

## MINUTES

July 2, 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, Bonita Bair, Ron Baker, Mike Boring, Amie Cohen, Matt Collin, Abigail Corsi, Jim Cotugno, Ron DiPaolo, Amanda Everitt, Jennifer Henery, Charles Hockman, Kent Huston, Anthony Iachini, Douglas Ingram, JoAnn Lohne, Jarrod Mahaffey, Gina Matos, Carol Moore, Jeff Porter, Dan Singer, Carly Sparrow, Rick Szabrak, Tony Vogel, Ira Weiss and Commissioner Fix.

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

### ITEM 1. MINUTES

The minutes of the June 4, 2024, Fairfield County Regional Planning Commission meeting, were presented for approval. Jeff Porter made a motion for approval of the minutes. Dan Singer seconded the motion. Motion passed.

### ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

### ITEM 3. ZONING MAP AMENDMENT

Josh Hillberry presented the following reports:

**ITEM 3a. APPLICANT:** Bonita Bair (Buckeye Beach Marina, Inc.)

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located at 13610 Shell Beach Road NE, Thornville Ohio 43076. It consists of one parcel (parcel # 0460034500), which is 5.97 acres.

**EXISTING ZONING:** *R2 – One and Two Family Residential District.* According to the Walnut Township Zoning Code, this district's purpose is to: "provide for an area for one and two family dwelling units on smaller lots adjacent to urban areas where central water and sewer are provided." (*Walnut Township Zoning Resolution; p.61*)

**EXISTING LAND USE:** (415) C - Trailer or Mobile Home Park

**PROPOSED REZONING:** *PUD – Planned Unit Development District.* According to the

Walnut Township Zoning Code, this district’s purpose is to: “provide the opportunity for orderly, progressive, and innovative large-scale developments which offer greater benefit to the community.” (*Walnut Township Zoning Resolution; p.92*)

**PROPOSED LAND USE:** Commercial Campgrounds

	<b>ADJACENT ZONING</b>	<b>ADJACENT USES</b>
NORTH	B-2 Commercial Business District	Commercial Campgrounds
EAST	R2 One and Two Family Residential District	Suburban Residential
WEST	B-2 Commercial Business District	Commercial
SOUTH	R2 One and Two Family Residential District	Suburban Residential

**STAFF RECOMMENDATION:**

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

- The condition of the Public Water System (PWS) for the site presents the risk of adverse health issues increasing with the potential of a long-term stay.
- The condition of the gravity sewer collection system is concerning and will not be able to accommodate an increased number of camp sites due to the lack of lateral connections in the current system. Licking County Utilities recommends the installation of a new system. If a new system is not installed, the current system will need to be inspected and tested to confirm that it is working without leaks.

A motion was made by Doug Ingram to approve the RPC staff recommendation. Carly Sparrow seconded the motion. Jarrod Mahaffey asked if all sites would need water and sewer? Bonita Bair said each lot would have water and sewer connections and they are currently working with the EPA on approvals for the water system. Holly Mattei said the board is required to make a recommendation to the township and then the township, if they wish, could table the item while these issues are being worked out. After discussion, the motion passed with Commissioner Fix voting no.

**ITEM 3b. APPLICANT:** James Cotugno (Baltimore Business Plaza)

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located at 570 Baltimore-Somerset Road (256), Baltimore Ohio 43105. It consists of one parcel (parcel # 0490253200), which is 70.765 acres.

**EXISTING ZONING:** *RR – Rural Residential District.* According to the Walnut Township Zoning Code, this district’s purpose is to provide for single-family dwellings on large tracts within areas of open land.

**EXISTING LAND USE:** Agricultural

**PROPOSED REZONING:** *PUD – Planned Unit Development District*. According to the Walnut Township Zoning Code, this district’s purpose is to provide the opportunity for orderly, progressive, and innovative large-scale developments which offer greater benefit to the community.

**PROPOSED LAND USE:** Mixed Commercial (Commercial and Single Family Residential)

	<b>ADJACENT ZONING</b>	<b>ADJACENT USES</b>
NORTH	I-1 Service Industries and Light Industrial District	Industrial
EAST	RR Rural Residential District	Agricultural
WEST	I-1 Service Industries and Light Industrial District	Industrial
SOUTH	RR Rural Residential District	Agricultural

**STAFF RECOMMENDATION:**

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

- The proposed site is in a Growth Area, as identified in Fairfield County’s Land Use Plan (2024) and the proposal conforms to Walnut Township Zoning Code’s definition for *Planned Unit Development (PUD)* districts.
- The site will be serviced by water and sanitary sewer services. [ Note: The applicant will need to work with all potential service providers to determine who can best service the site.]

This proposal appears to conform to Walnut Township Zoning Code and Fairfield County’s Land Use Plan. Staff recommends **approval**.

A motion was made by Commissioner Fix to approve the RPC staff recommendation. Mayor Gina Matos seconded the motion. Ron DiPaolo voiced concerns regarding the density and if the education system would be able to handle the additional homes. These issues would be addressed during the subdivision regulations process. Commissioner Fix said the New Community Authority (NCA) will work to provide support to the schools for the growth. Jarrod Mahaffey felt a complete development plan should be provided and Charles Hockman voiced his concerns regarding storm water and density. Mike Boring voiced concerns about drainage issues for the proposed development. After discussion, the motion passed with Charles Hockman and Jarrod Mahaffey voting no.

**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 Commissioner Fix to approve the bills for payment. Amanda Everitt seconded the motion. Motion passed.

**ITEM 7. OTHER BUSINESS**

Holly Mattei said the next Regional Planning meeting in August will occur at the same time the Commissioners will meet for an evening meeting. The board discussed changing the time and/or location of the meeting. After discussion, it was decided to keep our regular scheduled time and location.

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

Minutes Approved By:

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Jennifer Morgan, President

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Kent Huston, Secretary