

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP  
Interim Director

DATE: November 25, 2025

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, December 2, 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 – November 4, 2025
2. President's Report
3. Subdivision Activity  
Havensport – Variance to Section 2.3  
Greenfield Township
4. Proposed Meeting Dates and Deadlines for 2026
5. Building Department Applications Under Review for Building Permits
6. Bills

Holly R. Mattei, AICP  
Interim Director

[www.co.fairfield.oh.us/rpc](http://www.co.fairfield.oh.us/rpc)



138 West Chestnut St.  
Lancaster, OH 43130  
(740) 652-7110

7. Other Business

8. Adjourn

Holly R. Mattei, AICP  
Interim Director

[www.co.fairfield.oh.us/rpc](http://www.co.fairfield.oh.us/rpc)

## **MINUTES**

**November 4, 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: Ira Weiss, First Vice-President

Present: Josh Anders, Mike Berry, Joe Ebel, Jennifer Henery, Charles Hockman, Kent Huston, Jarrod Mahaffey, Jeff Porter, Brian Randles, Jeff Williamsen, Tiffany Wilson, Jason Wolfe and Commissioner Dave Levacy.

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

### **ITEM 1. MINUTES**

The minutes of the October 7, 2025, Fairfield County Regional Planning Commission meeting, were presented for approval. Kent Huston made a motion for approval of the minutes. Charles Hockman seconded the motion. Motion passed.

### **ITEM 2. PRESIDENT'S REPORT**

Ira Weiss welcomed everyone to the meeting.

### **ITEM 3. ZONING MAP AMENDMENT**

Nicholas Eastham presented the following report:

**APPLICANT:** Jason & Michelle Wolfe

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located at 3265 Elder Road NE, Lancaster, OH 43130. It consists of one parcel (parcel # 0280165900), which is 6.00-acres.

**EXISTING ZONING:** The property is currently zoned A – Restricted Agricultural District. According to the Pleasant Township Zoning Code, this district's purpose is "to provide large tracts of land for present agricultural activity, to protect this land from urban encroachment, and to provide adequate areas for future agricultural activity."

**EXISTING LAND USE:** Residential

**PROPOSED REZONING:** R-1 – Single – Family Residential District. According to the Pleasant Township Zoning Code, this district's purpose is "to establish areas for single –

family residential development adjacent to municipal or village boundaries where suburban type development can be found.”

**PROPOSED LAND USE:** Residential

ADJACENT ZONING		ADJACENT USES
NORTH	A – Restricted Agricultural District	Residential
EAST	A – Restricted Agricultural District	Residential
WEST	A – Restricted Agricultural District	Agricultural
SOUTH	A – Restricted Agricultural District	Residential

**STAFF RECOMMENDATION:**

Staff recommends disapproval of the proposed rezoning for the following reasons:

- The Pleasant Township’s A – Restricted Agricultural District identifies this district as an area to preserve the agricultural use and regulate “urban encroachment.” The Future Land Use Map in the 2024 Fairfield County Comprehensive Plan also notes that the Traditional Agricultural Areas should make “Efforts to conserve farmland,” and have them “concentrated in these areas” (p. 69). While the immediate surrounding uses are also residential in nature, the surrounding areas appear to be agricultural in use.
- The site’s current and proposed use are compliant within the existing zoning code. With the surrounding parcels and larger region being zoned as A – Restricted Agricultural District, this rezoning could be an instance of spot zoning.
- Technical review agencies have not expressed concerns with the applicant performing a lot split, and RPC staff recognizes that the proposed lot split and remainder would be compliant with Fairfield County Subdivision Regulations requirements. In order to be compliant with Pleasant Township’s Zoning Code requirements, it would be more appropriate for the applicant to apply for a variance from the township’s lot size and frontage requirements.

A motion was made by Kent Huston to approve the RPC staff recommendation. Jeff Porter seconded the motion. Holly Mattei explained this would be spot zoning and that a variance would be more appropriate. After discussion, the motion passed.

**ITEM 4.      RPC 2026 FINAL BUDGET**

Holly Mattei presented the 2026 Final Budget for approval by the board.

A motion was made by Jarrod Mahaffey to approve the RPC 2026 Final Budget. Jennifer Henery seconded the motion. The motion passed.

**ITEM 5. RFQ FOR PROFESSIONAL AND TECHNICAL SERVICES**

A request for qualifications for professional and technical services was posted. It was recommended to approve the proposal received from Crossroads Community Planning LLC for January 2026 to December 2026 at \$12,000 a month.

A motion was made by Brian Randles to approve the contract for Crossroads Community Planning, LLC. Kent Huston seconded the motion. The motion passed.

**ITEM 6. MOU – VILLAGE OF MILLERSPORT**

The MOU will provide plan review services for the Village of Millersport.

A motion was made by Jeff Porter to approve the Memorandum of Understanding for the Village of Millersport. Josh Anders seconded the motion. The motion passed.

**ITEM 7. RPC SUBDIVISION COMMITTEE MEMBERS**

A list of the 2025 Subdivision Regulations Committee Members was submitted for review by the board.

A motion was made by Jarrod Mahaffey to approve the RPC Subdivision committee members. Jennifer Henery seconded the motion. The motion passed.

**ITEM 8. BUILDING DEPARTMENT APPLICATIONS**

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

**ITEM 7. 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 Jennifer Henery to approve the bills for payment. Charles Hockman seconded the motion. The motion passed.

**ITEM 8. OTHER BUSINESS**

There being no further business, a motion was made to adjourn the meeting by Brian Randles and seconded by Jarrod Mahaffey. Motion passed.

RPC MINUTES  
NOVEMBER 4, 2025  
PAGE 4

Minutes Approved By:

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Jennifer Morgan, President

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Kent Huston, Secretary

**SUBDIVISION/REQUEST:** Minor Subdivision Variance to Section 2.3 – Canal St – Greenfield Township

**OWNER/DEVELOPER:** Kristopher & Amy Smith

**ENGINEER/SURVEYOR:** A&E (Wayne A. Knisley)

**DATE:** Tuesday, December 2, 2025

**LOCATION AND DESCRIPTION:** This property is located at 4175 Canal Street in Greenfield Township. The applicant is requesting a variance to Section 2.3 (Frontage Requirements) to perform a 0.944-acre lot split between two parcels (013-00737.00 and 013-00752.00), with 66.00' of frontage from Canal Street and 33.00' of frontage from Columbus Street. The remainder of the lot split would also have 53.85' from Canal Street and 33.00' from Main Street. The applicant has already received written approval from Greenfield Township that this proposed lot split would comply with their Zoning Code. In this attached variance, the applicant also explains that the reason for the variance is due to the unique lots that followed the development patterns within the Unincorporated Village of Havensport.

**SUBDIVISION REGULATIONS COMMITTEE COMMENTS:** The Subdivision Regulations Committee recommended approval of the variance, while acknowledging that the Fairfield Soil and Water Conservation District wanted the applicant to be mindful of any potential/possible utility easements on the lot that could affect its layout.

APPLICATION FOR VARIANCE TO FAIRFIELD COUNTY

SUBDIVISION REGULATIONS

Contact information

Name of Applicant: KRISTOPHER J. SMITH / AMY B. SMITH SURV.

Mailing Address: 4175 CANAL ST NW CARROLL, OH 43112

Phone Number: Home: 614-364-0419 Business: —

Site Location

Road CANAL Parcel No. 0130075200

Section 5 Township No. 15 Range 19 Township GREENFIELD

Regulations Governing Variance Requests

Variance Requests are reviewed first by the Subdivision Regulations Committee, which makes a recommendation to the Regional Planning Commission. In granting a variance these bodies examine each case for the following conditions:

1. Due to exceptional topographic or other physical conditions, strict compliance with the subdivision regulations would result in extraordinary and unnecessary hardship.
2. The special conditions do not result from the previous actions of the applicant and the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.
3. Granting variance will not result in any detriment to the public interest and will not impair the intent of Fairfield County subdivision Regulations or Comprehensive Plan.

**Nature of Variance** - Please provide a brief description of the nature of the variance request, taking into consideration the previous section. Also, Provide the specific section and text from the Fairfield County Subdivision Regulations, from which you are requesting a variance, attach additional sheets if necessary.

This request is for a lot split and associated setback variance to accommodate the planned placement of a single-family residence on an existing parcel located within the Village of Haverisport. Due to site constraints and pre-existing development patterns within the village, adherence to current county setback requirements is not feasible. The proposed configuration remains consistent with the character and layout of surrounding properties and aligns with the historical development standards of the area.



In addition to this sheet, you must provide us copy of plan, drawn to scale, which shows the dimensions and shapes of the lot, the size and the locations of the existing and proposed buildings, the location of any adjoining property owned by the applicant, and any natural and topographic peculiarities of the lot in question.

I certified the information contained in this application and its supplements is true and correct.

Applicant: KPSmith Date: 10/14/25

# APPLICATION FOR A MINOR SUBDIVISION APPROVAL FAIRFIELD COUNTY, OHIO

DATE \_\_\_\_\_

Lot Split No. \_\_\_\_\_

The undersigned applies for minor subdivision approval under Title II of the Fairfield County Subdivision Regulations, and certifies all materials submitted with this application is true and correct.

Contact: ANDY KNISLEY  
 Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: 740-605-0002

**Check appropriate box**Forward to RPC ☐Contact after review ☐Hold in Map Room ☐**Minor Subdivision approval may be granted only under the following conditions:**

1. The proposed subdivision is along an existing public road and involves no openings, widening or extension of any street or easements of access.
2. No more than 5 lots are involved after the original parcel has been completely subdivided.
3. The subdivision is not contrary to applicable platting, subdividing, or zoning regulations.
4. The property has been surveyed and a drawing based on the survey and a legal description is submitted.
5. Approval is granted, where applicable, by the agencies listed below.

**Map Room Use Only****FAIRFIELD COUNTY MAP ROOM**DATE RECEIVED 3/5/25 ACTION: TO RPC \_\_\_\_\_ SURVEY NO. 101/21042TOWNSHIP Greenfield T 15, R 19, SECTION 5, NE ☒ SE \_\_\_\_\_ SW \_\_\_\_\_ NW \_\_\_\_\_TRACT BEING TRANSFERRED 0.944 (T) ACRES A) 66.00B) 33.00FEET FRONTAGE ON A) Canal St B) Columbus St ROADA) Lot 1-4 + 13-16 Vac. Allen/St.A) 013-00737.00OUT OF A TRACT OF B) Lot 17 Vac. St. ACRES / PARCEL NO. B) 013-00752.00A) Lots 1-4 P+13-14, 15 Vac. Allen/St.1) 53.85 - CanalREMAINING ACREAGE B) 0

REMAINING ROAD FRONTAGE

2) 33.00 - Main

Stacy Kjit

FAIRFIELD COUNTY SUBDIVISION REGULATIONS

SIGNATURE  
**FAIRFIELD COUNTY BOARD OF HEALTH**

DATE RECEIVED: 9-11-25 ACTION: Approved Permit No. 25-057

COMMENTS: \_\_\_\_\_

Sanitarian-in-Training  
TITLE

Melba Walker  
SIGNATURE

**COUNTY ENGINEER**

DATE RECEIVED: 3/13/25 ACTION: RECOMMENDED

COMMENTS: \_\_\_\_\_

SUBDIVISION ENGINEER  
TITLE

[Signature]  
SIGNATURE

**TOWNSHIP ZONING INSPECTOR**

DATE RECEIVED: \_\_\_\_\_ ACTION: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
SIGNATURE

**SEWER/WATER DISTRICT WITH AUTHORITY**

DATE RECEIVED: \_\_\_\_\_ ACTION: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
SIGNATURE

**FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION**

DATE RECEIVED: \_\_\_\_\_ ACTION: \_\_\_\_\_ FEE: \_\_\_\_\_

COMMENTS: 09/11/2025: Incomplete, require Signature from Fairfield County Health Department and a Variance of Section 2.3  
from the Fairfield County Subdivision Regulations. [Signature]

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
SIGNATURE

**Note: This form along with data submitted with it shall be retained by the Regional Planning Commission upon their final action.**

# APPLICATION FOR A MINOR SUBDIVISION APPROVAL FAIRFIELD COUNTY, OHIO

DATE 3/5/24

Lot Split No. \_\_\_\_\_

The undersigned applies for minor subdivision approval under Title II of the Fairfield County Subdivision Regulations, and certifies all materials submitted with this application is true and correct.

Contact: ANDY KNISLEY  
 Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: 790-605-0002

**Check appropriate box**Forward to RPC ☐Contact after review ☐Hold in Map Room ☐**Minor Subdivision approval may be granted only under the following conditions:**

1. The proposed subdivision is along an existing public road and involves no openings, widening or extension of any street or easements of access.
2. No more than 5 lots are involved after the original parcel has been completely subdivided.
3. The subdivision is not contrary to applicable platting, subdividing, or zoning regulations.
4. The property has been surveyed and a drawing based on the survey and a legal description is submitted.
5. Approval is granted, where applicable, by the agencies listed below.

**Map Room Use Only****FAIRFIELD COUNTY MAP ROOM**DATE RECEIVED 3/5/25 ACTION: TO RPC \_\_\_\_\_ SURVEY NO. 101/21042TOWNSHIP Greenfield T 15, R 19, SECTION 5, NE ☒ SE ☐ SW ☐ NW ☐TRACT BEING TRANSFERRED 2.278 ACRES 2.278A) 53.85 FEET FRONTAGE ON A) Canal St. B) Main St. ROADB) 33.00 OUT OF A TRACT OF lots 1-4, P&S 13-14, 15 Vac. Alleys / St. ACRES / PARCEL NO. 013-00737.00REMAINING ACREAGE 0 REMAINING ROAD FRONTAGE 0Stacy Kist



FAIRFIELD COUNTY SUBDIVISION REGULATIONS

SIGNATURE  
FAIRFIELD COUNTY BOARD OF HEALTH

DATE RECEIVED: \_\_\_\_\_ ACTION: \_\_\_\_\_ Permit No. \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
TITLE SIGNATURE

COUNTY ENGINEER

DATE RECEIVED: 3/13/25 ACTION: RECOMMENDED

COMMENTS: EXISTING DRIVE TO 475 CANAL ST

SUBDIVISION ENGINEER  
TITLE SIGNATURE

TOWNSHIP ZONING INSPECTOR

DATE RECEIVED: \_\_\_\_\_ ACTION: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
TITLE SIGNATURE

SEWER/WATER DISTRICT WITH AUTHORITY

DATE RECEIVED: \_\_\_\_\_ ACTION: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
TITLE SIGNATURE

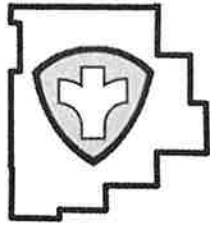
FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION

DATE RECEIVED: \_\_\_\_\_ ACTION: \_\_\_\_\_ FEE: \_\_\_\_\_

COMMENTS: 03/11/2025, Incomplete, requires signature from Fairfield County Health Department and would require a Variance to  
Section 2.3 from the Fairfield County Subdivision Regulations Richard A. Smith

\_\_\_\_\_  
TITLE SIGNATURE

**Note: This form along with data submitted with it shall be retained by the Regional Planning Commission upon their final action.**



Fairfield County  
**Health  
Department**

R. Joseph Ebel RS, MS, MBA  
Health Commissioner

October 9, 2025

Amy Smith  
4175 Canal Dr. NW  
Carroll, OH 43112

RE: Subdivision of Land #2025-057  
Canal Dr., Greenfield Township, Fairfield County, Ohio

Dear Ms. Smith,

This letter is in response to the proposed subdivision of land (2025-057) referenced above. The property is located at 0130075200, Greenfield Township, Fairfield County, Ohio. The current parcel is 0.3 acres. The proposed lot split would create a new lot of 0.994 acres.

On April 14th, 2025, Mark Flowers, soil evaluator, conducted a soil and site evaluation for this split to determine the location of a primary and reserve sewage treatment system for the new lot. A soil survey was conducted with the following results:

- Test hole #4, perched seasonal water table at 36 inches.
- Test hole #5, perched seasonal water table at 13 inches.
- Test hole #6, perched seasonal water table at 18 inches.

The Fairfield Department of Health conducted a site evaluation at this proposed subdivision of land to determine if the proposed lot split will allow for a reserve sewage treatment system for the existing house.

Based on the above information, the new lot is approved for a sewage treatment system:

- Test hole #4, an AeroCell would be required.
- Test hole #5, an AeroCell would be required.
- Test hole #6, an AeroCell would be required.

For final approval of this subdivision of land, the following would be required.

- All approved lots must be recorded and deeded within one year of permit approval date.
- Map Room "Blue Sheets" submitted to the Fairfield Department of Health for signature.

If you have any questions, please contact me at 740-652-2800, Monday through Friday.

Sincerely,

McCray Wooten, EHST  
Environmental Program

## Eastham, Nicholas P

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**From:** Jeff Williamsen <zoning@greenfieldtwp.org>  
**Sent:** Wednesday, September 10, 2025 11:59 AM  
**To:** Eastham, Nicholas P  
**Cc:** Jeff Zech  
**Subject:** [E] Re: Greenfield Township Lot Split Application

**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,

I discussed this situation with the Zoning Commission last night. They agreed that if the Health Department approves septic and well and the principal structure planned to be build there complies with our setbacks, that it was appropriate to approve this split. As I discussed with you and the Commision, the lot itself does not comply with our current code, but do to the fact that it's a subdivision and other properties are even smaller than this planned split and the subdivision has been in existance for more than 50 years, we all feel that in this case that it is grandfathered.

In conclusion, Greenfield Township Zoning Approves this lot split.

**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 Tue, Aug 26, 2025 at 1:00 PM Eastham, Nicholas P <[nicholas.eastham@fairfieldcountyohio.gov](mailto:nicholas.eastham@fairfieldcountyohio.gov)> wrote:

Hi Jeff,

Attached is a lot split application for Greenfield Township, occurring in the Unincorporated Village of Havensport. I was wanting to make sure that this split would comply with Greenfield Township's Zoning Code.

If you have any questions, comments, or concerns, please let me know.

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/>



## Eastham, Nicholas P

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**From:** Vogel, Tony J  
**Sent:** Tuesday, August 26, 2025 2:44 PM  
**To:** Eastham, Nicholas P  
**Subject:** RE: Greenfield Township Lot Split Application

We have no services and do not oppose the split.

### Tony J. Vogel, P.E.

Director of Utilities/Sanitary Engineer



Fairfield County Utilities  
6670 Lockville Road  
Carroll, OH 43112



[fairfieldcountyohio.gov](http://fairfieldcountyohio.gov)



740-652-7121 (t)  
740-974-8256 (c)  
740-652-7129 (f)



[Tony.vogel@fairfieldcountyohio.gov](mailto:Tony.vogel@fairfieldcountyohio.gov)



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**From:** Eastham, Nicholas P <[nicholas.eastham@fairfieldcountyohio.gov](mailto:nicholas.eastham@fairfieldcountyohio.gov)>  
**Sent:** Tuesday, August 26, 2025 12:56 PM  
**To:** Vogel, Tony J <[tony.vogel@fairfieldcountyohio.gov](mailto:tony.vogel@fairfieldcountyohio.gov)>  
**Subject:** Greenfield Township Lot Split Application

Hi Tony,

Attached is a lot split application for Greenfield Township. If you have any comments, concerns, or questions, please let me know.

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/>

## QUITCLAIM DEED

**This Deed** made this 26<sup>TH</sup> day of August, 2025, by and between:

**Grantors:**

Kristopher Smith and Amy Smith, husband and wife  
4175 Canal Drive NW  
Carroll, Ohio 43112

**Grantees:**

Lonnie Hobbs and Debra Hobbs, husband and wife  
4175 Canal Drive NW  
Carroll, Ohio 43112

**Witnesseth**, that the Grantors, out of love and affection and with the intent of making a gift, and for no monetary consideration, do hereby remise, release, and quitclaim unto the Grantees, their heirs and assigns forever, all the right, title, interest, and claim which the Grantors have in and to the following described real estate situated in the County of Fairfield, State of Ohio:

**Legal Description:** HAVENSPORT LOT 17 VAC ST

**Parcel Number:** 0130075200

**Property Address:** 0 Canal Drive NW Carroll, Ohio 43112

**Subject to:** Any and all easements, restrictions, and covenants of record.

**Grantors' Signatures:**

Kristopher Smith

Amy Smith

**Acknowledgment:**

State of Ohio

County of Fairfield

On this 26 day of August, 2025, before me, a Notary Public in and for said State, personally appeared Kristopher Smith and Amy Smith, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal the day and year first above written.

Notary Public

My Commission Expires: March 27 2029



AMBER FLANDERS  
Notary Public  
State of Ohio  
My Comm. Expires  
March 27, 2029

101 / 21092

DEED DESCRIPTION  
0.944 ACRE (split)  
**KRISTOPHER J. and AMY B. SMITH** PROPERTY  
AUDITOR'S PARCEL #0130073700 (part)  
AUDITOR'S PARCEL #0130075200 (entire)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 19 WEST, GREENFIELD TOWNSHIP, PART OF THE UNINCORPORATED VILLAGE OF HAVENSPORT OF PLAT BOOK 1, PAGE 24, BEING A PORTION OF VACATED MAIN STREET AS DESCRIBED IN INSTRUMENT #202300015576 AND A PORTION OF A VACATED (16.50 FEET WIDE) ALLEY AS DESCRIBED IN DEDICATION RECORD VOLUME 6, PAGE 48. BEING A PART OF THE PROPERTY OF **KRISTOPHER J. and AMY B. SMITH** OF INSTRUMENT #202200017634 AND INSTRUMENT #202200017718, BOTH OF THE FAIRFIELD COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT AN IRON PIN SET IN THE NORTHWEST CORNER OF LOT 16 AND IN THE SOUTH BOUNDARY OF, VACATED (VARYING RIGHT OF WAY WIDTHS), **CANAL STREET** (A.K.A. **WATER STREET**);

THENCE **N 74° 20' 51" E 132.00 FEET**, IN THE SOUTH BOUNDARY OF SAID "**CANAL STREET**", TO AN IRON PIN SET IN THE NORTHWEST CORNER OF LOT 17 (ie. THE EAST BOUNDARY OF THE VACATED PORTION OF **MAIN STREET**), **PASSING** THROUGH A POINT IN THE NORTHEAST CORNER OF LOT 16 AT 66.00 FEET (ie. THE WEST BOUNDARY OF THE VACATED PORTION "**MAIN STREET**");

THENCE, **LEAVING** THE VACATED PORTION OF "**CANAL STREET**" AND THE VACATED PORTION OF "**MAIN STREET**", **N 74° 20' 51" E 66.00 FEET**, IN THE SOUTH BOUNDARY OF ACTIVE "**CANAL STREET**" (VARYING RIGHT OF WAY WIDTHS), TO AN IRON PIN SET IN THE NORTHEAST CORNER OF LOT 17 (ALSO BEING THE NORTHWEST CORNER OF LOT 18 AND BEING THE NORTHWEST CORNER OF THE PROPERTY OF **AMBER N. KEMP** OF INSTRUMENT #202300006960);

THENCE, **LEAVING** "**CANAL STREET**", **S 15° 58' 09" E 132.00 FEET** TO AN IRON PIN SET IN THE SOUTHEAST CORNER OF LOT 17, IN THE NORTH LINE OF AN (16.50 FEET WIDE) PLATTED ALLEY AND IN THE SOUTHWEST CORNER OF SAID "**AMBER N. KEMP**" PROPERTY (ie. THE SOUTHWEST CORNER OF LOT 18);

THENCE, **LEAVING** SAID "**KEMP**" PROPERTY, **S 74° 20' 51" W 66.00 FEET**, IN THE NORTH LINE OF SAID "ALLEY", TO AN IRON PIN SET IN THE SOUTHWEST CORNER OF LOT 17;

THENCE, **LEAVING** LOT 17, **S 15° 58' 09" E 8.25 FEET**, IN THE WEST LINE OF AN (16.50 FEET WIDE) PLATTED ALLEY AND IN THE EAST BOUNDARY OF A VACATED

PORTION OF SAID "MAIN STREET", TO AN IRON PIN SET;

THENCE, LEAVING SAID "ALLEY", S 74° 20' 51" W 33.00 FEET TO AN IRON PIN SET WITHIN A VACATED PORTION OF "MAIN STREET" ("MAIN STREET" WAS ORIGINALLY 66 FEET WIDE);

THENCE S 15° 58' 09" E 140.25 FEET, WITHIN A PORTION OF VACATED "MAIN STREET", TO AN IRON PIN SET IN THE NORTH BOUNDARY OF (66.00 FEET WIDE) ACTIVE COLUMBUS STREET;

THENCE S 74° 20' 51" W 33.00 FEET, IN THE NORTH LINE OF ACTIVE "COLUMBUS STREET", TO AN IRON PIN SET IN THE SOUTHEAST CORNER OF LOT 13 OF SAID "HAVENSPORT";

THENCE, LEAVING ACTIVE "COLUMBUS STREET", S 74° 20' 51" W 66.00 FEET, IN THE SOUTH LINE OF LOT 13 AND IN THE NORTH BOUNDARY OF VACATED "COLUMBUS STREET" AS DESCRIBED IN INSTRUMENT #202300015573 (#2), TO AN IRON PIN SET;

THENCE, LEAVING VACATED "COLUMBUS STREET", N 15° 58' 09" W 280.50 FEET TO AN IRON PIN SET IN THE SOUTH LINE OF AFORESAID "CANAL STREET" AND THE PLACE OF BEGINNING OF THIS "0.944 ACRE PARCEL", PASSING POINTS AT 66.00 FEET (THE NORTH LINE OF LOT 13), 132.00 FEET (THE NORTH LINE LOT 14 AND THE SOUTH LINE OF A VACATED, 16.50 FEET WIDE, ALLEY AS DESCRIBED IN DEDICATION RECORD VOLUME 6, PAGE 48) AND 148.50 FEET (THE NORTH LINE OF SAID VACATED ALLEY AND THE SOUTHWEST CORNER OF LOT 16).

THE PARCEL AS DESCRIBED CONTAINS 0.944 ACRE, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED 0.944 ACRE PARCEL THERE IS 0.319 ACRE IN THE VACATED PORTION OF "MAIN STREET", 0.025 ACRE IN THE VACATED PORTION OF THE ALLEY AND 0.600 ACRE IN Lot 13 (part), Lot 14 (part), Lot 16 (entire) and Lot 17 (entire).

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF "CANAL STREET" AS BEING N 74° 20' 51" E. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS A DERIVATIVE OF A FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P. S. 7231 ON MARCH 5, 2025.

ALL IRON PINS SET ARE 5/8 INCH, DIAMETER, STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231. SEE THE PLAT ATTACHED.

THE RIGHT OF WAY WIDTH OF VACATED "COLUMBUS STREET" WAS 66.00 FEET.  
VACATED "CANAL STREET" HAS VARYING RIGHT OF WAY WIDTHS.

FOR THE VERIFICATION OF THE PORTIONS OF VACATED "MAIN STREET",  
"COLUMBUS STREET" AND "CANAL STREET", SEE PARAGRAPH 1, 2 AND 4 OF  
INSTRUMENT #202300015573. FOR VERIFICATION OF VACATED ALLEYS, SEE  
DEDICATION RECORD VOLUME 6, PAGE 48, BOTH OF THE FAIRFIELD COUNTY  
RECORDER

**A & E**

*Wayne A. Knisley*  
**WAYNE A KNISLEY**

OHIO P. S. 7231

3284 TOWNSHIP ROAD 121 NW

SOMERSET, OHIO 43783

PHONE: (740) 743-2201 CELL: (740) 605-0002

DATE: MARCH 5, 2025



LEGAL DESCRIPTION AND PLAT  
MEETS MINIMUM STANDARDS FOR  
BOUNDARY SURVEYS.  
FAIRFIELD COUNTY ENGINEER

BY AKB DATE 3/13/25

DESCRIPTION REVIEWED AND APPROVED  
FOR TRANSFER ONLY, FAIRFIELD COUNTY  
AUDITOR/ENGINEER TAX MAPS.

BY SAK DATE 03/14/25  
101121042

## DEED DESCRIPTION

2.278 ACRE

**KRISTOPHER J. and AMY B. SMITH** PROPERTY (part)

AUDITOR'S PARCEL #0130073700 (part)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 19 WEST, GREENFIELD TOWNSHIP, PART OF THE UNINCORPORATED VILLAGE OF HAVENSPORT OF PLAT BOOK 1, PAGE 24, BEING A PORTION OF VACATED CANAL STREET (VARYING RIGHT OF WAY), A PORTION OF VACATED COLUMBUS STREET (66 FEET WIDE) AND A PORTION OF VACATED GREENFIELD STREET (66 FEET WIDE), ALL OF INSTRUMENT #202300015573 AND A PORTION OF TWO VACATED ALLEYS (16.50 FEET WIDE) AS DESCRIBED IN DEDICATION RECORD VOLUME 6, PAGE 48 AND BEING A PART OF THE PROPERTY OF **KRISTOPHER J. and AMY B. SMITH** OF INSTRUMENT #202200017718, ALL OF THE FAIRFIELD COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT AN IRON PIN SET IN THE NORTHEAST CORNER OF LOT 15 AND IN THE SOUTH LINE OF VACATED "CANAL STREET" IN THE "VILLAGE OF HAVENSPORT";

THENCE, **LEAVING** VACATED "CANAL STREET", **S 15° 58' 09" E 280.50 FEET** TO AN IRON PIN SET IN THE SOUTH LINE OF LOT 13 AND IN THE NORTH LINE OF VACATED "COLUMBUS STREET", PASSING A POINT IN THE SOUTHEAST CORNER OF LOT 15 AT 132.00 FEET (ALSO BEING THE NORTH LINE OF AN, 16.50 FEET WIDE, VACATED ALLEY), PASSING A POINT IN THE SOUTH LINE SAID "ALLEY" AT 148.50 FEET (ALSO BEING IN THE NORTH LINE OF LOT 14) AND PASSING A POINT IN THE NORTH LINE OF LOT 13 AT 214.50 FEET;

THENCE **N 74° 20' 51" E 66.00 FEET**, IN THE NORTH LINE OF VACATED "COLUMBUS STREET", TO AN IRON PIN SET IN THE SOUTHEAST CORNER OF LOT 13 AND AT THE INTERSECTION OF THE WEST BOUNDARY OF THE VACATED PORTION OF "MAIN STREET" AND THE WEST BOUNDARY OF ACTIVE "MAIN STREET";

THENCE, **LEAVING** LOT 13, **S 15° 58' 09" E 33.00 FEET**, IN THE WEST LINE OF ACTIVE "MAIN STREET", TO AN IRON PIN SET IN THE CENTER LINE OF THE VACATED PORTION OF "COLUMBUS STREET";

THENCE **S 74° 20' 51" W 313.50 FEET**, IN THE CENTER LINE OF VACATED "COLUMBUS STREET", TO AN IRON PIN SET AT THE INTERSECTION OF THE CENTER LINE OF "GREENFIELD STREET";

THENCE **N 15° 58' 09" W 337.75 FEET**, IN THE CENTER LINE OF VACATED "GREENFIELD STREET", TO AN IRON PIN SET IN THE SOUTH BOUNDARY OF THE

PROPERTY OF DONNA D. DALTON CHATFIELD OF OFFICIAL RECORD BOOK 1718, PAGE 3454 [AN EXISTING REFERENCE IRON PIN (GOOD CONDITION, 5/8 INCH STEEL ROD WITH A PLASTIC IDENTIFICATION CAP MARKED "XYZ LS 7408") BEARS S 55° 32' 37" W 6.94 FEET] (FOR REFERENCE TO "CHATFIELD" SOUTH BOUNDARY, SEE THE GOVERNOR'S DEED FROM THE STATE OF OHIO AS DESCRIBED IN DEED BOOK 362, PAGE 466);

