water and sewer systems to accommodate the increased use of this property.

RPC staff recommends approval because we believe event centers can be adequately integrated into a residential area, if appropriate measures are taken. The Township currently utilizes the PRB district for this type of use, so we therefore recommend approval of this rezoning based upon the set-up of the township's current code. It should be noted that such uses that are appropriate for a zoning district but need additional oversight, are typically handled through a conditional use process for the applicable zoning district. The use of the PRB zoning district could be considered spot zoning as there is no comprehensive approach to rezoning to this district. The Township should consider moving the uses permitted under the PRB district so that they are considered as conditional uses in the appropriate zoning district(s) to alleviate this concern.

Previous Reports are an attachment to the Stuckey letter - see current report dated July 30th with updated information



(Google Maps, 2025)



Berne Township Map Amendment

APPLICANT: Dan Witkiewicz

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 1000 McGrery Rd SE, Lancaster, OH 43130. The application does not describe the area to be rezoned other than by address. Per the Fairfield County Auditor's site, the parcel number for this address is 0040078840, which is one lot that contains 5.33 acres. The application should clearly denote the area to be rezoned.

EXISTING ZONING: The property is currently zoned RR – Rural Residential District. According to the Berne Township Zoning Code, this district's purpose is to provide areas for large lot single family residential development reflecting very low density and a rural lifestyle.

EXISTING LAND USE: Residential

PROPOSED REZONING: PRB – Planned Rural Business District. According to the Berne Township Zoning Code, this district's purpose is to provide for a limited business activity in locations where commercial activity as permitted in the GB District would be inappropriate.

PROPOSED LAND USE: To use the existing 3-bedroom residence as a short-term rental, to allow a maximum of 6-8 occupants at once.

ADJACENT ZONING

NORTH RR Rural Residential

EAST RR Rural Residential

WEST RR Rural Residential

SOUTH RR Rural Residential

ADJACENT USES

Agricultural

Agricultural

Agricultural

Residential

Land Use, Environmental, and Regulatory Issues:

1. According to the application, the property is proposed to use an existing dwelling as a short-term rental. The application specifies there would be a maximum of between six to eight occupants at one time. The Berne Township Zoning Resolution lists that land and buildings within PRB zoning be used only for the specific use or uses identified by the

applicant for zoning plan amendment.

2. According to the Berne Township Zoning Code, all uses for a PRB shall demonstrate that the proposed use or uses are appropriate to and compatible with the neighborhood where the proposed activity is to occur and shall identify the methods to be utilized to achieve compliance with the performance standards in Section 19.04. All permitted uses shall be approved by the Board of Township Trustees as part of the Development Plan that is required for zoning the site into the Planned Rural Business District. The application submitted to the RPC office does not include a sufficient development plan. According to Section 19.3.2, this development plan requires:
 - A survey map of the boundaries of the area requested for zoning map amendment.
 - A site plan showing the specific location of all existing and proposed buildings, setbacks and yards, existing and proposed vegetation and landscaping, and other prominent physical features.
 - Specific uses to be permitted within the proposed development, specified according to area or specific building location. An explanation of how these uses shall be designed, or activities carried out, so as to create desired compatibility with adjacent land uses.
 - Existing roads and drives, anticipated traffic impacts and methods to be employed to address adverse impacts.
 - A list of the specific restrictions proposed by the applicant for the zoning map amendment, which are designed to fulfill the concept, proposed and ensure compatibility of the project with the surrounding area. Such restrictions shall become part of the conditions on which any approval is given.
 - A statement that, if approved as a PRB District, the owner shall comply with all of the standards and requirements as specified in the Development Plan.
3. The Fairfield County Comprehensive Plan (2024) shows that this parcel is within the Traditional Agriculture District and the Flood Hazard Buffer area of the Future Land Use map (pp. 76-77; see Appendix)

Environmental Health Issues

1. The applicant would need to schedule an inspection with the Fairfield County Health Department to review the current sewage treatment system to ensure it is able to handle the daily design flow of the new business.

Soil and Water Issues

1. Fairfield County Soil and Water Conservation District did not have any concerns with the rezoning.

Utility and Service Issues

1. Fairfield County Utilities did not provide comments.
2. Fire and emergency services are provided by the Berne Township Fire Department. The fire department is located at 5872 Sugar Grove Rd SE, Sugar Grove, OH 43155

Transportation and Access Issues:

1. The County Engineer's Office did not have any objections to the rezoning.

STAFF RECOMMENDATION:

Staff recommend approval of the proposed rezoning with the following recommendations:

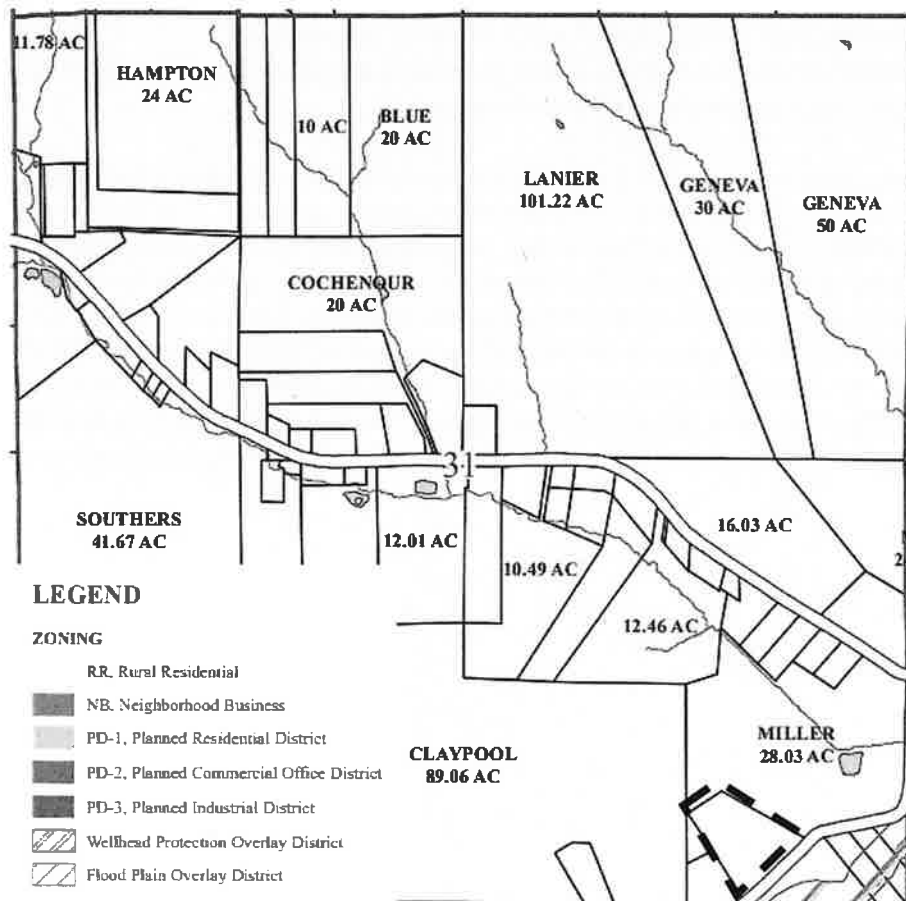
1. Any renovations or additions to a building for commercial use would require a building permit through the Fairfield County Building Department.
2. That the applicant schedules a sewage treatment system inspection with the Fairfield County Health Department for their review.

RPC staff recommends approval because we believe short-term rentals can be adequately integrated into a residential area, if appropriate measures are taken. The Township currently utilizes the PRB district for this type of use, so we therefore recommend approval of this rezoning based upon the set-up of the township's current code. It should be noted that such uses that are appropriate for a zoning district but need additional oversight, are typically handled through a conditional use process for the applicable zoning district. The use of the PRB zoning district could be considered spot zoning as there is no comprehensive approach to rezoning to this district. The Township should consider moving the uses permitted under the PRB district so that they are considered as conditional uses in the appropriate zoning district(s) to alleviate this concern.

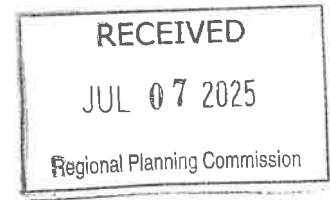
Previous Reports are an attachment to the Stuckey letter - see current report dated July 30th with updated information



(Google Maps, 2025)



Barbara J. Hunzicker
332 East Fifth Avenue
Lancaster, OH 43130
740-215-3782



July 2, 2025

Fairfield County Planning Commission
138 West Chestnut Street
Lancaster, OH 43130

Attn: Holly Mattei

re: Zoning Change

This letter concerns the request for a zoning change in Berne Township. The pertinent date was communicated to the zoning commission by Tom and Diane Stuckey in a letter dated June 8, 2025.

My farm is at 2360 Bauman Hill Road, SE. We have grown corn and beans there for 52 years. The area is rural.

There is a blind curve at the foot of Bauman Hill. In normal traffic, in daylight, drivers have lost control on the curve and vehicles have ended up in our lane and in our fields. One took out a small tree.

My concern is that events at the proposed center will create an exponential increase in traffic on a road that can't handle it. Drivers unfamiliar with the road and leaving an event where alcohol is permitted at night could fail to negotiate the curve.

To protect drivers and property it is my hope the zoning will not be changed.

Respectfully,

A handwritten signature in cursive script that reads "Barbara J. Hunzicker".

Barbara J. Hunzicker

cc: Stephen Schmelzer, Berne Township Trustee
Kelly Shull, Berne Township Trustee
James Uhl, Berne Township Trustee
John Wright, Berne Township Zoning Commission
Tina Childers, Berne Township Zoning Commission
Tom Azbell, Bauman Hill Resident

TO: Fairfield County Regional Planning Commission

FROM: Holly Mattei, AICP

DATE: July 28, 2025

SUBJECT: MOU with Village of Millersport

The Village of Millersport is requesting the RPC's assistance with plan review for the development of approximately 496 acres of land after it is annexed into the village. The RPC is willing to assist with these services. The attached Memorandum of Understanding (MOU) outlines the responsibilities of each party. The Prosecutor's office is in the process of reviewing it. I am requesting approval for Jennifer Morgan, President, to sign the attached MOU, or one in substantially similar form upon approval by the Prosecutor's review.

Attachments as noted

Memorandum of Understanding

This Memorandum of Understanding (“the MOU”) is made and entered into as of this ____ day of _____, 20__ by and among the Village of Millersport (“the Village”), the Fairfield County Regional Planning Commission (“RPC”), and the Fairfield Soil and Water Conservation District (“SWCD”) (collectively referred to as “the Parties”).

Whereas, approximately 496 acres of land located in Walnut Township, Fairfield County and further described by the following parcel numbers has been petitioned to be annexed into the Village of Millersport:

0460044900; 0460043900; 0460045231; 0460045211; 0460043910 – 494.55 +/- acres

0460044000; 0460044800 – 1.221 +/- acres

0460046100 – 0.461 acres +/- acres

Whereas, the Village anticipates the approximately 496 acres of land to be rezoned and developed for a data center (“the development”);

Whereas, the Village desires the assistance of the RPC and the SWCD in the review of the subdivision construction drawings, plat and rezoning documents (“plan review”) for the development;

Whereas, this MOU outlines the obligations of the parties regarding the plan review;

Now Therefore the Parties agree as follows:

1. The RPC agrees to:
 - a. Coordinate the plan review for the development of this land with all technical agencies including but not limited to Fairfield County Utilities, Fairfield Soil and Water Conservation District, Fairfield County Engineer, Village Engineer, Village Water and Sewer Superintendents, and the Ohio Department of Transportation, to ensure all applicable subdivision and zoning regulations are met.
 - b. Attend any meetings of the Village Planning Commission or Council where the plans will be considered for approval.
 - c. Attend any coordination meetings with the developer regarding the plans.

2. The SWCD agrees to:

- a. Review the plans and more specifically review, approve and enforce the Drainage, Erosion and Sediment Control (“DESC”) requirements and approve the Stormwater Pollution Prevention Plan (“SPPP”) for this site.
- b. Attend any meetings of the Village Planning Commission or Council where the plans will be considered for approval.
- c. Attend any coordination meetings with the developer regarding the plans.
- d. Inspect the site for compliance with DESC requirements and enforcement of the SPPP.

3. The Village agrees to:

- a. Pay the review fees to the RPC and SWCD from the developer according to the fee schedule within the Fairfield County Subdivision Regulations as outlined below:

To the RPC:

Construction Drawings - \$3,000 + \$125 per disturbed acre X .70

Final Plat - \$3,000 + \$125 per disturbed acre X .30

To the SWCD:

Inspection Fees - \$3,000 + \$100 per disturbed acre

- b. Payments outlined in Section 3(a) shall be paid within thirty (30) days of receiving an invoice for said services.

The parties have caused this Memorandum of Understanding to be executed by their duly authorized representatives as of the effective date.

[SIGNATURE PAGES FOLLOW]

Fairfield County Regional Planning Commission

By: Jennifer Morgan

Title: President

Date: _____

Fairfield Soil and Water Conservation District

By: _____

Title: _____

Date: _____

Village of Millersport

By: Gary Matheny

Title: Mayor

Date: _____



138 West Chestnut St.
Lancaster, OH 43130

(740) 652-7110

TO: Fairfield County Regional Planning Commission
FROM: Holly Mattei, AICP
DATE: July 28, 2025
SUBJECT: CDBG PY 2024 – Intergovernmental Agreement for Services

Please see attached Intergovernmental Agreement for CDBG PY 2024 services. This agreement will allow for the RPC to be reimbursed for the grant application and administrative services as well as fair housing coordination. I am requesting that the RPC grant Jennifer Morgan, President, the authority to sign this service agreement.

Attachments as noted

FAIRFIELD COUNTY, OHIO AND THE FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION
INTERGOVERNMENTAL ADMINISTRATIVE SERVICES AGREEMENT TO PROVIDE SERVICES FOR THE PY 2024
CDBG ALLOCATION AND NEIGHBORHOOD REVITALIZATION GRANT

This Intergovernmental Administrative Services Agreement entered into on the _____ day of _____, 20____ by Fairfield County, Ohio, hereinafter referred to as the "COUNTY" and the Fairfield County Regional Planning Commission, hereinafter referred to as the "RPC".

WITNESSETH THAT:

WHEREAS, Fairfield County has entered into a contract with the State of Ohio pursuant to Title 1 of the Housing and Community Development Act of 1974, as amended to date, and

WHEREAS, Fairfield County desires to engage the RPC to render and perform certain services in connection with the Community Development Program in order to facilitate the administration and other work items of the program.

SCOPE OF SERVICES

PY 2024 CDBG ALLOCATION AND NEIGHBORHOOD REVITALIZATION GRANT ADMINISTRATION

SECTION 1
PROPOSED SERVICES

The RPC shall provide the County with the following services:

1. SUPERVISE AND DIRECT DESIGNATED AGENT: The RPC will supervise and direct the agent designated by the COUNTY to represent it in its dealing with the Ohio Department of Development (ODOD) Critical Infrastructure program. The RPC will coordinate its services with the COUNTY's designated agent.
2. APPLICATION PREPARATION. The RPC will be responsible for the development and preparation of the County's PY 2024 Allocation and Neighborhood Revitalization Program application. The RPC shall insure its submission to the ODOD and its subsequent approval by ODOD.
3. CITIZEN PARTICIPATION. The RPC will advise the COUNTY on citizen participation activities for CDBG programs. The RPC will attend, participate in, and/or conduct the citizen participation activities.
4. FAIR HOUSING ACTIVITIES. The RPC will be responsible for carrying out the COUNTY'S fair housing program. The RPC will advise the COUNTY on required affirmative action program elements and conduct required analysis/surveys to determine impediments to fair housing in Fairfield County. The RPC will also implement the adopted fair housing program, including but not limited to, intake of complaints, conducting training sessions, and developing and distributing fair housing information and materials. The RPC will continue to provide a staff person to be designated as the fair housing coordinator. This person is Nicholas Eastham.

5. PROJECT MANAGEMENT. The RPC shall be the COUNTY'S representative in implementing and overseeing the completion of all project activities. The RPC will be responsible for initiating procurement procedures for the hiring of all engineers/architects, overseeing plan development, preparation and/or review of bid documents, bidding, conducting pre-construction conferences, contracting, Davis-Bacon prevailing wage enforcement, review of all contractor's billing invoices, and enforcement of project site inspection. All other Project Administration activities are normally carried out by the project's architect, engineer, attorney, real estate appraiser or similar professional or technician. If requested to be carried out by the RPC, such services shall be performed as an additional cost item not included within the compensation amount of this agreement, at the normal hourly rate schedule of the RPC, such cost item(s) to be paid from the CDBG program's individual activity project budget(s). Costs associated with advertising of public notices (legal and non-legal) are not covered under this agreement and should be paid from individual activity budget amounts and/or other COUNTY CDBG administration or other funding sources.

SECTION 2 COMPENSATION AND METHOD OF PAYMENT

The COUNTY shall pay the RPC an amount not to exceed **\$44,100** or activities 1 through 5. These monies shall be paid in accordance with Appendix A upon receipt of invoices from the RPC, and upon subsequent receipt or in anticipation of receipt, of CDBG funds reserved for the program from the U.S. Treasury or the State of Ohio Treasury in accordance with all applicable laws and regulations. The RPC agrees to use its best efforts to perform the services specified Agreement within such estimated compensation. The COUNTY shall not be obligated to reimburse the RPC for compensation in excess of **\$44,100**.

SECTION 3 TERM OF CONTRACT TERMINATION PROVISIONS

The services to be performed by the RPC under this contract are those specified in the scope of services section. In this regard, it is hereby acknowledged that, due to the ongoing and continuing nature of the CDBG program, any work performed by the RPC prior to the date of this contract relative to ongoing CDBG administration shall be eligible for reimbursement to the RPC, including "pre-agreement" costs as are specifically deemed to be reimbursable expenses under the CDBG program.

The COUNTY and the RPC may exercise an option to renew this Contract as necessary.

This Contract may be terminated at any time by mutual written consent of the COUNTY and the RPC, or by sixty days written notice of either party.

SECTION 4 GENERAL PROVISIONS

Adherence to State and Federal Laws: The RPC agrees to comply with all applicable federal, state, and local laws, regulations, directives, guidelines, approved state plans, the Community Development Block Grant Handbook and the COUNTY'S grant agreement B-F-24-1AV-1.

Conflict of Interest. Abide by the provisions that no member, officer, or employee of the RPC, or its designees or agents, no member of the governing body of the locality in which the program is situated, and no other public official of such locality or localities, who exercises any functions or responsibilities with respect to the program, during the tenure or for one year thereafter, shall have direct or indirect interest in any contractor, subcontractor, or the proceeds thereof, financed, in whole or in part with Title 1 grants.

Equal Employment Opportunity. During the performance of this Contract, the RPC agrees as follows:

- a) The RPC will not discriminate against any employee or applicant for employment because of race, creed, sex, color, national origin, age, handicap, or familial status. The RPC will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, sex, color, national origin, age, handicap, or familial status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The RPC agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the COUNTY setting forth the provisions of this non-discrimination clause.
- b) The RPC will in all solicitations or advertisements from employees placed by or on behalf of the RPC, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, national origin, age, handicap, or familial status.
- c) The RPC will cause the foregoing provision to be inserted in all subcontracts for any work covered by this Contract so that such provisions will be being upon each subcontractor, provided that foregoing provisions shall not apply to contract or subcontracts for standard commercial supplies or raw materials.
- d) The RPC will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the other rules, regulations, and relevant orders of the Secretary of Labor.
- e) The RPC will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts, by the COUNTY for purposes of investigation to ascertain compliance with such rules, regulations and orders.
- f) In the event of the RPC's noncompliance with the noncompliance clauses of this Agreement or with any of such rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part and the RPC may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, or by rules, regulations, or orders of the Secretary of Labor, or as otherwise provided by law.

- g) The RPC will include provisions of paragraph (a) through (f) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The RPC will take such action with respect to any subcontract or purchase order as the COUNTY may direct as means of enforcing such provisions including sanctions for noncompliance: provided, however, that in the event the RPC becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction of the COUNTY, the RPC may request the United States to enter into such litigation to protect the interests of the United States.

Civil Rights Act of 1964. Under Title VI of the Civil Rights Act of 1964, no person shall on the grounds of race, color, national origin, creed, sex, age, handicap, or familial status be excluded from participation in, be denied benefits of or be subjected to discrimination under any program or activity receiving federal assistance.

Section 109 of the Housing and Community Development Act of 1974. No person in the United States shall on the grounds of race, color, national origin, creed, sex, age, handicap, or familial status be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

“Section 3” Compliance in the Provision of Training, Employment and Business Opportunities.

- a) The work to be performed under this contract is on a project assisted under a program providing direct federal funding assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.
- b) The parties to this contract will comply with the provisions of said Section 2 and regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR 135, and all applicable rules and orders of the department issued there under prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.
- c) The contractor will send to each labor organization or representatives or workers with which he has a collective bargaining agreement or other contract or understanding, if any, notice advising the said labor organization of worker's representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

- d) The contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the discretion of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Part 135. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

Reports and Information. The RPC, at such times and in such forms as the COUNTY may require, shall furnish the COUNTY such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Contract, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this Contract.

Records and Audits. The RPC shall maintain accounts and records including personnel, property and financial records, adequate to identify and account for all costs pertaining to the contract and such other records as may be deemed necessary by the COUNTY to assure proper accounting for all project funds, both federal and non-federal shares. These records will be made available for audit purposes to the COUNTY or any authorized representative and will be retained for three years after the expiration of this Contract unless permission to destroy them is granted by the COUNTY.

Copyright. No report, maps, or other documents produced in whole or in part under this CONTRACT shall be the subject of any application for copyright by or on behalf of the RPC.

Lobbying. The RPC certifies to the best of its knowledge and belief that:

- a) No federal appropriated funds have been paid or will be paid, by or on behalf of the RPC, to any person influencing or attempting to influence an officer or employee of any agency, a member of Congress, Congress in connection with awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan or cooperative agreement.
- b) If any funds other than federal appropriated funds have been paid or will be paid to any persons for influencing or attempting to influence an officer or employee of any agency, a member of Congress, or an officer or employees of Congress in connection with this federal contract, grant, loan or cooperative agreement, the RPC shall complete and submit Standard form -LLL "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- c) The RPC shall require that the language of this certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contract under grants, loans and cooperative agreements) and that all subcontractors shall certify and disclose accordingly.

IN WITNESS THEREOF, the parties have executed this CONTRACT at Lancaster, Ohio on the day and year set forth above.

FAIRFIELD COUNTY, OHIO

Fairfield County Regional Planning Commission

Aundrea N. Cordle, County Administrator

Jennifer Morgan, President

Date: _____

Date: _____

APPENDIX A
PAYMENT SCHEDULE

The RPC shall submit invoices to the COUNTY for all services performed in fulfillment of this Contract according to the schedule presented below, and the COUNTY shall thereupon issue payment for such services according to the schedule upon satisfaction of the completion of the services indicated.

	Service	Payment
1.	Upon the completion and submission Of CDBG PY 2024 Application to ODOD for both The Allocation and Neighborhood Revitalization Programs. This also includes the citizen Participation activities required to complete The application (Activities 2 and 3)	\$ 5,000
2.	The Fair Housing Activities will be billed on An hourly basis with a not to exceed amount (Activity 4)	\$ 5,000
3.	The costs of supervising and directing the designated agent and carrying out the project management services will be billed on an hourly basis with a not to exceed amount (Activities 1 and 5).	\$ 34,100

RESOLUTION #2025-1

RESOLUTION AUTHORIZING AN ACCOUNT TO ACCOUNT TRANSFER

WHEREAS, appropriations are needed for the purchase of a laptop computer for the Regional Planning office; and

WHEREAS, an account to account transfer will allow proper classification of a major expenditure object categories.

