

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP
Interim Director

DATE: May 27, 2026

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, June 2, 2026, 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 – April 7, 2026
2. President’s Report
3. Subdivision Activity
 - a) American Barbell - Final Plat Extension
Violet Township
 - b) Basil Western Logistics – Final Plat Extension
Violet Township
 - c) Pickerington North High School Replat – Final Plat Extension
Violet Township
 - d) Reserve at Farms Creek – Preliminary Plan
Greenfield Township

Holly R. Mattei, AICP
Interim Director

www.co.fairfield.oh.us/rpc

4. Zoning Text Amendment
 - a) Berne Township – Minimum Lot Size and Frontage
5. Building Department Applications Under Review for Building Permits
6. Bills
7. Other Business
8. Adjourn
9. Executive Committee

MINUTES

April 7, 2026

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, President

Present: Josh Anders, Mike Berry, Joe Ebel, Todd Edwards, Gail Ellinger, Amanda Everitt, Dan Fruth, Meg Fruth, Charles Hockman, Kent Huston, Jarrod Mahaffey, Mark Matthews, Jennifer Morgan, Rachel McCandlish, Joe Palmer, Austin Reid, Brooke Rowe, Dan Singer, Jeff Stephani, Tony Vogel and Commissioner Levacy.

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

ITEM 1. MINUTES

The minutes of March 3, 2026, Fairfield County Regional Planning Commission meeting, were presented for approval. Dan Singer made a motion for approval of the minutes. Amanda Everitt seconded the motion. The motion passed.

ITEM 2. PRESIDENT'S REPORT

Ira Weiss welcomed everyone to the meeting. Ira Weiss expressed concerns regarding how Ohio will continue to deal with the demands on infrastructure, air and water quality from Data Centers.

Nicholas Eastham presented the following reports:

ITEM 3. ZONING MAP AMENDMENT

APPLICANT: Rudolph Legal Ltd.

LOCATION & DESCRIPTION: The properties proposed to be rezoned are located at 0 Westwood Rd NW, Baltimore, OH 43105. Despite this address, one of the parcels has frontage on SR-256. The parcel numbers associated with this address are 0210054330 and 0210054300, which according to the Fairfield County Auditor's website are 20.449-acre and 35.519-acre lots, respectively.

EXISTING ZONING: These parcels are currently zoned as B-1 Small Scale Commercial District.

EXISTING LAND USE: Agricultural use.

PROPOSED REZONING: RR – Rural Residential District. According to the Liberty Township Zoning Code, the purpose of the Rural Residential District is “to provide for single family dwellings on large tracts within areas of open land.”

PROPOSED LAND USE: According to the included application materials, the proposed use is “to be used in a manner consistent with its historic agricultural use and surrounding rural residential development pattern.”

STAFF RECOMMENDATION:

Staff recommend **disapproval** of the proposed rezoning with the following recommendations:

1. RPC staff acknowledges that the surrounding area has uses primarily agricultural and residential in character, despite the assigned Zoning Districts. However, these proposed rezonings would not follow the current or future proposed land uses in the Liberty Township 2025 Comprehensive Plan. In the future, Liberty Township would also benefit from having a commercial district that permits residential uses. Such an approach would provide greater flexibility while maintaining consistency with the comprehensive plan and help minimize the need for similar rezonings in the future.

A motion was made by Kent Huston to approve the RPC Staff recommendation. Jennifer Morgan seconded the motion. The motion passed with Mike Berry voting No and Jarrod Mahaffey, Liberty Township, abstaining.

ITEM 4. ZONING TEXT AMENDMENTS

ITEM 4a. HOCKING TOWNSHIP

Hocking Township has submitted several proposed changes that affect its Zoning Code. A summary of these changes is summarized below.

SUMMARY OF CHANGES

- a) Definitions
 - 1) Adds definitions related to short-term rentals
 - i) “Short Term Rental”
 - ii) “Short Term Rental Unhosted”
 - iii) “Short Term Rental Hosted”
 - iv) “Bed and Breakfast”
- b) Regulations
 - 1) Introduces application requirements
 - i) Application fee
 - ii) Proof of ownership
 - iii) Location of property and surrounding properties
 - iv) Proof of well and septic permits
 - v) Proof of liability insurance

- 2) Introduces requirements for conditional use
 - i) Conditionally permitted in RR – Rural Residential District
 - ii) General standards for structures
 - iii) Duration of rentals (24-hour minimum)
 - iv) Parking requirements
 - v) Sign regulation
 - vi) The ability for the Hocking Township Zoning Inspector to perform property inspections
 - vii) The ability for the conditional use permit to be revoked

ANALYSIS

The Fairfield County Health Department, Fairfield County Engineer's Office, and Fairfield County Utilities shared not having any comments for this amendment.

The Fairfield Soil and Water Conservation District requested clarification related to permit renewal, such as if there is an expiration date, and how long the permits are effective for.

The Fairfield County Prosecutor's Office has previously reviewed submitted text amendments for short-term rentals for other townships. The Prosecutor's Office has previously expressed concern over the ability to revoke a conditional use permit, which is mentioned in point # 13 in the amendment submitted by Hocking Township. As mentioned by Fairfield Soil and Water, renewal requirements would need to be clarified. The Fairfield County Prosecutor's office has also previously expressed concern with a renewal fee being included as a requirement.

STAFF RECOMMENDATION

RPC Staff recommend modification of the proposed amendment to address concerns previously expressed by the Fairfield County Prosecutor's Office. Staff also recommend that Hocking Township reach out to the Prosecutor's Office for guidance on revisions to this proposed amendment.

A motion was made by Jarrod Mahaffey to approve the RPC Staff recommendation. Charles Hockman seconded the motion. Mike Berry and Holly Mattei discussed hosted and un-hosted short-term rentals. After discussion, the motion passed.

ITEM 4b. GREENFIELD TOWNSHIP

Greenfield Township has submitted several proposed changes that affect Section 105.02 and Section 355.04 of its Zoning Code. A summary of these changes is summarized below.

SUMMARY OF CHANGES

- a) Section 105.02
 - 1) Adds definition for “Data Center”
 - i) “Real and personal property consisting of buildings or structures specifically designed or modified to house networked computers and data and transaction processing equipment and related infrastructure support equipment...”
- b) Section 355.04
 - 1) Introduces intention for regulating data center as a Conditional Use in the I - Industrial District.
 - 2) Provides required conditions for data centers to be compliant (in addition to requirements in Section 230)
 - i) Height and setback requirements
 - ii) Requirements for utility connection
 - iii) Noise limit requirements
 - iv) Landscaping requirements

ANALYSIS

The Fairfield County Health Department, Fairfield County Engineer’s Office, and Fairfield County Utilities shared not having any comments for this amendment.

The Fairfield Soil and Water Conservation District recommended having design requirements to regulate the potential light pollution from facilities.

RPC staff recommended that Fairfield County Utilities be contacted to determine location and capacity of public utilities. In addition to the light pollutions considerations, staff also recommended having regulations in place to monitor air and/or water quality.

STAFF RECOMMENDATION

Staff recommend approval of the proposed amendment with the following recommended modifications above.

A motion was made by Jennier Morgan to approve the RPC Staff recommendation. Gail Ellinger seconded the motion. The board discussed lighting standards for Data Centers. Dan Fruth asked about the date of the amendment. It was clarified that this is the most recent addition. After discussion, the motion passed with Amanda Everitt abstaining.

ITEM 5. APPROPRIATION OF FUNDS

Appropriations are needed for the purchase of a laptop computer for the Regional Planning office.

A motion was made by Dan Singer to adopt Resolution 2026-1. Jarrod Mahaffey seconded the motion. The motion passed.

ITEM 6. 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>\$12,000.00</u>
		TOTAL	\$12,000.00

A motion was made by Kent Huston to approve the bills for payment. Jennifer Morgan seconded the motion. The motion passed.

ITEM 8. OTHER BUSINESS

None

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

Minutes Approved By:

Ira Weiss, President

Jarrod Mahaffey, Secretary

SUBDIVISION: American Barbell – Final Plat Extension Request

OWNER/DEVELOPER: Nathan Williams (American Barbell)

ENGINEER/SURVEYOR: Criag Stevenson PS/PE (Harral & Stevenson)

DATE: June 2, 2026

LOCATION AND DESCRIPTION:

The American Barbell subdivision is located on the south side of Basil-Western Road (PID: # 0370211040) in Violet Township. The site contains 9.140 acres total. The purpose of the Final Plat was to plat and record existing easements.

The final plat was originally approved by the RPC on February 4, 2025; therefore it expired in August 2025. The developer is requesting three (3) 180-day final plat extensions, which would extend approval of the Final Plat through July 2026. The developer has expressed their intent to record the plat in June, following RPC's approval.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

The Subdivision Regulations Committee recommends approval of the Final Plat Extension Request for American Barbell, subject to the following conditions:

1. The developer will need to submit a description of the parcel so the long-term drainage and erosion control maintenance agreement with Violet Township can be completed.
2. The long-term drainage and erosion control maintenance agreement needs recorded prior to recording of the plat.
3. The plat needs to have a note indicating that there is a long-term drainage and erosion control maintenance agreement and indicate the instrument number.
4. The Final Plat cannot be recorded until the items listed above have been completed.
5. Other Review Agency Comments

AMERICAN BARBELL SECTION 28, TOWNSHIP 15, RANGE 20 VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO

DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET, PART OF SECTION 28, TOWNSHIP 15, RANGE 20, RECORDED IN INSTRUMENT NUMBER 202100016029, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A ONE INCH IRON PIPE FOUND AT THE CENTER OF SECTION 27, ALSO SAID POINT BEING IN THE CENTERLINE OF BASIL WESTERN ROAD(CR13);

THENCE WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE CENTERLINE OF BASIL WESTERN ROAD(CR13), N85°41'00"W 308.08 FEET TO A ONE INCH IRON PIPE FOUND AT THE CENTERLINE INTERSECTION OF BASIL WESTERN RD(CR13) AND AMANDA NORTHERN ROAD(T107);

THENCE CONTINUING WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE CENTERLINE OF BASIL WESTERN ROAD(CR13), N85°42'09"W 2660.58 FEET TO A MAG SPIKE SET, BEING THE TRUE POINT OF BEGINNING;

THENCE WITH THE WEST LINE OF A 2.50 ACRE TRACT CONVEYED TO LINDI L OLIVER, DESCRIBED IN OFFICIAL RECORD 1784, PAGE 4239, PARCEL NUMBER 0370211030, AND ALSO THE WEST LINE OF A 5.86 ACRE TRACT CONVEYED TO LINDI L OLIVER, DESCRIBED IN OFFICIAL RECORD 1784, PAGE 4239, PARCEL NUMBER 0370211000, S03°40'22"W 1180.04 FEET TO A 1/2 INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF US 33, PASSING AN IRON PIN SET AT 50.00 FEET, AND A 3/4 INCH IRON PIPE AT 363.25 FEET;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF US 33 N72°41'19"W 441.53 FEET TO A 1/2 INCH REBAR FOUND;

THENCE WITH THE EAST LINE OF A 8.373 ACRE TRACT CONVEYED TO FRANCIS X MALONEY III, DESCRIBED IN INSTRUMENT NUMBER 202300004930, PARCEL NUMBER 0370210910, N03°39'36"E 645.05 FEET TO AN IRON PIN SET;

THENCE WITH THE SOUTH LINE OF A 2.00 ACRE TRACT CONVEYED TO NATHAN WILLIAMS AND COURTNEY M ALLAR, DESCRIBED IN OFFICIAL RECORD 1809, PAGE 685, PARCEL NUMBER 0370211010, S85°41'37"E 199.77 FEET TO A 1/2 INCH IRON PIPE FOUND;

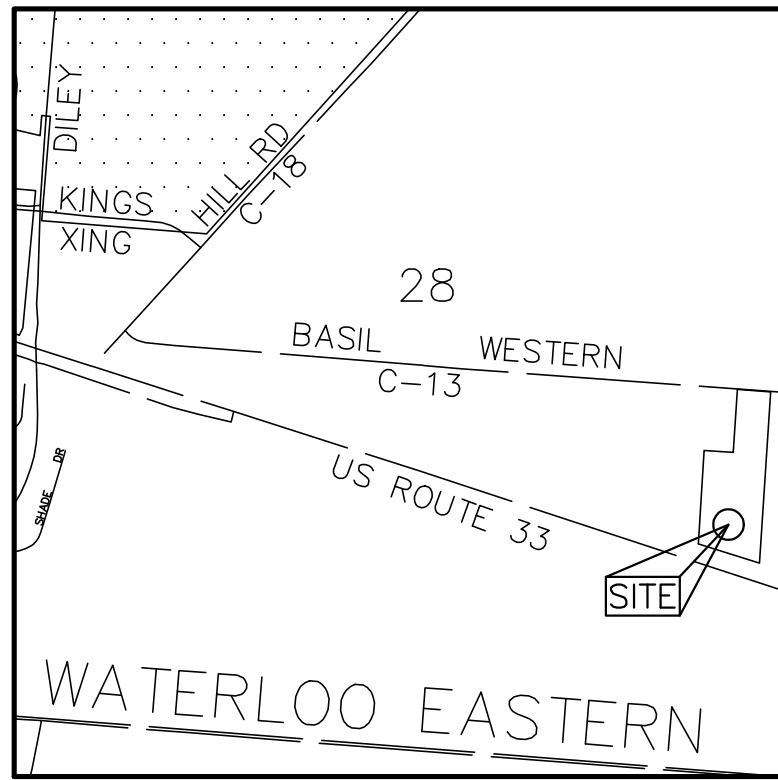
THENCE WITH THE EAST LINE OF SAID 2.00 ACRE TRACT, N03°39'36"E 435.60 FEET TO A MAG SPIKE SET IN THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, AND IN THE CENTERLINE OF BASIL WESTERN ROAD (CR13), PASSING AN IRON PIN SET AT 385.60 FEET;

THENCE WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE CENTERLINE OF BASIL WESTERN ROAD, S85°42'09"E 229.56 FEET TO A MAG SPIKE SET, BEING THE TRUE POINT OF BEGINNING;

CONTAINING 9.139 ACRES MORE OR LESS.

SUBJECT TO ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. THE PORTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE PORTION OF THE CENTERLINE OF BASIL WESTERN ROAD (CR13), HAVING A BEARING OF N85°42'09"W AND MONUMENTED AS DESCRIBED HEREIN IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.



LOCATION MAP
1" = 1 MILE

Curve	Radius	Arc Length	Delta	Ch. Bearing & Distance
C-1	87.92'	14.63'	9°31'54"	N22°19'08"W 14.61'
C-2	87.92'	44.73'	29°09'14"	N2°58'34"W 107.98'
C-3	170.46'	109.87'	36°55'44"	N30°42'50"E 107.98'
C-4	273.69'	111.44'	23°19'45"	N58°00'55"E 110.67'
C-5	93.61'	34.79'	21°17'36"	N80°19'35"E 34.59'
C-6	70.00'	93.28'	76°20'55"	N34°30'51"W 86.53'
C-7	70.00'	126.63'	103°39'05"	N55°29'09"E 110.06'

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, DO VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT.

WITNESS _____ NATHAN WILLIAMS

WITNESS _____ COURTNEY M ALLAR

STATE OF OHIO:
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, PERSONALLY CAME THE SAID NATHAN WILLIAMS AND COURTNEY M ALLAR, OWNERS (*OF THE WILLIAMS REALTY GROUP LTD), TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE HIS/HER VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR STATE OF OHIO

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, FENCING, OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID SANITARY LINES 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 EASEMENT.

WATER LINE EASEMENTS:

EASEMENTS DESIGNATED AS WATER LINE EASEMENTS ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATERLINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID WATERLINES 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 EASEMENT.

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" 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 THE 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.

COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, THE EASEMENTS AND RIGHT-OF-WAY HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, STATE OF OHIO.

STEVEN A. DAVIS - FAIRFIELD COUNTY COMMISSIONER

DAVID L. LEVACY - FAIRFIELD COUNTY COMMISSIONER

JEFFREY M. FIX - FAIRFIELD COUNTY COMMISSIONER

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED AS OF _____, 20____.

JEREMIAH D. UPP, PE, PS - FAIRFIELD COUNTY ENGINEER

REGIONAL PLANNING COMMISSION:

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION ON _____, 20____, THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN ONE HUNDRED AND EIGHTY (180) DAYS OF THE ABOVE APPROVAL.

HOLLY MATTEI - DIRECTOR, FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION

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 IN VOLUME _____ PAGE _____ PLAT RECORDS OF FAIRFIELD COUNTY, OHIO. FEE \$ _____

LISA MCKENZIE - FAIRFIELD COUNTY RECORDER

ZONING INSPECTOR:

THIS PLAT IS CONSISTENT WITH THE CURRENT VIOLET TOWNSHIP ZONING RESOLUTION.

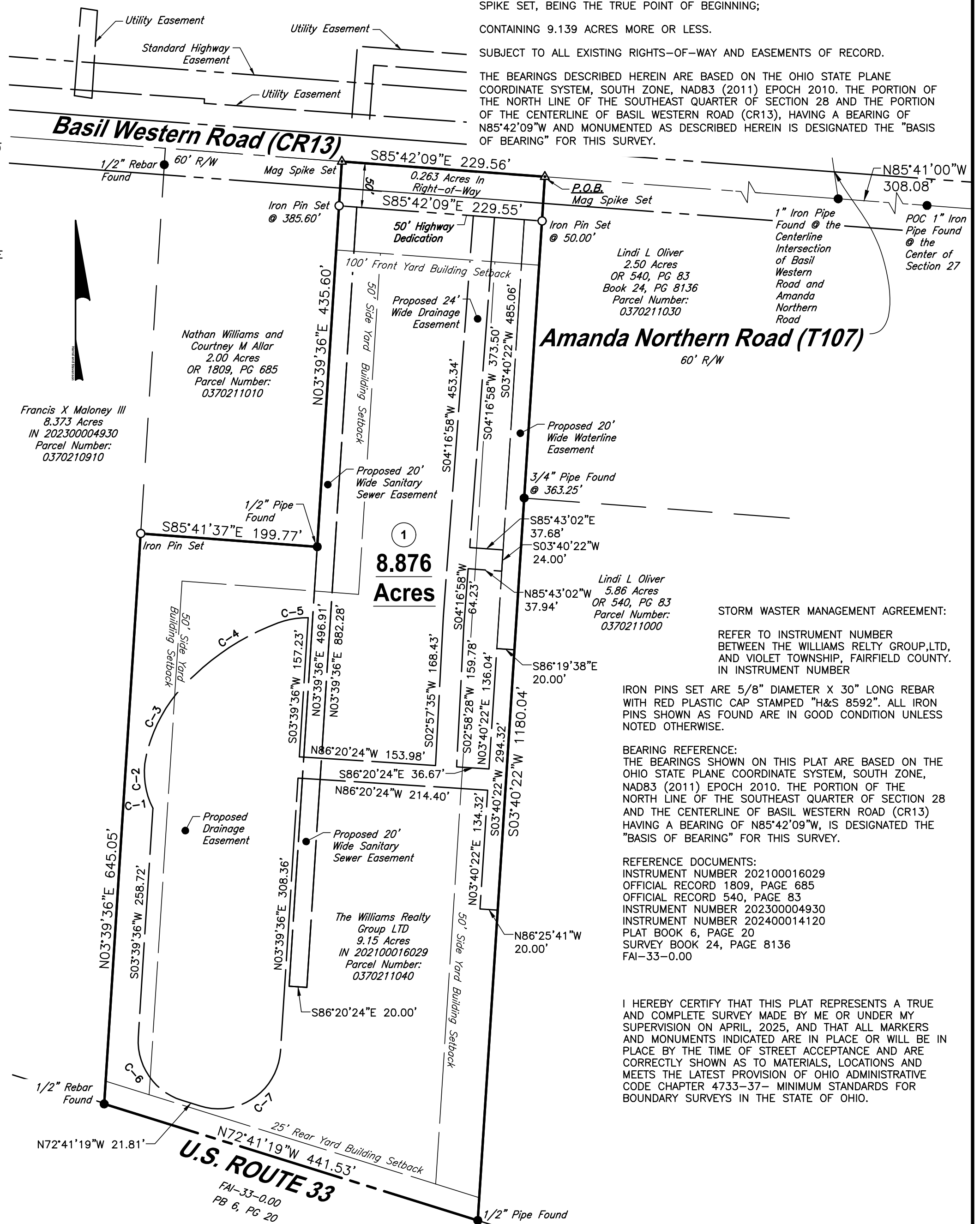
KELLY SARKO - VIOLET TOWNSHIP ZONING INSPECTOR

COUNTY SANITARY ENGINEER:

THIS PLAT IS HEREBY APPROVED AS OF _____, 20____, HOWEVER, SANITARY SEWERS AND WATERLINES ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

TONY VOGEL PE - FAIRFIELD COUNTY SANITARY ENGINEER

Basil Western Logistics LLC
57.94 Acres
Instrument #202400014120
Parcel Number: 0370211710



THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. THE PORTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE PORTION OF THE CENTERLINE OF BASIL WESTERN ROAD (CR13), HAVING A BEARING OF N85°42'09"W AND MONUMENTED AS DESCRIBED HEREIN IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8592". ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

BEARING REFERENCE:
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. THE PORTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE CENTERLINE OF BASIL WESTERN ROAD (CR13) HAVING A BEARING OF N85°42'09"W, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

REFERENCE DOCUMENTS:
INSTRUMENT NUMBER 202100016029
OFFICIAL RECORD 1809, PAGE 685
OFFICIAL RECORD 540, PAGE 83
INSTRUMENT NUMBER 202300004930
INSTRUMENT NUMBER 202400014120
PLAT BOOK 6, PAGE 20
SURVEY BOOK 24, PAGE 8136
FAI-33-0.00

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION ON APRIL, 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, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37- MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

STORM WASTER MANAGEMENT AGREEMENT:
REFER TO INSTRUMENT NUMBER BETWEEN THE WILLIAMS REALTY GROUP,LTD, AND VIOLET TOWNSHIP, FAIRFIELD COUNTY, IN INSTRUMENT NUMBER

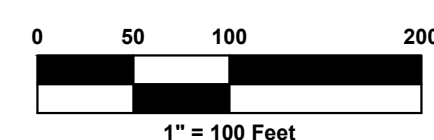
IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8592". ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

BEARING REFERENCE:
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. THE PORTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE CENTERLINE OF BASIL WESTERN ROAD (CR13) HAVING A BEARING OF N85°42'09"W, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

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INSTRUMENT NUMBER 202300004930
INSTRUMENT NUMBER 202400014120
PLAT BOOK 6, PAGE 20
SURVEY BOOK 24, PAGE 8136
FAI-33-0.00

Symbol Legend

- Iron Pin Found
- Iron Pin Set
- ▲ Mag Spike Set
- x Point



CRAIG E. STEVENSON, PS 8592 DATE _____

Harral and Stevenson
Civil Engineering and Surveying
2869 North Court Street
Circleville, Ohio 43113
Ph: 740.497.4432
www.harralstevenson.com

**VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
SECTION 28, TOWNSHIP 15N, RANGE 20W
FINAL PLAT
AMERICAN BARBELL**

Project No: E241006	Scale: 1" = 100'
Client: American Barbell	Drawn: EGC
Date: July 07, 2025	Reviewed: CES

SUBDIVISION: Basil Western Logistics Center - Final Plat Extension Request

OWNER/DEVELOPER: Roebling Development Company

ENGINEER/SURVEYOR: Civil & Environmental Consultants, Inc.

DATE: June 2, 2026

LOCATION AND DESCRIPTION:

The Basil Western Logistics subdivision is located along the north side of Basil Western Road in Violet Township. This site contains 58.266 acres and is zoned PBID – Planned Business and Industrial District within Violet Township zoning.

The final plat was previously extended through March 2026. The developer is requesting a 180-day final plat extension, which would extend approval of the Final Plat through August 2026. The developer has expressed their intent to record the plat in June following RPC's approval.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

The Subdivision Regulations Committee recommends approval of the Final Plat Extension Request for Basil Western Logistics Center, subject to the following conditions:

1. The developer will need to submit a description of the parcel so the long-term drainage and erosion control maintenance agreement with Violet Township can be completed.
2. The long-term drainage and erosion control maintenance agreement needs recorded prior to recording of the plat.
3. The plat needs to have a note indicating that there is a long-term drainage and erosion control maintenance agreement and indicate the instrument number.
4. The Final Plat cannot be recorded until the items listed above have been completed.
5. Please note, if the property were to be split in future to accommodate phasing of the site construction, the split would be processed as a Replat of the subdivision.
6. Other Review Agency Comments

BASIL WESTERN LOGISTICS CENTER

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET,
 BEING PART OF THE NORTHEAST QUARTER OF SECTION 28,
 TOWNSHIP 15, RANGE 20, CONGRESS LANDS.

NOTARIZED OWNERS DEDICATION AND ACKNOWLEDGEMENT

THE UNDERSIGNED, ADAM HEMMER, OF ROEBLING DEVELOPMENT COMPANY, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS HEREON, COMPRISING A TOTAL 2.048 ACRES FOR PUBLIC ROAD AND RIGHT OF WAY ON BASIL-WESTERN ROAD AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

HIGHWAY EASEMENT: AN EXCLUSIVE PERPETUAL EASEMENT FOR PUBLIC HIGHWAY PURPOSES, INCLUDING, BUT NOT LIMITED TO ANY UTILITY CONSTRUCTION, RELOCATION AND/OR UTILITY MAINTENANCE WORK DEEMED APPROPRIATE BY THE FAIRFIELD COUNTY COMMISSIONERS, FAIRFIELD COUNTY, OHIO, ITS SUCCESSORS AND ASSIGNS FOREVER.

WATER EASEMENTS: EASEMENTS DESIGNATED AS WATER EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID WATER LINES 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 WATER EASEMENTS.

ACCESS AND UTILITY EASEMENTS: ACCESS AND UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE USE AND PRIVILEGE OF THE LOT OWNERS FOR DRIVE ACCESS AND FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITIES 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.

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" 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 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.

PEDESTRIAN ACCESS ROUTES - (MULTI-USE PATHS, BIKE TRAILS/PATHS, SIDEWALKS, OR OTHER):

WE THE UNDERSIGNED _____, BEING THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT. THE UNDERSIGNED FURTHER REQUIRE THE OWNERS OF THE LOT OR LOTS WITHIN SAID SUBDIVISION, IN CONJUNCTION WITH THE FAIRFIELD COUNTY TRANSPORTATION IMPROVEMENT DISTRICT AND WITH THE CONSENT OF THE FAIRFIELD COUNTY ENGINEER, TO CONSTRUCT, MAINTAIN, REPAIR, RECONSTRUCT SAID PEDESTRIAN ACCESS ROUTES ALONG THE LANDS ABUTTING AND WITHIN COUNTY OWNED RIGHT-OF-WAY OR HIGHWAY EASEMENT IN PERPETUITY. THE DUTIES SET FORTH IN THIS NOTATION SHALL BE BINDING ON THE OWNERS' SUCCESSORS AND ASSIGNS.

THERE IS A STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES FACILITIES MAINTENANCE AGREEMENT IN ASSOCIATION WITH THE DRAINAGE EASEMENTS RECORDED FOR THIS PROJECT. DETAILS REGARDING THIS AGREEMENT CAN BE FOUND IN THE FAIRFIELD COUNTY RECORDER'S OFFICE ORIGINAL RECORD NUMBER _____.

IN WITNESS WHEREOF, ADAM HEMMER HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____

SIGNED AND ACKNOWLEDGED
 IN THE PRESENCE OF:

ROEBLING DEVELOPMENT COMPANY

BY: _____

ADAM HEMMER

**STATE OF OHIO
 COUNTY OF FAIRFIELD:**

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ADAM HEMMER WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ADAM HEMMER THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

_____ DAY OF _____

MY COMMISSION EXPIRES _____

 NOTARY PUBLIC

 STATE OF _____

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION ON DECEMBER 15, 2023, 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.

 JEREMY L. VAN OSTRAN, PS
 OHIO REGISTRATION NO. 8283

 DATE

APPROVAL BY COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, THE STREETS, ROADS, ETC., HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, STATE OF OHIO.

 STEVE DAVIS

 DAVID L. LEVACY

 JEFF FIX
 FAIRFIELD COUNTY COMMISSIONERS

APPROVAL BY COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED AS OF _____, 20____, HOWEVER, STREETS ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

 JEREMIAH D. UPP, PE/PS
 FAIRFIELD COUNTY ENGINEER

APPROVAL BY COUNTY SANITARY ENGINEER:

THIS PLAT IS HEREBY APPROVED AS OF _____, 20____, HOWEVER, SANITARY SEWERS AND WATERLINES ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

 TONY VOGEL
 FAIRFIELD COUNTY SANITARY ENGINEER

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 VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN ONE HUNDRED AND EIGHTY (180) DAYS OF THE ABOVE APPROVAL.

 HOLLY MATTEI
 DIRECTOR, FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION

COUNTY AUDITOR:

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON _____, 20____

 CARRI L. BROWN
 FAIRFIELD COUNTY AUDITOR

COUNTY RECORDER:

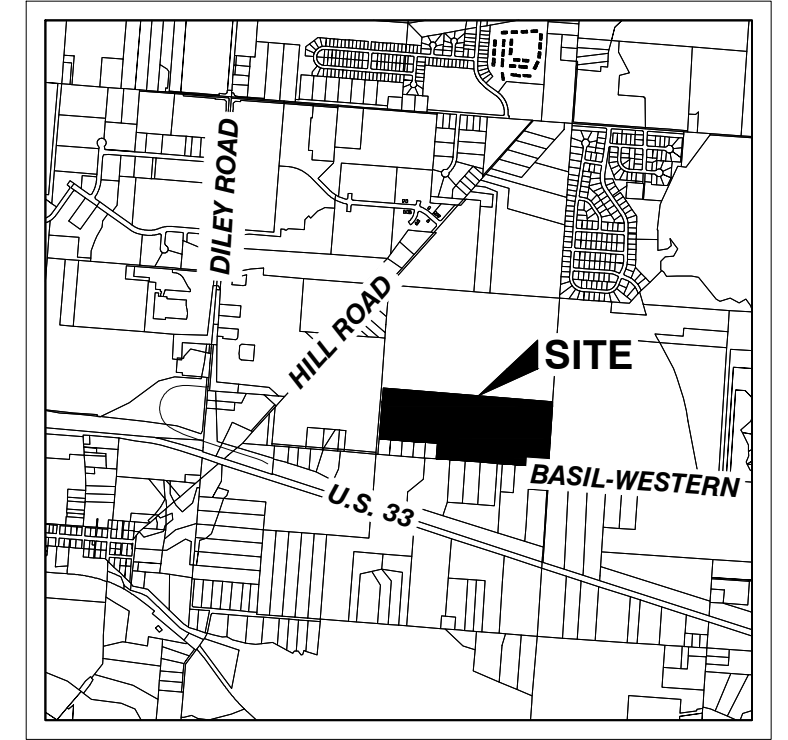
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON _____, 20____, AND THAT IT WAS RECORDED ON _____, 20____, IN PLAT CABINET _____, SLOT _____, PLAT RECORDS OF FAIRFIELD COUNTY, OHIO.

FEE \$ _____

 LISA MCKENZIE
 FAIRFIELD COUNTY RECORDER

DEVELOPER

ROEBLING DEVELOPMENT COMPANY
 226 GRANDVIEW DRIVE
 FT. MITCHELL, KY 41017



VICINITY MAP
 SCALE: 1" = 3000'

APPROVAL BY VIOLET TOWNSHIP:

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____

 KELLY SARKO
 VIOLET TOWNSHIP ZONING INSPECTOR

 Civil & Environmental Consultants, Inc. 250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085 Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638 www.cecinc.com			
DRAWN BY:	KAS	CHECKED BY:	JLV
DATE:	OCTOBER 2025	DWG SCALE:	N/A
APPROVED BY:	JLV	PROJECT NO.:	314-751
BASIL WESTERN LOGISTICS CENTER VIOLET TOWNSHIP FAIRFIELD COUNTY, OHIO			PLAT
			SHEET 1 OF 4

P:\310-000\314-751-Survey\DWG\314-751-SUB.dwg [Plot] LS(15/10/2025 - kasmith) - LP: 10/15/2025 11:54 AM

SUBDIVISION: Pickerington North High School & Lakeview Junior High School
(Waterline Replat) – Final Plat Extension Request

OWNER/DEVELOPER: The Board of Education of the Pickerington Local School District.

ENGINEER/SURVEYOR: Megan Cyr (The Kleingers Group) / Randy Wolfe (The Kleingers Group)

DATE: June 2, 2026

LOCATION AND DESCRIPTION:

The proposed development is located along the north side of Refugee Road in Violet Township. The site contains 156.482 acres and is zoned R-1 & R-2 – Single Family Residential within Violet Township zoning. The site is accessed from from Refugee and Ault Road. The purpose of this replat was to realign a 20-foot Waterline Easement.

The final plat was originally approved by the RPC on October 1, 2024; therefore it expired in March 2025. The developer is requesting four (4) 180-day extensions, which would extend approval of the Final Plat through October 2026. The developer has expressed their intent to record the plat following RPC’s approval.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. The Subdivision Regulations Committee recommends approval of the 180-day extensions, taking replat approval through October 2026.

REPLAT OF PICKERINGTON HIGH SCHOOL NORTH & LAKEVIEW JUNIOR HIGH SCHOOL PLAT ORIGINALLY RECORDED IN PLAT CAB. 2, SLOT 85

Situated in the State of Ohio, County of Fairfield, Township of Violet, in the Southwest Quarter of Section 26, Township 16 North, Range 20 West, Refugee Lands, and being a portion of a 156.482 acre tract of land conveyed to the Board of Education of the Pickerington Local School District, by deed of record in Official Record 1142, Page 1028, all references to the Recorder's Office, Fairfield County, Ohio.

WATER LINE EASEMENTS: Easements designated as Water Easements on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said water lines 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 Water Easements.

The undersigned, the Board of Education of the Pickerington Local School District, Proprietor of the land indicated on the accompanying plat, do hereby certify that the attached plat correctly represents the replat of said Pickerington High School North & Lakeview Junior High School Plat. The purpose of said replat is for the vacation of a portion of an existing 20' waterline easement and the dedication of a 20' waterline easement all as shown hereon

The undersigned further agrees that any use of improvements made to this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations of Fairfield County, Ohio, for the benefit of themselves and all others and subsequent owners or assigns taking title from, under, or through the undersigned.

In Witness Whereof, Clay Lopez, President of THE BOARD OF EDUCATION OF THE PICKERINGTON LOCAL SCHOOL DISTRICT, has hereunto set his hand this ____ day of _____, 20__.

THE BOARD OF EDUCATION OF THE PICKERINGTON LOCAL SCHOOL DISTRICT, Owner

Clay Lopez
President

Signed and Acknowledged
In the presence of:

Witness

Witness

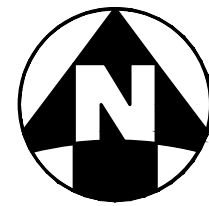
STATE OF OHIO
COUNTY OF FAIRFIELD ss:

Before me, a Notary Public in and for said State, personally appeared _____, President of THE BOARD OF EDUCATION OF THE PICKERINGTON LOCAL SCHOOL DISTRICT, Owner, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes expressed herein.

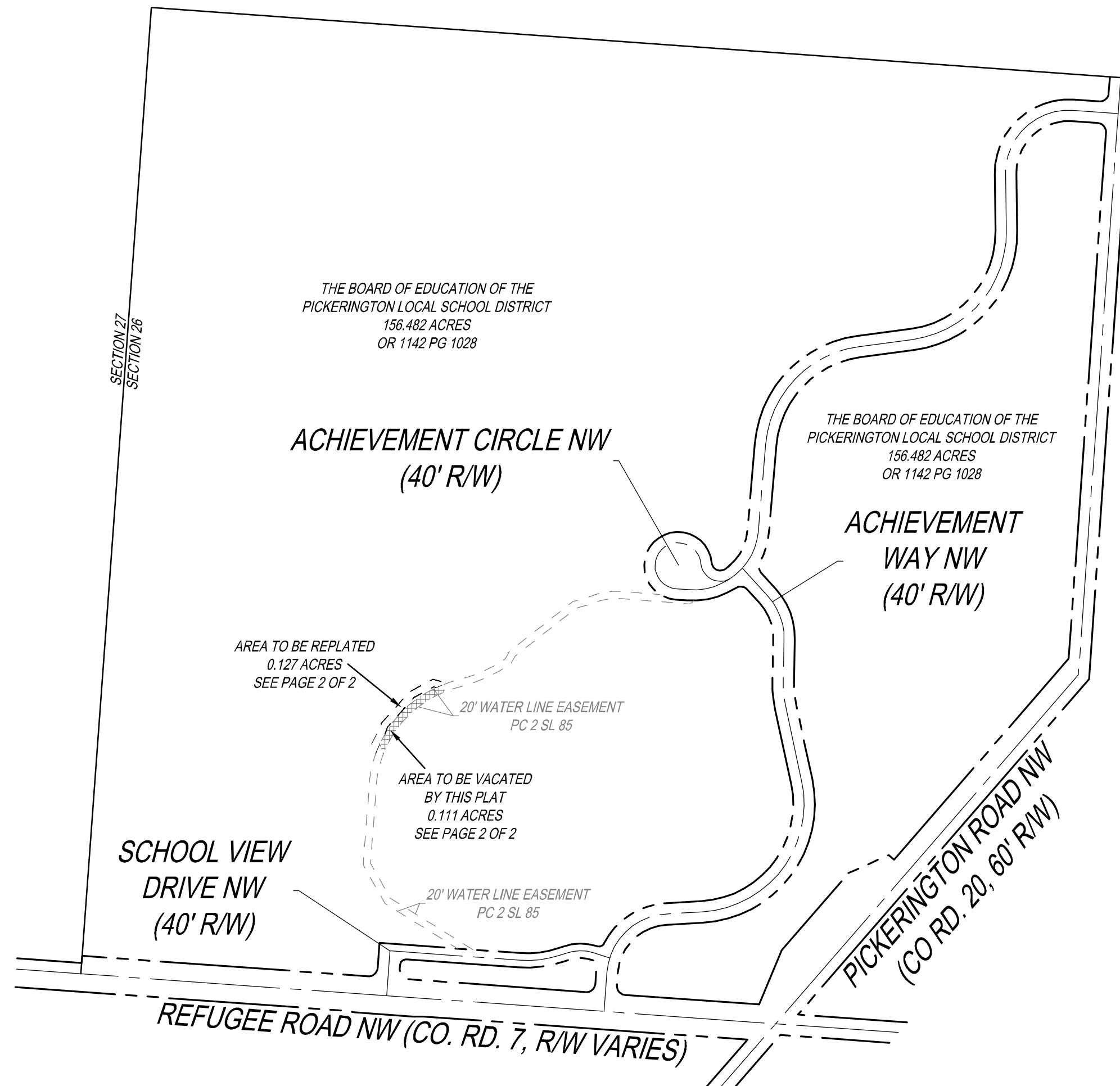
In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20__.

My commission expires _____

Notary Public, State of Ohio



BEARINGS ARE BASED ON
PICKERINGTON HIGH SCHOOL
NORTH & LAKEVIEW JUNIOR HIGH
SCHOOL PLAT AS RECORDED IN PC
2 SLOT 85

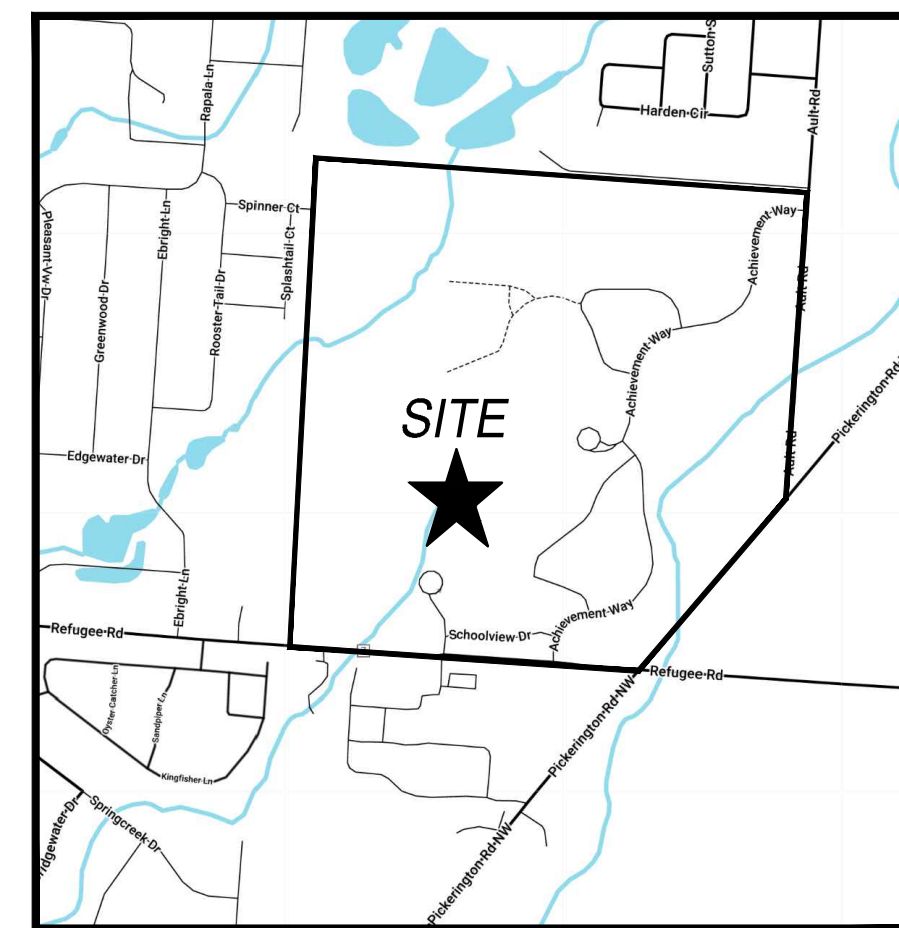


Approved and accepted this ____ day of _____, 20__.
This plat is hereby accepted by the County of Fairfield, State of Ohio.

Fairfield County Commissioners

This plat is hereby approved as of _____, 20__.

Fairfield County Engineer



VICINITY MAP
N.T.S

This plat is hereby approved as of _____, 20__;
however, waterlines are not accepted until inspected and approved.

Tony J. Vogel,
Fairfield County Sanitary Engineer

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

Holly Mattei, Interim Director,
Fairfield County Regional Planning Commission

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

Kelly Sarko
Violet Township Zoning Inspector

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

Carri L. Brown
Fairfield County Auditor

I hereby certify that this plat was filed for recording on _____, 20__, at _____ am/pm and that it was recorded on _____, 20__, in Plat Cabinet _____, Slot _____ plat records of Fairfield County, Ohio

Fee \$ _____

Lisa McKenzie,
Fairfield County Recorder

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a true and complete survey made by me or under my supervision in September, 2024, of a waterline easement dedication and vacation

RANDY C. WOLFE
OHIO PROFESSIONAL SURVEYOR NO. 8033

DATE



CIVIL ENGINEERING | www.kleingers.com
SURVEYING | 350 Worthington Rd
LANDSCAPE | Suite H
ARCHITECTURE | Westerville, OH 43082
614.882.4311

SEAL:

NO.	DATE	DESCRIPTION
1	8/27/2024	REPLAT (W/L EASEMENT) - MGF
2	9/25/2024	REV REPLAT (W/L EASEMENT) - MGF

REPLAT OF WATER LINE EASEMENT

SEC. 26, TWP. 16N, R. 20W
REFUGEE LANDS
VIOLET TOWNSHIP
FAIRFIELD COUNTY, OHIO

PROJECT NO: 120069VRP008

DATE: 9/25/2024

SCALE: 1" = 300'
0 150 300 600

SHEET NAME:

RECORD PLAT

SHEET NO.

1 OF 2

SUBDIVISION: The Reserve at Farms Creek – Revised Preliminary Plan
OWNER/DEVELOPER: Edward and Michelle Sommer / Stone Haven (Alan Bruny)
ENGINEER/SURVEYOR: Sands Decker
DATE: June 2, 2026

LOCATION AND DESCRIPTION:

The proposed development is located along the south side of Carroll-Southern Road in Greenfield Township. This site will create 27 new residential lots on 75 acres, and is zoned R-1 Rural Residential within Greenfield Township zoning. Access is proposed from Carroll-Southern Road. Water and sanitary sewers will be provided by on-lot systems.

A preliminary plan for the Reserve at Farms Creek was previously approved by the RPC on August 6, 2024. Since that time, preliminary plan approval has expired, and there have been some revisions to the layout of the site. RPC staff recommended the submission of a revised Preliminary Plan to be reviewed by the subcommittees and the RPC. This also renews the approval period of the plan for an additional two years from the date of RPC conditional approval.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

The Subdivision Regulations Committee recommends approval of the revised Preliminary Plan for the Reserve at Farms Creek subdivision, subject to the following conditions:

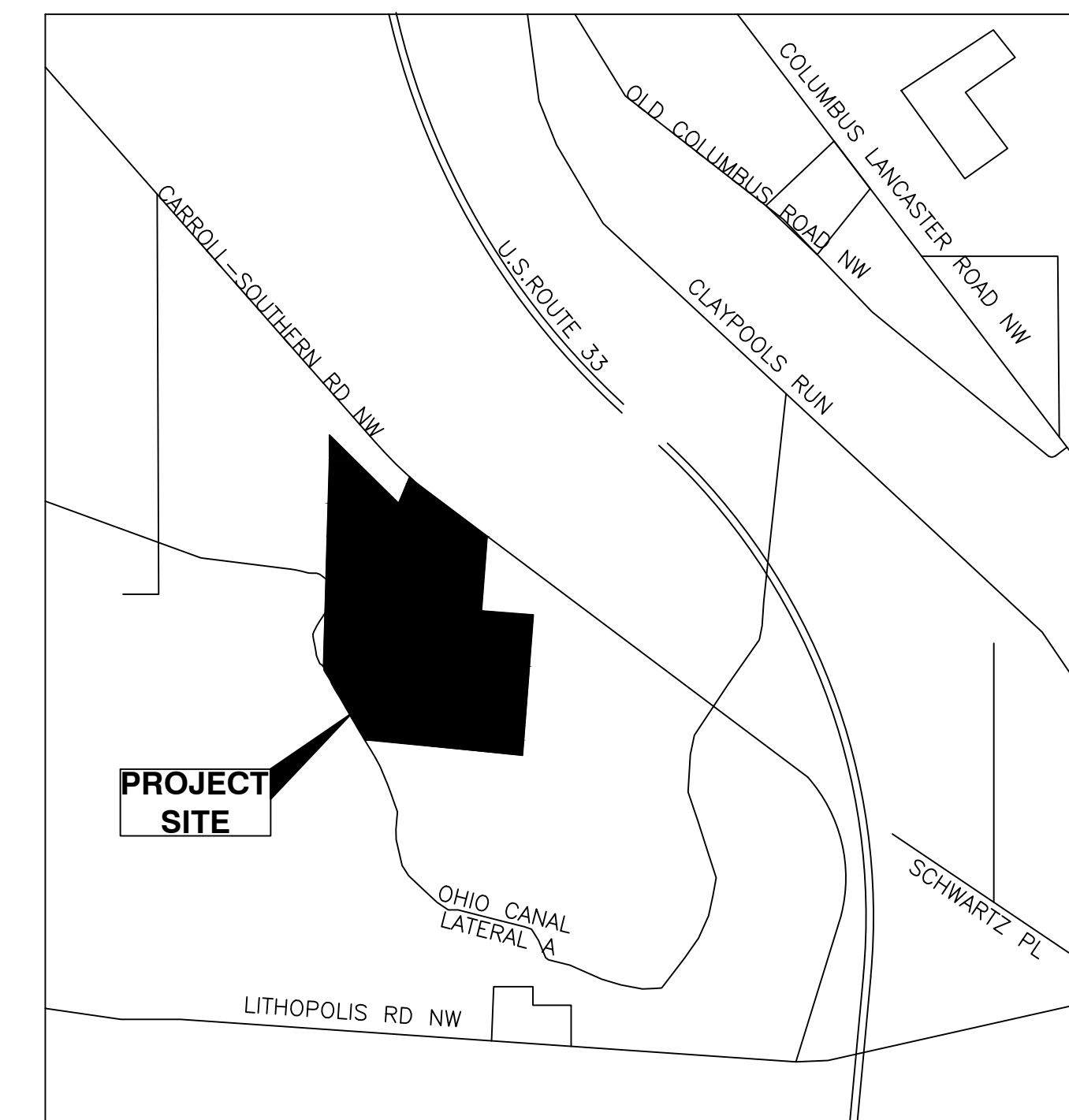
1. The Active Transportation Committee recommends including a graded shoulder along Carroll-Southern Road.
2. Soil testing will need to be completed for Lots 14 and 15.
3. Please note: A Floodplain Building Permit will be needed for the proposed basin and outlet located in the Floodplain and Floodway. Because the proposed outlet is within the delineated Floodway, our office will require a H&H Analysis, conducted by a registered professional engineer, demonstrating that the proposed development would not result in any increase in the base flood elevation, to be submitted with the application.
4. Other Review Agency Comments

PRELIMINARY SUBDIVISION PLAN FOR THE RESERVE AT FARMS CREEK

GREENFIELD TOWNSHIP, TOWNSHIP 15, SECTION 29, RANGE 19, FAIRFIELD COUNTY, OHIO



INDEX MAP
SCALE: 1" = 200'



LOCATION MAP
NOT TO SCALE



SHEET INDEX

C1.0	TITLE SHEET
C1.1	GENERAL NOTES & MISC. DETAILS
C1.2	FAIRFIELD COUNTY DETAILS
C2.0	EXISTING SITE/SURVEY & SOILS MAP
C2.1	SOIL BORINGS
C2.2	LEACH FIELDS W/ TOPOGRAPHY
C3.0	PROPOSED SITE OVERVIEW
C3.1	NORTH EASEMENTS
C3.2	SOUTH EASEMENTS
C3.3	PROPOSED SITE - NORTH
C3.4	PROPOSED SITE - SOUTH
C4.0	APPROXIMATE CENTERLINE PROFILES
C4.1	SIGHT DISTANCE
C4.2	FUTURE SANITARY PROFILES
C4.3	FUTURE SANITARY PROFILES (CONT.)
C4.4	FUTURE SANITARY PROFILES (CONT.)

LEGEND

	= PROPERTY LINE
	= BUILDING
	= EXISTING PAVEMENT HATCH
	= FLOODWAY (OHIO CANAL LATERAL A)
	= FLOODPLAIN (OHIO CANAL LATERAL A)

TRAFFIC COUNTS

EXISTING ADT, CARROLL SOUTHERN ROAD: 525
PROPOSED ADT, INTERNAL: 2,045
TOTAL PROPOSED: 2,570

INTERNAL ADT

PROP. KATES WAY WEST OF CARROLL SOUTHERN ROAD - 312
PROP. KATES WAY EAST OF SHI'S TRAIL - 283
PROP. KATES WAY WEST OF SHI'S TRAIL - 213
PROP. KATES WAY EAST OF RONALD TERRACE - 174
PROP. KATES WAY WEST OF RONALD TERRACE - 162
PROP. KATES WAY EAST OF COLTON PLACE/COLTON STREET - 138
PROP. SHI'S TRAIL - 70
PROP. RONALD TERRACE - 34
PROP. COLTON PLACE - 46
PROP. COLTON STREET - 70

ZONING DATA

ZONING: R-1 - RURAL RESIDENTIAL
HEIGHT LIMIT: 35 FEET
LOT FRONTAGE & WIDTH AT BUILDING LINE: 125 FEET
MINIMUM LOT AREA: 2.0 ACRES
FRONT YARD DEPTH: 50 FEET
SIDE YARD LEAST WIDTH: 25 FEET
REAR YARD DEPTH: 50 FEET
TOTAL SITE: 75 ACRES
PROPOSED NUMBER OF LOTS: 27 LOTS
MINIMUM SIZE OF LOTS: 2 ACRES

SITE DATA

PROPERTY OWNER: SOMMER, EDWARD D A & MICHELLE L SURV
PID: 0130052310
ACREAGE: 23.9 ACRES
ADDRESS: 2155 CARROLL-SOUTHERN RD NW

PROPERTY OWNER: SOMMER, EDWARD D A & MICHELLE L SURV
PID: 0130069400
ACREAGE: 51.1
ADDRESS: 0 CARROLL-SOUTHERN RD NW

DEVELOPER INFORMATION

NAME: STONE HAVEN
ALAN BRUNY
1289 SR-37
LANCASTER, OH 43130
PHONE NUMBER: 614-419-8147
EMAIL: stonehavenohio@hotmail.com

CONSULTANT INFORMATION

ROLE: SOIL ASSESSMENTS
NAME: STEVEN MILLER, CPPS
SOIL AND ENVIRONMENTAL CONSULTING SERVICES, INC.
PHONE NUMBER: 614-579-1164
EMAIL: soilconsultant@yahoo.com

TRAFFIC

ROLE: TRAFFIC STUDY
NAME: TODD STANHOPE, PE, PTOE
SMART SERVICES
PHONE NUMBER: 614-914-55433
EMAIL: TStanhope@smartservices-inc.com

WETLANDS

ROLE: WETLANDS DELINEATION
NAME: TEAGAN LOEW, PWS, CESSWI
STONE ENVIRONMENTAL, ENGINEERING & SCIENCE
PHONE NUMBER: 614-865-1874
EMAIL: teaganloew@stoneenvironmental.com

NOTE: ALL ADJACENT PARCELS ARE ALSO ZONED R-1.

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.

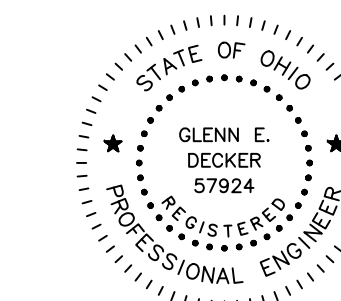


OFFICES

422 N. Broad Street
Lancaster, Ohio 43130
740-385-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640



Registered Engineer *Glenn E. Decker* Date 4/30/26



**Know what's below.
Call before you dig.**

**THE RESERVE AT
FARMS CREEK**
GREENFIELD TOWNSHIP
FAIRFIELD COUNTY

05-01-26

PRELIMINARY SET

TITLE SHEET

C1.0

SD PROJECT NO. 3845

BERNE TOWNSHIP ZONING RESOLUTION AMENDMENT

Berne Township has submitted several proposed changes that affect Article XIII of its Zoning Code for the RR – Rural Residential District. A summary of these changes is summarized below.

SUMMARY OF CHANGES

The bullet points below summarize the proposed additions to the Berne Township Zoning Resolution.

- a) Section 13.6.1
 - 1) Minimum lot size increased from 2.00-acres to 3.00-acres
- b) Section 13.6.2
 - 1) Minimum frontage requirements increased from 150.00 feet to 175.00 feet
 - 2) Changed frontage requirements for lots 5.01-acres or greater
 - i) Removed the reduced frontage requirement (60.00 feet)
 - ii) Removed the frontage depth requirement

ANALYSIS

The majority of Berne Township is zoned RR. The Fairfield County Regional Planning Commission requested that the Fairfield County GIS Department map the number of lots that are currently under 3.0 acres. This analysis identified 1,831 parcels (54% of all parcels) within Berne Township that are under 3.00-acres.

The Fairfield County Health Department and Engineer's Office recommended approval of this amendment.

The Fairfield Soil and Water Conservation District found a discrepancy between the minimum frontage requirement and the 4:1 maximum depth-to-width ratio requirement. They found at the minimum 175.00-feet of frontage, there would be a maximum depth of 700.00-feet, which then results to a maximum area (and lot size) of approximately 2.81-acres. This would be less than the minimum 3.00-acre lot size requirement required in this amendment.

RPC Staff had concerns that by increasing minimum lot size and frontage requirements for the RR - Rural Residential District, it could potentially lead to the creation of almost 2,000 noncompliant parcels. Based on interpretation of Berne Township's Zoning Code, changes to these parcels may require them to be brought to compliance with these new standards.

The 2024 Fairfield County Comprehensive Plan calls for Rural Residential lots with a minimum of 2 acres next to the City of Lancaster. This amendment would increase the lot size in these areas to 3 acres in size, which is inconsistent with County Comprehensive Plan.

STAFF RECOMMENDATION

RPC Staff recommend disapproval of the proposed amendment based on the inconsistencies that result from the minimum requirements, as well as the number of parcels that would be made noncompliant from the proposed changes in lot size and/or frontage requirements.

Proposed Change to Berne Township Zoning on minimum lot size – with the requirement of a primary septic site and a backup septic site for each new lot – Berne Township will be proactive in protecting the soils and neighbors with this change.

Section 13.06 Development Standards 13.6.1

Lot Area For each principal permitted use, the lot area shall be not less than three (3) acres, or such size as determined by the Fairfield County Health Department, whichever is larger.

13.6.2 Minimum Lot Width

All lots of five (5) acres or less shall have a depth: width ratio of not higher than 4:1 and shall have at least 175 feet of contiguous frontage on one public street or roadway. All lots of 5.01 acres or more shall have frontage of at least 175 feet of contiguous frontage on one public street or roadway. Such lots must maintain a width of at least 175 feet to the Residence.

The Zoning Commission may require standards relating to such private roadways, including, but not limited to, roadway width, construction standards, and maintenance agreements. The potential traffic burden on such roadways shall be a factor in such determination.

13.6.3 Minimum Front Yard Depth

31 Berne Township Zoning Resolution Revision date: Jan. 2017 Eighty (80) feet from the Front Lot Line.

13.6.4 Minimum Side Yard Width Twenty-five (25) feet. 13.6.5 Minimum Rear Yard Depth Eighty (80) feet.

13.6.6 Minimum Building Area 1,150 square feet of floor area shall be required for single-family dwellings.

13.6.7 Maximum Building Height Thirty-five (35) feet. 13.6.8 Minimum Building Setback In all cases no structure may be built closer than 25 feet to a property line.

Effective Date of Amendment

Effective Date: _____

This amendment shall apply only to lots created after the effective date of this amendment and shall not affect any lawfully existing lot of record unless otherwise required by applicable law.



Fairfield Soil and Water Conservation District

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

Telephone: (740) 653-8154

Date: May 26, 2026

To: Nicholas Eastham
Regional Planning Commission

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

Subject: **Berne Township Text Amendment**
RR – Rural Residential District

Please note the following comments on the Berne Township Rural Residential District text amendment:

1. Using the minimum road frontage (175') and the maximum depth to width ration (4:1), the total acreage for a lot using these requirements appears to result in a lot size less than the 3 acre minimum.

From: [May, Kristopher Todd](#)
To: [Valentine, Jennifer M](#); [Eastham, Nicholas P](#); [Noland, Mitch A](#); [Lucht, Chad M](#); [Vogel, Tony J](#); [Anders, Joshua T \(Josh\)](#)
Cc: [Mattei, Holly R](#)
Subject: Re: Proposed Text Amendment for Berne Township
Date: Friday, May 22, 2026 10:42:20 AM
Attachments: [Outlook-uk1opnk2.png](#)
[Outlook-ggg2mrph.png](#)
[Outlook-shxmsumz.png](#)
[Outlook-nr1tvby0.png](#)
[Outlook-huhzaw54.png](#)
[Outlook-e0as1tuz.png](#)
[Outlook-raill5ud.png](#)

Our office is in favor of the Proposed Text Amendment for Berne Township dealing with increasing minimum lot size and increasing minimum frontage..



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: Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>

Sent: Friday, May 22, 2026 10:17 AM

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

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

Subject: RE: Proposed Text Amendment for Berne Township

We have no issue with this amendment and are in favor of the change.

Jennifer Valentine, REHS

Environmental Health Services Supervisor

Fairfield County Health Department

740-652-2822

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

Sent: Monday, May 18, 2026 4:01 PM

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>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>

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

Subject: Proposed Text Amendment for Berne Township

Hello,

We received a proposed text amendment for Berne Township that would amend the RR – Rural Residential District requirements in their Zoning Code. The proposed revisions are attached to this email.

These changes include:

- Increasing the minimum lot size from 2-acres to 3-acres
- Increasing the minimum frontage from 150.00-feet to 175.00-feet
- Removes the reduced frontage and maintained frontage requirements for lots 5.01-acres or greater


Please provide comment to me no later than **05/22**.

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: [Valentine, Jennifer M](#)
To: [Eastham, Nicholas P](#); [Noland, Mitch A](#); [May, Kristopher Todd](#); [Lucht, Chad M](#); [Vogel, Tony J](#); [Anders, Joshua T \(Josh\)](#)
Cc: [Mattei, Holly R](#)
Subject: RE: Proposed Text Amendment for Berne Township
Date: Friday, May 22, 2026 10:17:49 AM

We have no issue with this amendment and are in favor of the change.

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

From: Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>
Sent: Monday, May 18, 2026 4:01 PM
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>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>
Cc: Mattei, Holly R <holly.mattei@fairfieldcountyohio.gov>
Subject: Proposed Text Amendment for Berne Township

Hello,

We received a proposed text amendment for Berne Township that would amend the RR – Rural Residential District requirements in their Zoning Code. The proposed revisions are attached to this email.

These changes include:

- Increasing the minimum lot size from 2-acres to 3-acres
- Increasing the minimum frontage from 150.00-feet to 175.00-feet
- Removes the reduced frontage and maintained frontage requirements for lots 5.01-acres or greater

Please provide comment to me no later than **05/22**.

Please let me know if you have any questions.

Thank you.

Fairfield County Building Department Monthly Report - April/May 2026

Final Approved	Address	City/Village	Township	Cost Estimate	Date Received
Millersport Schools - HVAC Improvements	11850 Lancaster St.	Millersport	Walnut	758,000.00	03/17/26
Short Term Rental - COO	1995 Schwilk Rd SE	Lancaster	Berne	0.00	02/23/26
Short Term Rental - COO	3385 Savage Hill Rd	Lancaster	Berne	0.00	01/21/26
Claypool Electric Building	1275 Lancaster-Kirdersville Rd	Lancaster	Greenfield	100,000.00	01/07/26
New Applications	Address	City/Village	Township	Cost Estimate	Date Received
River Valley Life Center - Fire Alarm	2190 Coonpath Rd NW	Lancaster	Greenfield	17,000.00	03/31/26
Kramer - Post Frame Building	4443 Carroll-Southern Rd NW	Carroll	Greenfield	50,000.00	04/13/26
Kramer - Post Frame Building	4445 Carroll-Southern Rd NW	Carroll	Greenfield	50,000.00	04/13/26
Village of Bremen - Garage Expansion	9090 Marietta Rd SE	Bremen	Rushcreek	67292	04/14/26
Wolfe Pizza Shop - Fire Suppression	12100 Lancaster Street	Millersport	Walnut	60,600.00	04/20/26
Shalom UMC - Fire Alarm System	4925 Plum Rd	Carroll	Greenfield	None Listed	04/21/26
AT&T Equipment Upgrades	4350 Sand Hill Rd	Amanda	Amanda	25,000.00	04/27/26
OhioGuidestone - COO	2680 Kull Rd	Lancaster	Greenfield	0.00	04/28/26
Chet Hauck Warehouse Addition	2140 Refuge St	Millersport	Walnut	450,000.00	04/29/26
Greif Ohio West End Rebuild	310 W. Water St	Baltimore	Liberty	15,000,000.00	04/29/26
Bremen Metal Sales Storage Building	10967 Webb Summit Rd SE	Bremen	Rushcreek	100,000.00	05/05/26
RSC Athletics Baseball Air Dome	3223 Tschopp Rd NE	Lancaster	Pleasant	1,500,000.00	05/08/26
Millersport Data Center - Vantage Office Trailer	1420 Lancaster-Newark Rd NE	Millersport	Walnut	100M+	05/08/26
Dollar General Electric	1136 S Main St	Baltimore	Liberty	12,000.00	05/13/26
Wolfe Pizza Shop - Kitchen Hood	12100 Lancaster Street	Millersport	Walnut	1,800.00	5/18/2026
Millersport Data Center - Site Trailer	1420 Lancaster-Newark Rd NE	Millersport	Walnut	100M+	5/20/2026
Millersport Data Center - OH22 Building	1420 Lancaster-Newark Rd NE	Millersport	Walnut	100M+	5/26/2026

BILLS
REGIONAL PLANNING COMMISSION
June 2, 2026

530000	CONTRACTUAL SERVICES	
	Crossroads Community	\$12,000.00
	TOTAL	\$12,000.00