

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP  
Interim Director

DATE: July 28, 2026

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, August 4, 2026, at 6:00 p.m.** The meeting will be held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio. Please be aware that members must be physically present at the meeting to vote. If you would rather attend remotely, please utilize the links below:

**Join on your computer, mobile app or room device:**

[Click here to join the meeting](#)

Meeting ID: 272 173 827 586

Passcode: aDxSfN

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

+1 917-809-8575,,85445372# United States, New York City

+1 872-704-2343,,85445372# United States, Chicago

Phone Conference ID: 854 453 72#

The tentative agenda will be as follows:

1. Approval of Minutes – July 7, 2026
2. President's Report
3. Subdivision Activity
  - a) Violet Commerce – Final Plat  
Violet Township
  - b) Fairfield County Subdivision Regulations Proposed Revisions – Informal Update
4. Zoning Map Amendments
  - a) 5880 NM, LLC  
R-1 (Rural Residential) to HB (Highway Business District)  
Greenfield Township

Holly R. Mattei, AICP  
Interim Director

[www.co.fairfield.oh.us/rpc](http://www.co.fairfield.oh.us/rpc)

- b) Cirba Solutions, LLC  
B-3 (Intensive and Motorist Services Business District) to I-2 (General Industrial District)  
Walnut Township
- 5. Appropriation of Funds – Resolution 2026-2
- 6. Building Department Applications Under Review for Building Permits
- 7. Bills
- 8. Other Business
- 9. Adjourn

## **MINUTES**

**July 7, 2026**

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: Ira Weiss, President

Present: Josh Anders, Mike Berry, Amanda Everitt, Charles Hockman, Kent Huston, Jarrod Mahaffey, Mark Matthews, Rachel McCandlish, Jennifer Morgan, Mitch Noland, Becky Shonebarger-Bell, Dan Singer, Jason Smith, Carly Sparrow, Rick Szabrak, Jeff Williamsen and Commissioner Levacy.

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

### **ITEM 1. MINUTES**

The minutes of June 2, 2026, Fairfield County Regional Planning Commission meeting, were presented for approval. Commissioner Levacy made a motion for approval of the minutes. Dan Singer seconded the motion. The motion passed.

### **ITEM 2. PRESIDENT'S REPORT**

Ira Weiss welcomed everyone to the meeting.

Nicholas Eastham presented the following reports:

### **ITEM 3. ZONING MAP AMENDMENT**

**APPLICANT:** Schilling Realty, LLC

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located at 3600 Sellers Drive, Millersport, OH 43046. The parcel number for this address is 0460117800, which according to the Fairfield County Auditor's website, is one lot that contains 0.427-acres. The application includes a survey plat and accompanying legal description.

**EXISTING ZONING:** The property is currently zoned R-2 One- and Two-Family Residential District. According to the Walnut Township Zoning Code, "the intent of this district 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."

**EXISTING LAND USE:** Storage Building

**PROPOSED REZONING:** RMU – Recreational Mixed-Use District. According to the Walnut Township Zoning Code, “the intent of this district to provide for a mixture of residential uses with commercial service and recreational uses associated with resort development. It is further the intent of this district to provide limited business uses that are scaled to blend with the surrounding area. The Recreational Mixed-Use District may be applied to land that does not directly abut Buckeye Lake but is within the general vicinity of this recreational area.”

**PROPOSED LAND USE:** Storage Building for Commercial Storage (Services)

**STAFF RECOMMENDATION:**

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

1. The proposed use for storage does not appear to be permitted within the RMU District.
2. The 2024 Comprehensive Plan designates this area as a combination of residential uses and natural preservation (due to the floodplain in the area), and this proposed rezoning would not be conducive to those uses.

A motion was made by Kent Huston to approve the RPC Staff recommendation. Dan Singer seconded the motion. The board discussed the current uses and what the applicant would like to do with the property. After discussion, the motion passed with Commissioner Levacy abstaining.

**ITEM 4. FAIRFIELD GROWING FOOD COUNCIL LIST**

Holly Mattei said the request is to reaffirm the members and add Brandon Thomas to the Fairfield Growing Food Council.

A motion was made by Amanda Everitt to approve the Fairfield Growing Food Council members. Jennifer Morgan seconded the motion. The motion passed.

**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:

|        |                      |                    |
|--------|----------------------|--------------------|
| 530000 | Contractual Services | <u>\$12,000.00</u> |
|        | TOTAL                | \$12,000.00        |

A motion was made by Mark Matthews to approve the bills for payment. Jennifer Morgan seconded the motion. The motion passed.

**ITEM 7.      OTHER BUSINESS**

The townships will be receiving a notice from Regional Planning regarding proposed revisions to the Fairfield County Subdivision Regulations.

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

Minutes Approved By:

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Ira Weiss, President

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Jarrod Mahaffey, Secretary

**SUBDIVISION:** Violet Commerce Center – Final Plat

**OWNER/DEVELOPER:** CW Industrial LLC & The Ugly Mug Bar & Grill LLC

**ENGINEER/SURVEYOR:** John Brumbaugh / Brumbaugh Engineering & Surveying, LLC

**DATE:** Tuesday, August 4, 2026

**LOCATION AND DESCRIPTION:**

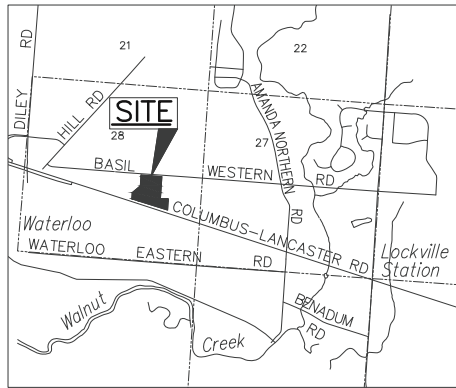
The proposed development is located along the south side of Basil-Western Road in Violet Township. This site will contain 15.608 acres and is zoned M2/C2/CEDA – Limited Manufacturing/Limited Commercial District within Violet Township zoning. Access is proposed from Basil-Western Road. Water and sanitary sewers will be provided by Fairfield County Utilities.