THENCE, WITH THE SOUTH BOUNDARY OF SAID "CHATFIELD" PROPERTY, THE FOLLOWING TWO (2) COURSES ARE IN THE NORTHERLY BOUNDARY OF VACATED "CANAL STREET":

COURSE #1 = N 55° 32' 37" E 98.62 FEET TO AN EXISTING IRON PIN (GOOD CONDITION, 5/8 INCH DIAMETER STEEL ROD WITH A PLASTIC IDENTIFICATION CAP MARKED "XYZ LS 7408"), PASSING AN IRON PIN SET AT 27.13 FEET;

COURSE #2 = N 74° 47' 11" E 285.98 FEET, ALONG THE SCATTERED REMAINS OF AN OLD FENCE ROW, TO AN IRON PIN SET IN THE WEST BOUNDARY OF ACTIVE "CANAL STREET" [SAID "IRON PIN SET" BEARS S 74° 47' 11" W 67.30 FEET FROM AN EXISTING, REFERENCE IRON PIN (5/8 INCH DIAMETER STEEL ROD, WITH NO IDENTIFICATION)];

THENCE, LEAVING "CHATFIELD" PROPERTY, S 15° 58' 09" E 53.85 FEET, IN THE EAST LINE OF VACATED "CANAL STREET" (ALSO BEING THE WEST LINE OF ACTIVE "CANAL STREET") TO AN IRON PIN SET IN THE SOUTH LINE OF "CANAL STREET" AND IN THE NORTHWEST CORNER OF LOT 17 IN THE "VILLAGE OF HAVENSPORT" (LOT 17 BEING THE PROPERTY OF KRISTOPHER J. and AMY B. SMITH OF INSTRUMENT #202200017634);

THENCE, LEAVING LOT 17, S 74° 20' 51" W 132.00 FEET, IN THE NORTH LINE OF VACATED "MAIN STREET" AND IN THE SOUTH LINE OF VACATED "CANAL STREET", TO AN "IRON PIN SET" IN THE NORTHWEST CORNER OF LOT 16 AND THE "PLACE OF BEGINNING" OF THIS "2.278 ACRES PARCEL", PASSING A POINT IN THE NORTHEAST CORNER OF LOT 16 AT 66.00 FEET.

THE PARCEL AS DESCRIBED CONTAINS **2.278 ACRES**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

IN THE ABOVE DESCRIBED "2.278 ACRES PARCEL", THERE ARE 0.897 ACRE IN THE VACATED PORTIONS OF "CANAL STREET", "COLUMBUS STREET" AND "GREENFIELD STREET". THERE IS 0.181 ACRE IN THE VACATED PORTIONS OF THE "ALLEYS". THERE ARE 1.200 ACRES IN LOT 1 (entire), LOT 2 (entire), LOT 3 (entire), LOT 4 (entire), LOT 13 (part), LOT 14 (part) AND LOT 15 (entire).

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF



"CANAL STREET" AS BEING N 74° 20' 51" E. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS A DERIVATIVE OF A FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P. S. 7231 ON MARCH 5, 2025.

ALL IRON PINS SET ARE 5/8 INCH, DIAMETER, STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231. SEE THE PLAT ATTACHED.

THE RIGHT OF WAY WIDTHS OF VACATED "COLUMBUS STREET" AND VACATED "GREENFIELD STREET" WERE 66.00 FEET. "CANAL STREET" HAS VARYING RIGHT OF WAY WIDTHS.

FOR THE VERIFICATION OF THE PORTIONS OF VACATED "MAIN STREET", "COLUMBUS STREET", "GREENFIELD STREET" AND "CANAL STREET", SEE PARAGRAPH 1, 2, 3 AND 4 OF INSTRUMENT #202300015573. FOR VERIFICATION OF VACATED ALLEYS, SEE DEDICATION RECORD VOLUME 6, PAGE 48, BOTH OF THE FAIRFIELD COUNTY RECORDER

A & E

*Wayne A. Knisley*  
**WAYNE A KNISLEY**

OHIO P. S. 7231

3284 TOWNSHIP ROAD 121 NW

SOMERSET, OHIO 43783

PHONE: (740) 743-2201 CELL: (740) 605-0002

DATE: MARCH 5, 2025



LEGAL DESCRIPTION AND PLAT  
MEETS MINIMUM STANDARDS FOR  
BOUNDARY SURVEYS.  
FAIRFIELD COUNTY ENGINEER  
BY ACK DATE 3/13/25

DESCRIPTION REVIEWED AND APPROVED  
FOR TRANSFER ONLY, FAIRFIELD COUNTY  
AUDITOR/ENGINEER TAX MAPS.

BY SAK DATE 03/14/25  
101/21042



## PLAT OF SURVEY = HAVENSPORT { PART }

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 15, RANGE 19, GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO. ALSO BEING A PART OF THE UNINCORPORATED VILLAGE OF HAVENSPORT OF PLAT BOOK 1, PAGE 24 AND BEING THE PROPERTY OF KRISTOPHER J. and AMY B. SMITH OF INSTRUMENT #202200017634 (Lot 17 = A.P. #0130075200, entire) AND INSTRUMENT #202200017718 (Lot 1, Lot 2, Lot 3, Lot 4, Lot 13, Lot 14, Lot 15 AND Lot 16 = A.P. #0130073700, entire) BOTH OF THE FAIRFIELD COUNTY RECORDER.

### BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF CANAL STREET AS BEING N 74° 20' 51" E. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

### PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED REFERENCES AS SHOWN HEREON
- 2- GREENFIELD TOWNSHIP and HAVENSPORT TAX MAPS
- 3- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE FAIRFIELD COUNTY ENGINEER, LANCASTER, OHIO.

