

MINUTES

December 5, 2023

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, Phyllicia Campbell, Matt Collins, Jim Cotugno, Ralph Hedrick, Charles Hockman, Kent Huston, Douglas Ingram, Jarrod Mahaffey, Darrin Monhollen, Mitch Noland, Jeff Porter, Michael Rager, Dan Singer, Ira Weiss, Curtis Witham and Commissioner Dave Levacy.

RPC Staff: Holly Mattei, Safa Saleh, and Sharlene Bails.

ITEM 1. MINUTES

The minutes of the November 7, 2023, Fairfield County Regional Planning Commission meeting, were presented for approval. Commissioner Levacy made a motion for approval of the minutes. Ira Weiss seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting.

ITEM 3. SUBDIVISION ACTIVITY

Safa Saleh presented the following report:

SUBDIVISION/REQUEST: Minor Subdivision Variance to section 2.3-Amanda Township-Ceder Hill Rd SW

OWNER/DEVELOPER: Michael L. Rager

SURVEYOR/ENGINEER: Tobin McFarland

LOCATION AND DESCRIPTION: This property is located at 140 Ceder Hill Rd, SW. with parcel number 0020051600 in Amanda Township. The parcel consists of 97.74 Acres and is zoned Restricted Agricultural (A-1). The applicant is proposing to split 3.164 Acres with a frontage of 60 feet. Section 2.3 of the Fairfield County Subdivision Regulation states that: "Minor Subdivision lots shall meet township zoning regulation or have a minimum of one hundred twenty-five feet (125) feet of continuous frontage (whichever is greater). The applicant is requesting a variance to this section of the Fairfield County Subdivision Regulation to allow this lot to be split with 60 feet of frontage. The applicant received a variance approval from

Amanda Township for 60 feet of frontage.

ANALYSIS: The applicant has provided two different layouts which we have labeled Exhibit A and Exhibit B. Exhibit A shows 125 feet of frontage with the driveway being relocated to the north. Exhibit B shows 60 feet of frontage with existing driveway being utilized, but it includes an easement to the north for the future relocation of the driveway. Exhibit B is acceptable to the Fairfield County Engineer's office.

The Health Department has received the soil report and the system design, but the lot split application has not yet been submitted. So, the Health Department has not approved this proposed lot yet.

Subdivision Regulations Committee Recommendation: The Subdivision Regulations Review Committee recommends approval of the variance to Section 2.3 of the Fairfield County Subdivision Regulations to allow the proposed 3.164-acre lot to be split with 60 feet of frontage, subject to the following conditions:

1. That the applicant may continue to utilize the existing driveway but shall provide drive easement covering the relocation of the existing driveway if needed in the future (as shown in Exhibit B).
2. That the applicant obtains Health Department approval prior to submitting the lot split application to the Regional Planning Commission.
3. That the applicant submits the lot split application (including legal description, survey drawing and deed) to the Regional Planning Commission for review and approval. There will be a \$125 fee once the lot split is approved.

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Jeff Porter seconded the motion. The motion passed with Ralph Hedrick, Amanda Township, abstaining.

ITEM 4. ZONING MAP AMENDMENT

Holly Mattei presented the following report:

APPLICANT: James Cotugno, Manager, 570BSR LLC

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: The property is currently zoned 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

ADJACENT ZONING		ADJACENT USES
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

RPC STAFF RECOMMENDATION:

Staff recommends modification of the proposed rezoning. RPC staff believes the proposed land use is appropriate for the area based upon the following reasons:

- The site is not in a predominantly residential area, and the use would not significantly alter the existing character of the neighborhood.
- The proposed site is in a Growth Area, as identified in Fairfield County’s Land Use Plan (2018) and the proposal conforms to Walnut Township Zoning Code’s definition for Planned Unit Development (PUD) districts.
- The Village of Baltimore may allow connection to their services for water and sewer.

While the proposed land uses are appropriate, the applicant did not provide a development plan that meets the requirements of Section 9.15(L). RPC recommends that the application be modified to include this required development plan.

It should also be noted that this site, as proposed, will be subject to the Fairfield County Major Subdivision Regulations, which will require a preliminary plan, final plat and improvement plans to be submitted, reviewed and approved by the Fairfield County Regional Planning Commission. If the Township approves this rezoning, please direct the owner/applicant to the RPC office for directions on next steps.

A motion was made by Kent Huston to approve the RPC staff recommendation. Ira Weiss seconded the motion. The board discussed the property, soil, and the staff’s recommendation. Mr. Cotugno explained his plans and said he would prefer the property be zoned as B3. After discussion, the motion passed.

