

## MINUTES

October 1, 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, Amie Cohen, Megan Cyr, Joe Ebel, Todd Edwards, Amanda Everitt, Jennifer Henery, Charles Hockman, Kent Huston, Douglas Ingram, Jarrod Mahaffey, Gina Matos, Jeff Porter, Carly Sparrow, Rick Szabrak, Tony Vogel, Rob Weinheimer, Ira Weiss and Commissioner Dave Levacy.

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

### ITEM 1. MINUTES

The minutes of the September 3, 2024, Fairfield County Regional Planning Commission meeting, were presented for approval. Doug Ingram made a motion for approval of the minutes. Jennifer Morgan seconded the motion. The motion passed with Ira Weiss and Jarrod Mahaffey abstaining.

### ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting. The Executive Committee will meet after the regularly scheduled meeting.

### ITEM 3. SUBDIVISION ACTIVITY

Josh Hillberry presented the following report:

**SUBDIVISION:** PICKERINGTON NORTH HIGH SCHOOL & LAKEVIEW JUNIOR HIGH SCHOOL (REPLAT)

**OWNER/DEVELOPER:** THE BOARD OF EDUCATION OF THE PICKERINGTON LOCAL SCHOOL DISTRICT

**ENGINEER/SURVEYOR:** MEGAN CYR (THE KLEINGERS GROUP) / RANDY WOLFE (THE KLEINGERS GROUP)

#### **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 Refugee and Ault Road.

The applicant is proposing to replat the property to realign a 20' Water Line Easement.

**SUBDIVISION REGULATIONS COMMITTEE COMMENTS:**

1. The Water Line Easement Language needs to be updated.
2. Signature Lines will need to be added for the Fairfield County Commissioners and the Fairfield County Engineers Office (per the County Engineer's comment).
3. The Surveyor signature line will need to be updated to match the signature block in Section 7.4 of the Fairfield County Subdivision Regulations.
4. The date in the signature line for the Regional Planning Commission needs to be removed and replaced with the date that this replat is approved by the Regional Planning Commission.
5. The Subdivision Regulations Committee recommend approval of the replat 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. Violet Township Zoning

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Kent Huston seconded the motion. The motion passed.

**ITEM 4. SUBDIVISION REGULATIONS REVIEW**

The updated revisions to the Fairfield County Subdivision Regulations were presented for review by the board. The purpose of the revisions is to move the stormwater and roadway design standards into standalone documents, Fairfield County Roadway Design Manual and the Fairfield County Stormwater Design Manual. The Regional Planning staff has made several small revisions to align with the newly adopted Fairfield County Comprehensive Plan.

A public hearing will be scheduled for the December 3<sup>rd</sup> meeting.

**ITEM 5. MODEL ZONING CODE**

Holly Mattei updated the board on the progress of the Model Zoning Code for the townships. The model zoning code includes several overly districts and a mobile home park district that were recommended in the 2024 Comprehensive Plan. Holly Mattei explained how the overly districts would fit into the model zoning code. Also, some of the villages have asked to be included in the process.

**ITEM 5. BUILDING DEPARTMENT APPLICATIONS**

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

**ITEM 6. BILLS**

Holly Mattei presented the following bills for payment:

558000	TRAVEL & EXPENSES	<u>\$11,000.00</u>
	TOTAL	\$11,000.00

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

**ITEM 7. OTHER BUSINESS**

Holly Mattei updated the board on the following:

A grant for \$750,000 was awarded to the Village of Bremen.

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

Minutes Approved By:

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Jennifer Morgan, President

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Kent Huston, Secretary