**SUBDIVISION REGULATIONS COMMITTEE COMMENTS:**

The Subdivision Regulations Committee recommends **approval** of the Final Plat for Violet Commerce Center, subject to the following conditions:

1. The plat needs to include an instrument number for the recorded storm water maintenance agreement with Violet Township.
2. An access easement is needed to the basin and storm easements for inspection purposes.
3. Water Easement needs to be extended to the east property line.
4. Technical comments from the Fairfield County Engineers' Office and the Fairfield County Utilities Office.
5. Construction assurances, a development agreement, inspection fees, and recreation fees will need to be submitted prior to the recording of the Final Plat.
6. Other Agency Comments

FINAL PLAT  
FOR  
VIOLET COMMERCE CENTER  
LOCATED AT BASIL WESTERN RD,  
SECTION 28, TOWNSHIP 15, RANGE 20,  
VIOLET TOWNSHIP, FAIRFIELD COUNTY, STATE OF OHIO



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION FOR 15.608 ACRES

SITUATE IN THE STATE OF OHIO, FAIRFIELD COUNTY, TOWNSHIP OF VIOLET AND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWN 15, RANGE 20 CONGRESS LANDS EAST OF THE SCIOTO RIVER AND BEING ALL OF THE REMAINING LANDS OF A 12.4401 ACRE (BEFORE EXCEPTIONS) TRACT OF LAND AS DESCRIBED TO BOB INDUSTRIAL, LLC IN FAIRFIELD COUNTY RECORDER'S RECORDS DOCUMENT NO. 2025-001347 (ALL REFERENCES TO DEED BOOKS, OFFICIAL RECORDS, DOCUMENT NUMBERS AND RECORDED PLATS REFER TO FAIRFIELD COUNTY RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO) AND BEING ALL OF A 3.631 ACRE TRACT AS DESCRIBED TO THE UGLY MUG BAR & GRILL, LLC AS DESCRIBED IN IN 2025-00001346 AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" IRON PINCH PIPE FOUND AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28 AND ON THE CENTERLINE OF BASIL-WESTERN ROAD (RIGHT OF WAY VARIES);

THENCE WITH THE CENTERLINE OF SAID BASIL-WESTERN ROAD AND THE NORTH LINE OF SAID QUARTER SECTION S 85°42'43" E FOR A DISTANCE OF 766.00 FEET TO A MAG NAIL SET AT A NORTHWEST CORNER OF SAID 12.4401 ACRE (BEFORE EXCEPTIONS) TRACT AND BEING A NORTHWEST CORNER OF PARCEL 16-WD AS DESCRIBED TO FAIRFIELD COUNTY TRANSPORTATION IMPROVEMENT DISTRICT IN IN 2025-00006803;

THENCE WITH THE WEST LINE OF SAID PARCEL 16-WD N 03°48'54" E A DISTANCE OF 50.00 FEET TO AN IRON PIN SET (ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E & S") AT THE SOUTHWEST CORNER OF SAID PARCEL 16-WD, SAID POINT TO BE THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE WITH THE SOUTH LINE OF SAID PARCEL 16-WD S 85°42'43" E A DISTANCE OF 394.66 FEET TO AN IRON PIN SET ON AT THE SOUTHWEST CORNER OF SAID PARCEL 16-WD AND ON THE WEST LINE OF SAID 3.631 ACRE TRACT;

THENCE WITH THE EAST LINE OF SAID PARCEL 16-WD AND WITH THE WEST LINE OF SAID 3.631 ACRE TRACT N 03°48'54" E A DISTANCE OF 50.00 FEET TO A MAG NAIL SET ON THE CENTERLINE OF SAID BASIL-WESTERN ROAD AND NORTH LINE OF SAID QUARTER SECTION AND BEING ALSO AT THE NORTHWEST CORNER OF SAID 3.631 ACRE TRACT;

THENCE WITH THE CENTERLINE OF SAID BASIL-WESTERN ROAD AND NORTH LINE OF SAID QUARTER SECTION S 85°42'43" E A DISTANCE OF 238.36 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID 3.631 ACRE TRACT AND AT THE NORTHWEST CORNER OF A 3.633 ACRE TRACT OF LAND AS DESCRIBED TO GRAY SECURITIES LLC IN IN 2025-00005635;

THENCE S 03°46'22" W A DISTANCE OF 663.69 FEET TO A CAPPED "MCFARLAND" IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID 3.631 ACRE TRACT AND SOUTHWEST CORNER OF SAID 3.633 ACRE TRACT, PASSING FOR REFERENCE AN IRON PIN FOUND ON THE EXISTING SOUTH RIGHT OF WAY LINE OF SAID BASIL-WESTERN ROAD AT A DISTANCE OF 30.00 FEET ALONG THIS COURSE;

THENCE WITH THE SOUTH LINE OF SAID 3.633 ACRE TRACT S 85°30'58" E A DISTANCE OF 238.10 FEET TO AN IRON PIN SET ON THE WEST LINE OF A 4.360 ACRE TRACT AS DESCRIBED TO FRANCIS X. MALONEY III IN IN 2023-00004930;

THENCE WITH THE WEST LINE OF SAID 4.360 ACRE TRACT AND AN EAST LINE OF SAID 12.4401 ACRE TRACT S 03°47'32" W A DISTANCE OF 334.02 FEET TO A CAPPED IRON PIN FOUND ON THE NORTH RIGHT OF WAY LINE OF COLUMBUS LANCASTER ROAD (RIGHT OF WAY VARIES) THE SOUTHEAST CORNER OF SAID 12.4401 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 4.360 ACRE TRACT OF LAND;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF SAID COLUMBUS LANCASTER ROAD AND A SOUTH LINES OF SAID 12.4401 ACRE TRACT N 72°40'47" W A DISTANCE OF 924.66 FEET TO AN IRON PIN SET;

THENCE CONTINUING WITH THE NORTH RIGHT OF WAY LINE OF SAID COLUMBUS LANCASTER ROAD AND A SOUTH LINE OF SAID 12.4401 ACRE TRACT N 72°40'47" W A DISTANCE OF 211.15 FEET TO A CAPPED IRON PIPE FOUND AT A SOUTHEAST CORNER OF A 10.691 ACRE TRACT AS DESCRIBED TO TURF & TRACTOR LAND HOLDINGS LLC IN IN 2023-00013347 AND A SOUTHWEST CORNER OF SAID 12.4401 ACRE TRACT;

THENCE WITH THE WESTERN LINES OF SAID 12.441 ACRE TRACT AND THE EASTERN LINES OF SAID 10.691 ACRE TRACT FOR THE FOLLOWING 3 CALLS:

1. N 04°15'19" E A DISTANCE OF 189.94 FEET TO A CAPPED IRON PIPE FOUND;
2. N 50°37'39" E A DISTANCE OF 316.47 FEET TO A 3/4" IRON PIPE FOUND;
3. N 03°48'54" E A DISTANCE OF 281.93 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING A TOTAL OF 15.608 ACRES MORE OR LESS AND BEING SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS AND COVENANTS AND LEGAL HIGHWAYS OF RECORD.

THE BASIS OF BEARING OF THE ABOVE DESCRIPTION IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011), BEING, THE CENTERLINE OF SAID BASIL-WESTERN ROAD BEING S 85°42'43" E.

THE FOREGOING DESCRIPTION WAS PREPARED ON JUNE 26TH, 2026 ACCORDING TO THE JUNE 16, 2026 SURVEY DRAWING BY BRUMBAUGH ENGINEERING AND SURVEYING, BERNARD D. KIENOW, JR. OHIO P.S. 7456 FILED IN SURVEY RECORD \_\_\_\_\_ PAGE \_\_\_\_\_ OF FAIRFIELD COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

ACREAGE SUMMARY

LOT 1 - 3.791 ACRES  
LOT 2 - 11.544 ACRES  
DEDICATED RIGHT OF WAY BASIL-WESTERN ROAD - 0.274 ACRES  
TOTAL - 15.608 ACRES

FLOOD ZONE

THE SITE LIES IN FLOOD ZONE "X" NON-SHADED (AREA OF MINIMAL FLOOD HAZARD) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR FAIRFIELD COUNTY, OHIO 39045C0110G, REVISED 1/6/2012. NO SURVEYING WAS CONDUCTED TO DETERMINE THE LIMITS OF ZONES.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON, AND DO DEDICATE THE STREETS AND RIGHT OF WAY SHOWN HEREON, BEING 0.274 ACRES OF BASIL-WESTERN ROAD, TO THE PUBLIC USE FOREVER AND THE EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR THE PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED

OWNER  
COW INDUSTRIAL, LLC  
AN OHIO LIMITED LIABILITY COMPANY

IN THE PRESENCE OF:

WITNESS

BY: ROBERT LeVECK, MEMBER

WITNESS

SIGNED AND ACKNOWLEDGED

OWNER THE UGLY MUG BAR AND GRILL, LLC  
AN OHIO LIMITED LIABILITY COMPANY

IN THE PRESENCE OF:

WITNESS

BY: \_\_\_\_\_

WITNESS

STATE OF OHIO, S.S.:

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026,  
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME THE UGLY MUG BAR AND GRILL, LLC AN OHIO LIMITED LIABILITY COMPANY BY \_\_\_\_\_ ITS MEMBER AND COW INDUSTRIAL, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY ROBERT LeVECK ITS MEMBER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICER.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC

NOTARY:

STATE OF OHIO  
COUNTY OF FAIRFIELD

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY CAME THE SAID ROBERT LeVECK, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LEINHOLDERS, HAVE UNITED IN ITS EXECUTION..

ROBERT LeVECK

SIGNATURE

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR  
FAIRFIELD COUNTY, OHIO

WATERLINE EASEMENTS

EASEMENTS DESIGNATED AS "WATERLINE EASEMENT" ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATERLINES AND SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID WATERLINE AND FOR PROVIDING INGRESS EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER; NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED WATERLINE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT OR OTHERWISE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

SANITARY SEWER EASEMENTS

EASEMENTS DESIGNATED AS "SANITARY EASEMENT" ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF SANITARY SEWER LINES AND SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID SANITARY SEWER AND FOR PROVIDING INGRESS EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER; NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED SANITARY SEWER EASEMENTS EXCEPT AS SHOWN ON THIS PLAT OR OTHERWISE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

STORM AND DRAINAGE EASEMENTS

EASEMENTS DESIGNATED AS "STORM EASEMENT" ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, RECONSTRUCTION, USAGE AND MAINTENANCE OF STORM DRAINAGE SWALES, DITCHES AND UNDERGROUND PIPING AND APPURTENANT WORKS ON ANY PART OF EASEMENT AREA DESIGNATED "STORM EASEMENT" HEREON INCLUDING THE RIGHT TO CONSTRUCT, CLEAN, REPAIR, KEEP UNOBTAINED AND CARE FOR SAID SEWERS, SWALES, DITCHES, PIPING AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT TO ACCESS TO THE SAID AREAS FOR SAID PURPOSE. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT EXCEPT THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THESE DESIGNATED AREAS "STORM EASEMENT" SHOWN ON THE FINAL PLAT SHALL BE ASSOCIATED WITH THE EXECUTED STORM WATER MANAGEMENT / BMP MAINTENANCE AGREEMENT BETWEEN THE LANDOWNER AND THE BOARD OF TRUSTEES OF VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO.

STANDARD HIGHWAY EASEMENT

EASEMENT DESIGNATED "STANDARD HIGHWAY EASEMENT" SHOWN ON THE PLAT ARE FOR AN EXCLUSIVE PERPETUAL EASEMENT FOR PUBLIC HIGHWAY AND ROAD PURPOSES INCLUDING, BUT NOT LIMITED TO ANY UTILITY CONSTRUCTION, RELOCATION AND/OR UTILITY MAINTENANCE WORK DEEMED APPROPRIATE BY THE FAIRFIELD COUNTY COMMISSIONERS, FAIRFIELD COUNTY, OHIO, ITS SUCCESSORS AND ASSIGN FOREVER.

PEDESTRIAN ACCESS ROUTES -(MULTI-USE PATHS, BIKE TRAILS/PATHS SIDEWALKS, OR OTHER):

WE, THE UNDERSIGNED, ROBERT LeVECK, MEMBER BEING THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, THE UNDERSIGNED FURTHER REQUIRE THE OWNERS OF THE LOT OR LOTS WITHIN SAID SUBDIVISION, IN CONJUNCTION WITH THE FAIRFIELD COUNTY TRANSPORTATION IMPROVEMENT DISTRICT AND WITH THE CONSENT OF THE FAIRFIELD COUNTY ENGINEER, TO CONSTRUCT, MAINTAIN, REPAIR, RECONSTRUCT SAID PEDESTRIAN ACCESS ROUTES ALONG THE LANDS ABUTTING AND WITHIN COUNTY OWNED RIGHT-OF-WAY OR STANDARD HIGHWAY EASEMENT IN PERPETUITY. THE DUTIES SET FORTH IN THIS NOTATION SHALL BE BINDING ON THE OWNERS' SUCCESSORS AND ASSIGNS.

UTILITY EASEMENT

UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED, AS SUCH FOREVER.

SHARED ACCESS EASEMENT

THE "SHARED ACCESS EASEMENT" RUNS THROUGH AND OVER LOT 1 AND LOT 2, AS SHOWN HEREON, AND IS APPURTENANT TO LOT 1 AND LOT 2. THE "SHARED ACCESS EASEMENT" RUNS THROUGH AND OVER LOT 1 AND LOT 2, AS SHOWN HEREON, AND IS APPURTENANT TO LOT 1 AND LOT 2. "OWNERS", THEIR HEIRS, SUCCESSORS, ASSIGNS, SUCCESSORS IN TITLE AND ALL PERSONS USING THE SAME FOR THE BENEFIT OF ANY OF THEM TO FREELY PASS AND RE-PASS ON FOOT OR WITH VEHICLES FOR ALL LAWFUL PURPOSES INCIDENT OR PROPER TO THE USE AND ENJOYMENT OF THE LOTS. NO LOT OWNER SHALL OBSTRUCT OR PERMIT OBSTRUCTION OF THE SHARED ACCESS EASEMENT IN ANY MANNER WHATSOEVER. THE PARKING OF VEHICLES WITHIN THE SHARED ACCESS EASEMENT IN SUCH A MANNER THAT RESTRICTS ACCESS IS PROHIBITED.

THE OWNERS SHALL JOINTLY CONSTRUCT, MAINTAIN, IMPROVE, AND KEEP IN GOOD REPAIR THE SHARED ACCESS EASEMENT AND IMPROVEMENTS THEREON AND SHALL MUTUALLY AGREE UPON ALL MAINTENANCE, IMPROVEMENT, AND REPAIR. THE TERMS AND DETAILS REGARDING "MAINTENANCE", "IMPROVEMENT", AND "REPAIR", IN THE CONTEXT OF THIS EASEMENT SHALL BE GENERALLY DESCRIBED IN A SEPARATE DOCUMENT AND RECORDED IN THE OFFICE OF THE FAIRFIELD COUNTY RECORDER. ANY AMENDMENTS TO SAID DOCUMENT SHALL BE RECORDED WITH SAID FAIRFIELD COUNTY RECORDER. THE SHARED ACCESS EASEMENT AND THE COVENANTS HEREIN MAY BE MODIFIED ONLY UPON THE WRITTEN AGREEMENT OF ALL OF THE OWNERS OF LOTS. NO MODIFICATION SHALL BE EFFECTIVE UNTIL IT IS RECORDED IN THE FAIRFIELD COUNTY RECORDER'S OFFICE. THE SHARED ACCESS EASEMENT SHALL NOT BE REMOVED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION AND THE FAIRFIELD COUNTY ENGINEER.

ANY DAMAGE OR CHANGE RESULTING FROM THE EXTRAORDINARY USES SUCH AS CONSTRUCTION TRAFFIC USAGE CAUSED BY AN OWNER, OTHER THAN ORDINARY WEAR AND TEAR, SHALL BE REPAIRED AND PAID BY SUCH OWNER. SAID COMPLETED REPAIRS SHALL MEET OR EXCEED THE CONDITION OF THE IMPROVED DRIVE SURFACE AT ITS PRE-DISTURBED STATE AND SHALL BE COMPLETED WITHIN 30 DAYS FROM THE DATE OF DAMAGE, UNLESS A MAJORITY OF THE OWNERS AGREE OTHERWISE.

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE STREETS, ROADS, ETC. HEREIN DEDICATED TO PUBLIC ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, OHIO.

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON \_\_\_\_\_, 20\_\_\_\_.

FAIRFIELD COUNTY AUDITOR CARRI BROWN

FAIRFIELD COUNTY COMMISSIONER  
STEVE DAVIS

I HEREBY CERTIFY THAT THIS PLAT FOR RECORDING ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ AM/PM AND \_\_\_\_\_ IN PLAT CABINET \_\_\_\_\_ SLOT \_\_\_\_\_ PLOT RECORDS OF FAIRFIELD COUNTY, OHIO.

SEE \$ \_\_\_\_\_

FAIRFIELD COUNTY COMMISSIONER  
JEFF FIFE

FAIRFIELD COUNTY RECORDER  
LISA MCKENZIE

THIS PLAT HEREBY APPROVED AS OF \_\_\_\_\_, 20\_\_\_\_, HOWEVER STREET ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

FAIRFIELD COUNTY ENGINEER  
JEREMIAH UPP, P.E. P.S.

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION ON \_\_\_\_\_, 20\_\_\_\_. THIS APPROVAL BECOMES VOID UNLESS PLAT IS FILED FOR RECORDING WITHIN ONE HUNDRED EIGHTY (180) DAYS OF THE ABOVE APPROVAL.

DIRECTOR, FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT IS CONSISTENT WITH THE CURRENT VIOLET TOWNSHIP ZONING RESOLUTION.

VIOLET TOWNSHIP ZONING INSPECTOR KELLY SARKO

THIS PLAT IS HEREBY APPROVED AS OF \_\_\_\_\_, 20\_\_\_\_, HOWEVER, WATERLINES ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

FAIRFIELD COUNTY SANITARY ENGINEER TONY J. VOGEL, P.E.

SHEET 1 OF 3 BES JOB #345.25 DRAWN BY: SES CHECKED BY: JJB

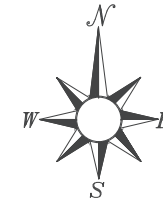


OWNER/DEVELOPER  
LeVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT  
625 EASTGATE PARKWAY  
GAHANNA, OHIO 43230

PRIMARY CONTACT: ROBERT LeVECK  
PHONE: 614-302-1882  
EMAIL: robert@leveckconstruction.com

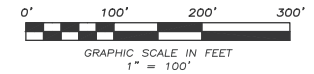
PREPARED BY:  
**BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC**  
2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE (937) 698-3000  
FAX (937) 698-3928  
EMAIL: John@BES-Engineer.com

**FINAL PLAT  
FOR  
VIOLET COMMERCE CENTER**  
LOCATED AT BASIL WESTERN RD,  
SECTION 28, TOWNSHIP 15, RANGE 20,  
VIOLET TOWNSHIP, FAIRFIELD COUNTY, STATE OF OHIO



**LEGEND:**

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- ⌘ MAG NAIL SET
- MAG NAIL FOUND
- IRON PIPE FOUND
- x — EXISTING FENCE LINE
- BOUNDARY LINE
- R/W LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- ( ) REFERENCED DISTANCE OF RECORD



**REFERENCES:**

**LAND SURVEYS:**

TOBIN SURVEY 9-01-2021 (96/20310)  
BENTON SURVEY 3-14-06 (76/17241)  
SMART SERVICES 7-27-23 (99/20707)  
TOBIN SURVEY 11-05-19 (93/19896)  
HANNAH SURVEY 5-03-05 (73/10947)  
SMART SERVICES 2-07-23 (98/20621)  
McFARLAND SURVEY 9-22-20 (95/20080)  
AND AS REFERENCED HEREON

**ODOT RIGHT OF WAY PLANS:**

FAI-33-0.41 (2001)  
FAI-33-0.00 (1950) LOCATION PLAN  
AND AS REFERENCED HEREON

**DEEDS:**

AS REFERENCED HEREON

**MONUMENTS**

ALL IRON PINS SET ARE 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP WITH "BRUMBAUGH E&S" INSCRIBED ON TOP.  
ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

**SOURCE DATA**

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO.

**BASIS OF BEARINGS**

OHIO STATE PLANE, COORDINATE, SYSTEM OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY ODOT RTN OBSERVATIONS, WITH THE CENTERLINE OF BASIL-WESTERN ROAD BEARING SOUTH 85°42'43" EAST.

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN JUNE, 2026, AND THAT ALL MARKERS AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

BERNARD D. KIENOW JR.  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #7456

PREPARED BY:  
**BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC**

2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE (937) 698-3000  
FAX (937) 698-3928  
EMAIL: John@BES-Engineer.com

**EASEMENT LEGEND**

- - - SHARED ACCESS EASEMENT
- STANDARD HIGHWAY EASEMENT
- STORM EASEMENT (SEE SHEET 3 OF 3)
- SANITARY EASEMENT (SEE SHEET 3 OF 3)
- WATERLINE EASEMENT (SEE SHEET 3 OF 3)
- SHARED ACCESS EASEMENT (SEE SHEET 3 OF 3)

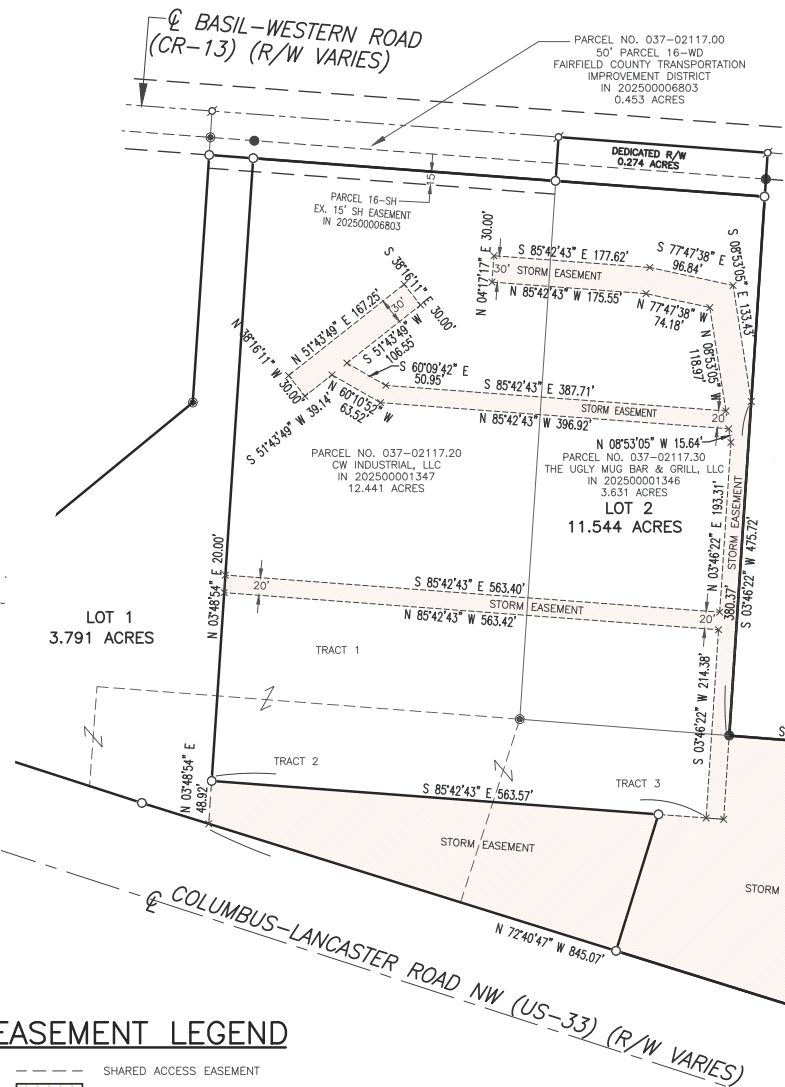
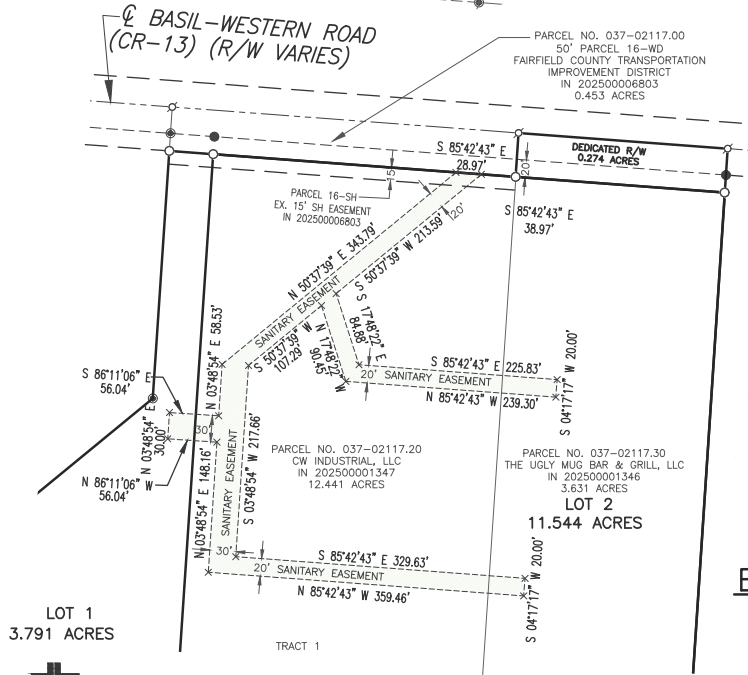
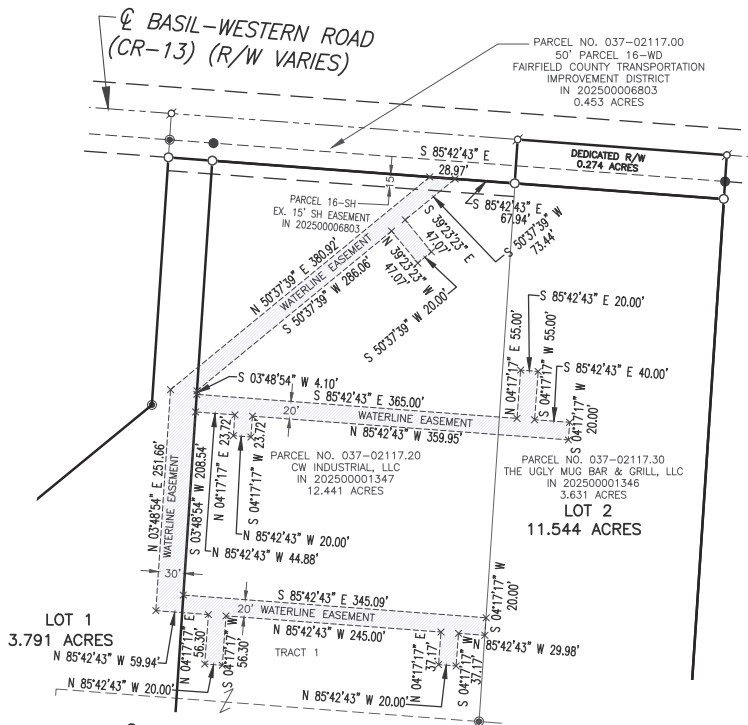
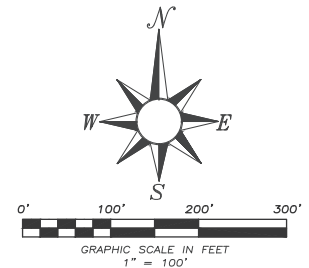
\* MAINTENANCE OF THE SHARED ACCESS EASEMENT TO BE COORDINATED BY  
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT.



**FINAL PLAT**  
FOR  
**VIOLET COMMERCE CENTER**  
LOCATED AT BASIL WESTERN RD,  
SECTION 28, TOWNSHIP 15, RANGE 20,  
VIOLET TOWNSHIP, FAIRFIELD COUNTY, STATE OF OHIO  
EASEMENT DETAIL SHEET

**LEGEND:**

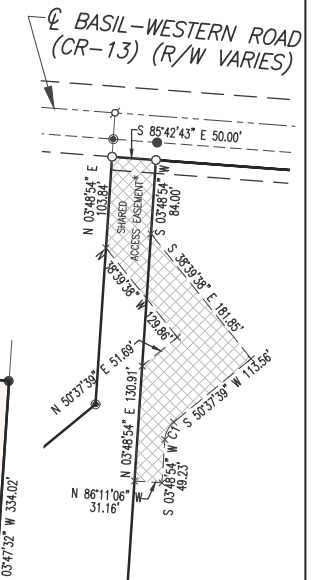
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- ⊕ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- IRON PIPE FOUND
- × CALCULATED POINT NOT MONUMENTED
- EXISTING FENCE LINE
- BOUNDARY LINE
- R/W LINE
- - - EASEMENT LINE



**EASEMENT LEGEND**

- SHARED ACCESS EASEMENT
- STANDARD HIGHWAY EASEMENT
- STORM EASEMENT
- SANITARY EASEMENT
- WATERLINE EASEMENT
- SHARED ACCESS EASEMENT

| CURVE DATA |            |        |             |               |              |
|------------|------------|--------|-------------|---------------|--------------|
| CURVE      | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1         | 22.88'     | 27.99' | 46°50'11"   | S 27°13'16" W | 22.25'       |



PREPARED BY:  
**BRUMBAUGH**  
**ENGINEERING & SURVEYING, LLC**  
2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE (937) 698-3000  
FAX (937) 698-3928  
EMAIL: John@BES-Engineer.com

TO: Township Trustees

FROM: Holly Mattei, AICP, Interim Director

SUBJECT: Amendments to the Fairfield County Subdivision Regulations  
Section 1.4.1; Sections 2.7.1(B) and (C), + Section 12 (Definition of Frontage)

DATE: July 10, 2026

The Fairfield County Regional Planning Commission (“RPC”) will informally introduce proposed revisions to the Fairfield County Subdivision Regulations at its August 4, 2026 meeting at 6 p.m. These proposed changes, which are attached to this memo, would amend the process for driveway access review for lot splits and clarify the definition of the term “frontage”. There will be no action taken on this item by the RPC at the August RPC meeting.

The RPC will hold a public hearing regarding the proposed revisions on **September 1, 2026 at 6:00 p.m.** at the Fairfield County Record’s Center, 138 W. Chestnut Street, Lancaster, OH. If adopted, the proposed revisions will be forwarded to the County Commissioners for a public hearing on **September 15, 2026 at 9:00 a.m.** in the Commissioners’ Hearing Room, 210 E. Main Street, 3<sup>rd</sup> Floor, Lancaster, Ohio.

Please contact the RPC office at 740-652-7110 if you have any questions.

A subdivision is the improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures involving the division or allocation of land for the opening, widening, or extension of any street or streets, except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants, or lease holders or as easements for the extension and maintenance of public sewer, potable water, stormwater and drainage, electricity, telephone, telecommunications or other public facilities. (Reference ORC 711.001(B) (2))

Provided the state law should be changed which would affect the definition of "Subdivision" said change shall be made a part of these Regulations the same as if adopted by the Fairfield County Regional Planning Commission and the Fairfield County Commission. Said change shall become effective on the date the revised state law becomes effective.

A lease of a portion of a tract of land or lot for a period of more than five (5) years is considered a subdivision for the purpose of these Regulations. Said lease may be exempt from these Regulations if the Commission determines the intent is not to violate said Regulations even though it may not comply with said Regulations. (Reference ORC 711.15)

## **1.4 DIVISIONS OF LAND WHICH DO NOT CONSTITUTE A MINOR SUBDIVISION.**

### **1.4.1 EXEMPT LOT SPLITS**

Any subdivision of land in which all lots or parcels resulting therefrom that contain 5.01 acres or more and do not involve any new street or easement of access are exempt from subdivision regulations under ORC 711.001 (B)(1)(a) and do not constitute a minor subdivision, provided no lots containing less than 5.01 acres are created prior to the parcels being shown on the next proceeding tax roll. (It is emphasized that lots or parcels resulting therefrom that contain 5.01 acres or more and involve any new street or easement of access are subject to these Regulations and shall be considered "major subdivision".) An exempt lot split must, however, comply with the following:

A metes and bounds description of parcels containing 5.01 acres or more and an approved form of conveyance meeting the requirements for property transfer by the Fairfield County Auditor's and Engineer's Offices shall be required for RPC processing. The metes and bounds description must be accompanied by a survey and legal description certified by a professional surveyor licensed in the State of Ohio. The survey must meet the Minimum Standards for Boundary Surveys, Administrative Code 4733-37 and must be approved by the County Engineer or designee.

Parcels containing 5.01 acres or more shall meet the frontage requirements of the zoning resolution affecting said parcels, however, in no case shall said parcel have less than 60 ft. of frontage.

The County Engineer or designee shall review all parcels containing 5.01 acres or more that are proposed on a county or township road ~~or within 750 feet of any intersection.~~ The Ohio Department of Transportation shall review and approve parcels containing 5.01 acres or more that are proposed on a State Highway System. ~~Townships may request by resolution that parcels containing 5.01 acres or more proposed on township roads be~~

~~submitted to the township for access review/approval.~~ These reviews will be conducted to promote health, safety, and welfare by ensuring adequate access and sight distance are available.

Tracts containing 5.01 acres or more will not be approved as residential building sites but will be processed to determine whether or not they are exempt from the Fairfield County Subdivision Regulations, to insure that a proper survey and description are presented, and to ensure that adequate access and sight distance are available. To be exempt from the regulations, a tract must have a minimum of 5.01 acres and have frontage on a public road or frontage on an easement of record, which was recorded prior to January 1, 1974. When such tracts meet the above requirements and comply with minimum frontage requirements of the respective zoning resolution, they shall be stamped as exempt from the Fairfield County Subdivision Regulations.

Parcels containing 5.01 acres or more shall be subject to the processing fee set forth in Section 14.11.1 of Appendix B.

Any rejection by the staff of the applicant's contentions is subject to appeal to the Subdivision Regulations Committee. Appeals shall be fully documented by the applicant and shall be submitted in writing within 30 days of the staff's written decision. The filing fee set forth in Section 14.6 of the Appendix B shall be required on any appeal. This fee is not in lieu of any normal processing or filing fees, which may be required. Any decision of the Subdivision Regulations Committee may be appealed to the Regional Planning Commission without an additional fee, provided the appeal is submitted in writing within 30 days of the Subdivision Regulations Committee decision.

In determining whether or not a tract containing 5.01 acres or more is fronting on an existing public street or easement, only officially recorded documents shall be utilized. If the documents involved were not recorded on or before December 31, 1973, they shall not be considered valid except for plats with recorded public streets.

When a tract of 5.01 acres or more is transferred from an original ownership of less than 10.02 acres it is not an exempt split, because a nonexempt tract of less than 5.01 acres will be created, which shall be processed according to Title II of these Regulations.