ITEM 5. ZONING TEXT AMENDMENT

Safa Saleh presented the following report:

APPLICANT: Greenfield

PROPOSED REVISIONS:

Greenfield Township is proposing changes to its zoning resolution by implementing an Alternative Energy Conversion System. Currently, the Township zoning resolution includes Wind Energy Conversion Systems. In addition, the Township is adding Solar Energy System to this section and revising the section title to read as Alternative Energy Conversion Systems. The proposed amendment alters and revises several definitions, regulates permitted, conditional, and general uses. The Greenfield Township Zoning requires a zoning permit for all Accessory Alternative Energy Systems. In this amendment, Greenfield Township submitted several additions and revisions for consideration. The proposed revisions are summarized below, and the full text is attached.

PROPOSED REVISIONS:

Definitions – The definitions section is added to address the new terms that's utilized throughout these proposed revisions. The definitions being revised/added include:

1. Ground Mounted Solar Energy Systems
2. Integrated Solar Energy Systems
3. Rooftop Solar Energy Systems
4. Small Solar Facility
5. Solar Energy
6. Solar Energy System

(A)-Add Accessory Solar Energy System to the Permitted use

Greenfield Township proposes several new uses within the various zoning districts. These new uses include ground-mounted solar energy systems, integrated Solar energy systems, and rooftop solar energy systems. In this section, the revisions state several regulations to its zoning districts in which these uses will be considered as Permitted.

(B)-Add Accessory Solar Energy System to Conditional use

Greenfield Township is proposing several new uses within the various zoning districts. These new uses include ground-mounted solar energy systems, integrated solar energy systems, rooftop solar energy systems, and all other small solar facilities. Please see the attached revisions showing the restrictions in the zoning districts for which these uses will be considered as Conditional.

(C) General Requirements

In this section, the proposed addition includes integrated solar energy, mounted solar energy system, and all other small Solar facilities. Furthermore, the section specifies the heights,

coverage, visual buffer, and several other general requirements to include under the general requirements.

(D) Criteria for Conditional Uses

The proposed addition incorporates the application process and the requirements for small solar facilities as provided under the zoning resolution. These requirements include road use maintenance, safety service, location, heights, buffers, and setbacks.

(E) Certificate of Zoning Compliance

The proposed addition includes the certificate of zoning compliance and its requirements for all small solar facilities before construction. These requirements must have an engineering report, site location, applicable zoning restrictions, maintenance schedule, and any supplementary requirements by the zoning inspector.

ANALYSIS:

The proposed terms "Small Solar Facilities" and "Solar Energy System" aren't consistent with other terms such as Mounted Solar Energy System, Integrated Solar Energy Systems, Rooftop Solar Energy Systems, and Solar Energy.

RPC staff recommends either using the term "Facilities" or the term "Energy Systems" throughout the document to keep consistent with the overarching definition.

Ground Mounted Solar Energy Systems:

- The proposed coverage of ground mounted Solar Energy Systems indicates that no more than 2% of the lot or a tract to be covered by ground mounted solar.
- RPC staff recommend adding language to the text that defines how this percentage will be calculated. For example, will it be measured by drawing a rectangle around the perimeter of the solar energy system?
- The proposed regulations have different height requirements for the various types of systems. The code should include language that defines how height will be measured. Is it measured from the established grade, average grade, the bottom of the panel or some other reference point? Is it measured to the top of the highest point of the structure or some other reference point?

Applicability:

- The proposed revision stated that section 519.213 of the Ohio Revised Code allows the Township to regulate the Wind Energy System under 50 MW. This has changed since the Township originally adopted the Wind Energy Conservation System Regulations. Section 425.04 still references under 5 MW.
- RPC staff recommend the removal of the 5 MW and to replace it with 50 MW as indicated by the current Ohio Revised Code.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Doug Ingram seconded the motion. The motion passed with Commissioner Levacy abstaining.

ITEM 6. RPC 2024 FINAL BUDGET

Holly Mattei gave an overview of the final budget for 2024 for approval.

A motion was made by Darrin Monhollen to approve the 2024 final budget. Doug Ingram seconded the motion. Motion passed.

ITEM 7. 2024 MEETING DATES AND DEADLINES

A motion was made by Ira Weiss to approve the 2024 meeting dates and deadlines. Dan Singer seconded the motion. Motion passed.

ITEM 8. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

ITEM 9. BILLS

Holly Mattei presented the following bills for payment:

530000	Contractual Services	\$11,000.00
558000	Travel & Expenses	\$16.57
	TOTAL	\$11,016.57

A motion was made by Dan Singer to approve the bills for payment. Kent Huston seconded the motion. Motion passed.

ITEM 10. OTHER BUSINESS

A survey was sent out to determine if changing the meeting time of the monthly meetings would be beneficial to the members. After discussion, a vote was taken and the new time for the monthly meeting will be 6:00 p.m.

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

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary