

MINUTES

June 4, 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: Matt Ackroyd, Josh Anders, Adam Baer, Ron Baker, Amie Cohen, Joe Ebel, Todd Edwards, Gail Ellinger, Amanda Everitt, Brian Fischbach, Charles Hockman, Kent Huston, Anthony Iachini, Douglas Ingram, Lonnie Kosch, Jarrod Mahaffey, Christopher Mein, Carol Moore, Jeff Porter, Robert Slater, Carly Sparrow, Tony Vogel, Ira Weiss, Commissioner Jeff Fix and Commissioner Dave Levacy.

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

ITEM 1. MINUTES

The minutes of the May 7, 2024, Fairfield County Regional Planning Commission meeting, were presented for approval. Amanda Everitt made a motion for approval of the minutes. Jarrod Mahaffey seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

ITEM 3. SUBDIVISION ACTIVITY

Josh Hillberry presented the following report:

ITEM 3a. MONOMOY – PRELIMINARY PLAN

OWNER/DEVELOPER: Monomoy CRE (Andrew Wright) / Fairfield Commercial Properties LLC

ENGINEER/SURVEYOR: Kimely-Horn and Associates, INC. / North Coast Geomatics

LOCATION AND DESCRIPTION: The proposed development is located along the South side of Carroll-Southern Road in Greenfield Township. This site will contain 49.69 acres and is zoned B-1 Business District within Greenfield Township zoning. Access is proposed from Carroll-Southern Road. Water and sanitary sewers will be provided by on-site services.

The applicant has proposed on-site water and sanitary sewer services; which would require Health Department or State EPA approval. The property is within the Village of Carroll service area, and if the Village declined providing services then the County could potentially service the property.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS:

The Subdivision Regulations Committee recommend 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 Jeff Porter to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. The motion passed with Lonnie Kosch abstaining.

Holly Mattei presented the following report:

ITEM 3b. ELECTION HOUSE ROAD – VARIANCE

OWNER/DEVELOPER: Precision Pain Care Properties, LLC/Metro Development II LL

SURVEYOR/ENGINEER: Matthew Ackroyd

LOCATION AND DESCRIPTION: The property is located on the west side of Election House Road in Greenfield Township. The applicant is requesting a variance to Section 2.3 (Frontage Requirements) to split a 1.006 +/- acre parcel with no road frontage. The attached letter indicates that this is a temporary condition because the applicant intends to annex the land, along with the adjacent land to the north and south, to the City of Lancaster. The letter further indicates that after the annexation and zoning process is completed, Metro Development II LLC will acquire all the annexed property and combine the parcels for a single development.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the variance to Section 2.3 of the Fairfield County Subdivision Regulations to allow the 1.006 +/- acre parcel to be split with no road frontage, subject to the following conditions:

1. That the applicant provides and maintains an access easement as shown in Appendix 1 of the attached deed.

2. That the applicant provides the following restrictions on the deed:

This parcel shall not be utilized as a building site unless approved by the existing planning agency with planning authority over the area.

3. That a drainage easement be granted to the 1.195-acre remainder for the purpose of maintenance of the existing water quality basin located on the proposed 1.006-acre parcel. Future development must incorporate water quality into its design if the existing water quality basin is removed.
4. Any future development will require central water and sewer services.
5. That the applicant obtains written approval from the Township Zoning Inspector indicating that this proposed split complies with the Township Zoning.

A motion was made by Amanda Everitt to approve the Subdivision Regulations Committee recommendation. Tony Vogel seconded the motion. The motion passed with Lonnie Kosch and Jarrod Mahaffey abstaining.

ITEM 4. APPOINTMENTS TO CRA HOUSING COUNCIL

There are two appointments needed for the CRA Housing Council. Holly Mattei and Josh Hillberry are willing to serve on the council.

A motion was made by Commissioner Fix to appoint Holly Mattei and Josh Hillberry to the CRA Housing Council. Commissioner Levacy seconded the motion. Motion passed.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

ITEM 6. BILLS

Holly Mattei presented the following bills for payment:

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

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

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ITEM 7. OTHER BUSINESS

None

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

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary