

MINUTES

May 7, 2024

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

Presiding: Jennifer Morgan, President

Present: Josh Anders, Ron Baker, Caleb Chamberlain, Aundrea Cordle, Glenn Decker, JB Dick, Joe Ebel, Todd Edwards, Gail Ellinger, Amanda Everitt, Jennifer Henery, Barb Hockman, Charles Hockman, Kent Huston, Anthony Iachini, Douglas Ingram, Lonnie Kosch, Jarrod Mahaffey, Gina Matos, Carol Moore, Mitch Noland, Jeff Porter, Dan Singer, Bob Slater, Carly Sparrow, Tony Vogel, and Ira Weiss.

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

ITEM 1. MINUTES

The minutes of the March 5, 2024, Fairfield County Regional Planning Commission meeting, were presented for approval. Dan Singer made a motion for approval of the minutes. Doug Ingram seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting. She announced that Safa Saleh has resigned, and Regional Planning is actively looking for a replacement Planner.

Josh Hillberry presented the following reports:

ITEM 3. SUBDIVISION ACTIVITY

SUBDIVISION: Eastland Career Center, New Lab Building – Preliminary Plan

OWNER/DEVELOPER: Eastland Board of Education (JB Dick)

ENGINEER/SURVEYOR: Sands Decker (Glenn Decker) / Sands Decker (Kevin Beechy)

LOCATION AND DESCRIPTION: The proposed development is located along the South side of Coonpath Road in Greenfield Township. This site will contain 78.19 acres and is zoned SU Special Use District within Greenfield Township zoning. Access is proposed from Coonpath Road. Water and sanitary sewers will be provided by County Utilities.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

1. This proposed lab is being funded through State of Ohio ARPA funds that have a specific deadline for completing work. The Fairfield County Engineers' and Commissioners' office are discussing a potential Cooperative Agreement (Agreement) to allow the turn lanes to be constructed at a later date. The Subdivision Regulations Committee agrees with this concept and recommends the preliminary plan be conditionally approved subject to the Agreement being finalized in accordance with the County Engineers and Prosecutors requirements.
2. Although the Daycare Center building is not included in the preliminary plan, the Subdivision Regulations Committee recommends platting the entire property now in anticipation of its future construction.
3. The committee recommends removing (or blocking off) the existing driveway following the construction of the new driveway proposed in the preliminary plan.

The Fairfield County Engineer's office recommends approval of the existing drive being converted to an **emergency only access**, subject to the following conditions:

- The asphalt within the right-of-way shall be removed; and
 - A grid type system that allows grass to grow through it shall be installed in the areas where the pavement has been removed; and
 - The throat of the existing driveway shall be limited to a width acceptable to the County Engineer's office; and
 - A proposed gate/bollard system that is acceptable to both the County Engineer and the Greenfield Township Fire Department shall be installed; and
 - Signage, that is acceptable to the County Engineer's office, shall be installed denoting it as Emergency Access Only.
4. The Subdivision Regulations Committee recommend conditional approval of the preliminary plan subject to the requirements of:
 - a. Technical Review Committee
 - b. Fairfield County Engineers' Office
 - c. Fairfield County Utilities
 - d. Fairfield Soil and Water Conservation District
 - e. Fairfield County Health Department
 - f. Greenfield Township Zoning
 - g. Hunter's Run Conservancy

A motion was made by Kent Huston to approve the preliminary plan and the recommendation made by the Fairfield County Engineer's office. Gail Ellinger seconded the motion.

Holly Mattei and Mitch Noland explained the recommendation from the engineer's office. Bob Slater asked why a grid type system that allows grass to grow through it was proposed. This will not be an entrance and should be used for emergency access only. The system will be used to disguise and deter citizens from using it as a driveway. After discussion, the motion passed with Jennifer Morgan and Lonnie Kosch abstaining.

ITEM 4. ZONING TEXT AMENDMENT

ITEM 4a. APPLICANT: Greenfield Township

PROPOSED REVISIONS:

Greenfield Township has proposed an amendment to its Zoning Resolution to expand the 'Accessory Structures' section (415.03) to include requirements for Breezeways. Additionally, the proposed amendment breaks down Accessory Structures into two categories: Permanent and Temporary Accessory Structures. Permanent Accessory Structures are then further divided into three forms; Attached, Connected, and Detached Accessory Structures. Definitions and requirements for Breezeways and all the Accessory Structure types have also been included in the proposed amendment.

ANALYSIS:

415.03 Breezeways and Accessory Structures on Residential Parcels

Breezeway

A roofed, open sided, non-habitable space connecting a Principal Structure and a Permanent Accessory Structure. (*Only permitted for connecting a Principle Structure to a Connected Accessory Structure*).

Permanent Accessory Structure

A garage, shed, out building, pole barn, or other accessory use structure that is in addition to the Principal Structure.

Attached Accessory Structure

A garage or other accessory use structure that is physically constructed as part of the principal structure by sharing at least seventy-five (75) percent of one (1) wall of either the principal structure or that of the garage/accessory structure.

Connected Accessory Structure

A garage or other accessory structure that is connected to the Principal Structure by less than seventy-five (75) percent of a wall of one (1) or both structures.

Detached Accessory Structure

A free-standing garage, shed, out building, pole barn, or other accessory use structure that has no physical connection to the Principal Structure.

Temporary Accessory Structure

Defined as a detached accessory use structure that is intended for use only for a limited duration (*no more than ninety (90) days*).

STAFF COMMENTS:

- The definition of a Breezeway and the definitions for each Accessory Structure type should be added to the Definitions (Section 105).
- Under Temporary Accessory Structure (Section 415.03.D.d), the fifth (v) requirement, which reads as follows:

“Shall be subject to all applicable zoning laws and required permits of the Greenfield Township Zoning Department if the temporary accessory structure is being used for use as a habitable structure. If modified with interior and exterior finishes, doors, windows, plumbing, or electrical fixtures, compliance with either the Ohio Building Code (OBC) or Residential Code of Ohio (RCO) is required regardless of the intended usage.”

RPC staff recommends that this language be removed for the following reasons:

- RPC staff has concerns with temporary structures being used as habitable structures; and
- Fairfield County has not adopted the Residential Code of Ohio. RPC staff does not believe Greenfield Township has taken the necessary steps to adopt the Residential Code of Ohio. Therefore, we are unsure how this section would be enforced. Fairfield County has adopted the Ohio Building Code (OBC) for commercial structures, but the OBC is administered by the Fairfield County Building Code.

STAFF RECOMMENDATIONS:

Based upon the above comments, RPC Staff recommends modification of the proposed text amendments to Greenfield Township’s Zoning Text Resolution.

A motion was made by Doug Ingram to approve the RPC staff recommendation. Jeff Porter seconded the motion. Charles Hockman expressed concerns about the proposed amendments infringing on the rights of the property owners. There were discussions regarding the requirements for accessory structures, roof pitch, height and concrete floors. After discussion, the motion passed with Gina Matos, Charles Hockman and Gail Ellinger voting no and Lonnie Kosch abstaining.

ITEM 4b. APPLICANT: Rushcreek Township

Rushcreek Township has requested the Zoning Text Amendment be withdrawn from the agenda.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

ITEM 6. BILLS

Holly Mattei presented the following bills for payment:

530000	Contractual Services		<u>\$11,000.00</u>
		TOTAL	\$11,000.00

A motion was made by Todd Edwards to approve the bills for payment. Amanda Everitt seconded the motion. Motion passed.

ITEM 7. 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:

Jennifer Morgan, President

Kent Huston, Secretary