BE IT RESOLVED, by the Fairfield County Regional Planning Commission, State of Ohio:

1. The Regional Planning Commission approves the transfer of appropriations in the amount of \$2,500 and is hereby authorized as follows:

FROM: 74703000 530005 Contract Services, Other - \$2,500

TO: 74703000 574000 Equipment, Software - \$2,500

Motion by _____ seconded by _____
that the resolution be adopted was carried by the following vote:

YEAS: _____ NAYS: _____

ABSTENTIONS: _____

Adopted: _____

Jennifer Morgan, President
Fairfield County Regional Planning Commission

Fairfield County Building Department Monthly Report - May-July 2025

Final Approved	Address	City/Village	Township	Cost Estimate	Date Received
Hangar - Steve Slater	3380 Columbus-Lancaster Rd	Carroll	Greenfield	150,000.00	09/19/24
Verizon Antenna Replacement	301 Maple St.	Sugar Grove	Berne	15,000.00	10/02/24
T-Mobile Equipment	11394 Chillicothe-Lancaster Rd.	Amanda	Clearcreek	10,000.00	12/16/24
Bloom Baptist Church Renovations	4210 Cedar Hill Rd NW	Canal Winchester	Bloom	1,500,000.00	05/21/24
Capital Welding Building	8485 Lancaster-Newark RD NE	Baltimore	Walnut	150,000.00	06/07/24
Walnut Twp Salt Storage Building	11420 Millersport Rd NE	Millersport	Walnut	35,000.00	07/10/23
City of Lancaster SWTP Feed System	4600 Sugar Grove Rd SE	Lancaster	Berne	3,225,400.00	01/10/24
Buffalo Lick - COO	13607 Shell Beach Rd	Thornville	Walnut	0.00	05/27/25
New Applications	Address	City/Village	Township	Cost Estimate	Date Received
River Valley Life Center - Addition	2190 Coonpath Rd NW	Lancaster	Greenfield	1,900,000.00	05/01/25
Verizon Cell Tower Antenna Installation	4911 Jacob's Ladder Rd SW	Lancaster	Hocking	12,000.00	05/13/25
Verizon Cell Tower Antenna Installation	4404 Julian Rd SW	Lancaster	Madison	12,000.00	05/13/25
Beach House Pub - Hood Suppression	13574 Shell Beach Rd NE	Thornville	Walnut	4,517.53	05/16/25
MAPCO - COO	4400 Coonpath Rd	Carroll	Greenfield	None Listed	05/16/25
United Rentals Sign	4398 Carroll Southern Rd	Carroll	Greenfield	3,500.00	05/22/25
Buffalo Lick - COO	13607 Shell Beach Rd	Thornville	Walnut	0.00	05/27/25
AT&T Equipment Upgrades	1800 Sugar Grove Rd SE	Lancaster	Berne	15,000.00	05/28/25
Colonial Estates Electrical	2445 Columbus-Lancaster Rd. NW	Lancaster	Greenfield	6,525.00	05/30/25
Automotive Repair Shop - COO	5656 Winchester Rd.	Carroll	Bloom	0.00	06/05/25
Automotive Repair - COO	5668 Winchester Rd.	Carroll	Bloom	0.00	06/05/25
Life Church - Fire Alarm	5550 Lancaster-Newark Rd NE	Pleasantville	Pleasant	10,601.33	06/05/25
T-Mobile Cell Tower Upgrade	9860 Oakland-Stoutsville Rd SW	Stoutsville	Clearcreek	45,000.00	06/26/25
Good Shepherd Adult Care - COO	619 County Line Rd	Bremen	Rushcreek	0.00	07/10/25
Bob Boyd Ford Body Shop Lift Power	1484 Election House Rd NW	Lancaster	Greenfield	30,000.00	07/11/25
T-Mobile Backup Generator and Pad	1330 W Rushville Rd	Lancaster	Rushcreek	15,000.00	07/14/25
Bremen Drive In - COO	51 Angle Street	Bremen	Rushcreek	0.00	07/14/25
Verizon Antenna and Equipment Upgrade	11402 Alspach Rd NW	Canal Winchester	Bloom	55,000.00	07/24/25
The Little Pizza House - COO	13034 King Rd NE	Thornville	Walnut	0.00	07/24/25
New Office Building Ruff	1680 Victor Rd NW	Lancaster	Greenfield	980,000.00	07/28/25
Event Center	1055 Zion Rd SE	Lancaster	Rushcreek	0.00	07/28/25

BILLS
REGIONAL PLANNING COMMISSION
August 5, 2025

530000	CONTRACTUAL SERVICES	
	Crossroads Community	\$11,650.00
	TOTAL	\$11,650.00