SURVEY FOR:

**KRISTOPHER & AMY SMITH**

**JOB # S202507PI**

### Note:

It is my opinion, Wayne A. Knisley, Ohio P.S. # 7231, that all lot owners south of the "Governor's Boundary" of, vacated, "Canal Street", in the unincorporated "Village of Havensport", own to said "Governor's Boundary" as described in Deed Book 362, Page 466 of the Fairfield County Recorder and being the same boundary (a 3.023 Acres parcel) that was Surveyed to said "Governor's Boundary" as described in Official Record Book 1718, Page 3454, dated April 12, in the year of 2001.

### NOTE: Acreage breakdown

In the 2.278 acres parcel shown hereon there is 0.897 acre in the vacated portions of Canal Street, Columbus Street and Greenfield Street. There is 0.181 acre in the vacated portions of the alleys. There are 1.200 acres in Lot 1 (entire), Lot 2 (entire), Lot 3 (entire), Lot 4 (entire), Lot 13 (part), Lot 14 (part) and Lot 15 (entire).

In the 0.944 acre parcel shown hereon there is 0.319 acre in the vacated portion of Main Street. There is 0.025 acre in the vacated portion of the alley. There is 0.600 acre in Lot 13 (part), Lot 14 (part), Lot 16 (entire) and Lot 17 (entire).

LINE TABLE		
Id	Bearing	Distance
L1	S 15° 58' 09" E	8.25'
L2	S 74° 20' 51" W	33.00'
L3	S 15° 58' 09" E	33.00'
L4	S 69° 30' 34" W	18.29'
L5	S 55° 32' 37" W	6.94'

GRAPHIC SCALE  
1" INCH = 50' FEET



### LEGEND

- x — x — x — OLD FENCE ROW
- ⊕ IRON PIN SET = 5/8" BY 30" STEEL ROD WITH PLASTIC ID. CAP MARKED "KNISLEY 7231"
- EXISTING 5/8" IRON PIN, NO ID.
- EXISTING 5/8" IRON PIN WITH PLASTIC ID. CAP MARKED "XYZ LS 7408"
- UNMARKED POINT

A & E

Wayne A. Knisley  
**WAYNE A. KNISLEY**  
OHIO P.S. 7231

3284 TOWNSHIP ROAD 121 NW  
SOMERSET, OHIO 43783

Ph: (740) 743-2201  
Cell: (740) 605-0002

DATE: March 5, 2025

### NOTES:

- 1- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. 7231, ON MARCH 5, 2025.
- 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.
- 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.



## MAJOR SUBDIVISION DEADLINE GUIDE FOR 2026

RPC MEETING DEADLINE	SUB REGS MEETING 2:00 PM	RPC MEETING 6:00 PM
12-05-25	12-29-25	01-06-26
01-02-26	01-26-26	02-03-26
02-02-26	02-23-26	03-03-26
03-06-26	03-30-26	04-07-26
04-06-26	04-27-26	05-05-26
05-01-26	05-26-26 Tues.	06-02-26
06-05-26	06-29-26	07-07-26
07-06-26	07-27-26	08-04-26
08-03-26	08-24-26	09-01-26
09-04-26	09-28-26	10-06-26
10-02-26	10-26-26	11-03-26
11-02-26	11-23-26	12-01-26
12-04-26	12-28-26	01-05-27

## REZONING APPLICATIONS

RPC MEETING	DEADLINE
01-06-26	12-15-25
02-03-26	01-12-26
03-03-26	02-09-26
04-07-26	03-16-26
05-05-26	04-13-26
06-02-26	05-11-26
07-07-26	06-15-26
08-04-26	07-13-26
09-01-26	08-10-26
10-06-26	09-14-26
11-03-26	10-12-26
12-01-26	11-09-26
01-05-27	12-14-26

## TECH REVIEW AND ACTIVE TRANSPORTATION COMMITTEE

MEETING DATE	TECH REVIEW TIME	ATC TIME
01-20-26 Tues.	9:00 a.m .	2:30 p.m .
02-17-26 Tues.	9:00 a.m .	2:30 p.m .
03-23-26	9:00 a.m .	2:30 p.m .
04-20-26	9:00 a.m .	2:30 p.m .
05-18-26	9:00 a.m .	2:30 p.m .
06-22-26	9:00 a.m .	2:30 p.m .
07-20-26	9:00 a.m .	2:30 p.m .
08-17-26	9:00 a.m .	2:30 p.m .
09-21-26	9:00 a.m .	2:30 p.m .
10-19-26	9:00 a.m .	2:30 p.m .
11-16-26	9:00 a.m .	2:30 p.m .
12-18-26 Fri.	9:00 a.m .	2:30 p.m .

Fairfield County Building Department Monthly Report - November 2025					
Final Approved	Address	City/Village	Township	Cost Estimate	Date Received
United Rentals Building	4404 Carroll-Southern Rd	Carroll	Greenfield	1,900,000.00	10/15/24
New Applications	Address	City/Village	Township	Cost Estimate	Date Received
Maverick Equipment - Sign	615 Logan-Thornville Rd	Bremen	Rushcreek	1,800.00	11/14/25
Liberty Union Wrestling Bldg Fire Alarm	500 W Washington St.	Baltimore	Liberty	8,000.00	11/19/25

BILLS  
REGIONAL PLANNING COMMISSION  
December 2, 2025

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