#### **1.4.2 EXEMPT TIED LOT SPLITS**

The sale or exchange of parcels of land between adjoining property owners, whereby the original parcel is not reduced below the requirements of this or any other regulations, and in the opinion of the Regional Planning Commission a new building site is not created, shall be exempt from these Regulations. However, a metes and bounds description of the exempt tied split and an approved form of conveyance meeting the requirements for property transfer by the Fairfield County Auditor's and Engineer's Offices will be required for RPC processing. The metes and bounds description must be accompanied by a survey and legal description certified by a Professional Surveyor licensed in the State of Ohio. The survey must meet the Minimum Standards for Boundary Surveys, Administrative Code 4733-37 and must be approved by the County Engineer or designee.

The sale or exchange of parcels of land to an adjoining property owner whereby such parcel or tracts of land does not meet subdivision requirements or other applicable regulations, and which, in the opinion of the Regional Planning Commission, creates a

**2.4 MINIMUM LOT SIZE.**

The minimum lot size of any minor subdivision shall be thirty thousand (30,000) square feet or as required by township zoning and/or the Fairfield County Health Department, whichever is greater.

**2.5 MINIMUM DEPTH OF FRONTAGE.**

The required lot frontage for any parcel subject to minor subdivision regulations shall be maintained for a minimum depth of at least 60 feet from the right-of-way line.

**2.6 MINIMUM WIDTH**

The minimum width of any parcel subject to minor subdivision requirements shall not be less than 60 feet from the right-of-way line to the midpoint of the overall lot depth.

**2.7 SUBMISSION AND REVIEW REQUIREMENTS FOR MINOR SUBDIVISIONS****2.7.1 REVIEW AGENCY APPROVAL.**

Approval from the following review agencies may be required as indicated below in order to promote the public health, safety, and welfare when subdividing land through the minor subdivision process. These agencies may have additional requirements, in addition to these Regulations, if the agency determines such requirements are necessary to promote public health, safety, and welfare.

- A. The County Sanitary Engineer or designee shall review all proposed minor subdivisions to determine whether public water and/or sewer serve or will serve the proposed lot(s).
- B. The Fairfield County Health Department shall review/approve approval all minor subdivisions where existing public water and/or sewer services are not provided to determine that the proposed lot(s) are adequate for on-site water and/or sewer system(s).
- C. The County Engineer or designee shall review/approve all minor subdivisions proposed on a county or township road ~~or within 750 feet of any intersection.~~ The Ohio Department of Transportation shall review and approve all minor subdivisions proposed along a State Highway System. ~~Townships may request by resolution that minor subdivisions proposed along township roads be submitted to the township for access review/approve prior to Regional Planning approval.~~
- D. The official approval of the township relative to compliance with zoning regulations shall be necessary where the minimum zoning requirements are in doubt.

**2.7.2 ITEMS REQUIRED FOR SUBMISSION TO REGIONAL PLANNING**

- A. All corners of the proposed lot(s) must be temporarily staked prior to submitting an application to Regional Planning so that the required review agencies can easily identify the location of the proposed lot(s).
- B. A completed application for a minor subdivision must be submitted to the Regional Planning Commission. An application is considered complete when it includes all approvals required in 2.7.1 and contains the following:

**DEVELOPMENT**

Any man-made change to improve or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

**DEVELOPMENT AREA**

An area owned by an individual, firm, or association being developed as a single phase or multiple phases (units) and used or being developed or redeveloped, for non-farm commercial, industrial, residential or other non-farm purposes upon which earth disturbing/land disturbance activities are planned or underway.

**EARTH DISTURBANCE**

Any grading, pushing, piling, throwing, unloading, or placing of fill material, composed of earth, soil, rock, sand, gravel, or demolition material.

**EASEMENT**

A grant by the owner of land for a specific use such as public utilities.

**ENGINEER**

An individual authorized to practice civil engineering as defined by Occupations-Professions of the State of Ohio, due to his or her registration in said state.

**EROSION**

- A. The wearing away of the land surface caused by running water, wind, ice or other geological agents, including such processes as gravitational creep.
- B. Detachment and movement of soil or rock fragments by wind, water, ice or gravity.

**EXEMPTED**

"Exempted" as utilized in Section 1.4.1 and 1.4.2 of these regulations shall mean that the parcel or tract being created does not constitute a minor subdivision as referenced in Section 2.1 of these regulations. However, said division of property shall be subject to normal processing by the Regional Planning Commission. Furthermore, the division of property must comply with all zoning requirements.

**FINISHED GRADE**

The grade or elevation of the ground surface conforming to the site grading plan.

**FRONTAGE**

~~Frontage shall mean the minimum frontage required by the appropriate zoning or subdivision regulations, whichever is greater, but in no case shall it be less than sixty (60) feet.~~ Frontage further means the portion of a lot or tract of land which directly abuts a public road, as measured in accordance with Section 2.3, and has access thereto (see Section 2.3).

**GRADING**

The stripping, cutting, filling, stockpiling, or any combination thereof of earth disturbing activities, including land in its cut or filled conditions.

## **Greenfield Township Map Amendment**

**APPLICANT:** 5880 NM LLC (Jeffrey Hildreth)

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located at 4016-4028 Old Columbus Road, Carroll, OH 43112 in Greenfield Township. The parcel number for this address is 0130050811, which according to the Fairfield County Auditor's website, is a 1.340-acre lot.

**EXISTING ZONING:** This parcel is currently zoned as R-1 Rural Residential.

**EXISTING LAND USE:** Commercial use (residential and commercial rentals).

**PROPOSED REZONING:** HB- Highway Business District. According to the Greenfield Township Zoning Code, the purpose of the Highway Business District is "established to provide areas for a diverse range of commercial, retail, and business activity within specific areas of Greenfield Township, while controlling the adverse impacts of the development on nearby residential districts."

**PROPOSED LAND USE:** To maintain the existing commercial uses, while also being permitted to place a commercial sign on the property.

| <b>ADJACENT ZONING</b> |                                                                          | <b>ADJACENT USES</b> |
|------------------------|--------------------------------------------------------------------------|----------------------|
| NORTH                  | B-1 Business District/SU –<br>Special Use District                       | Residential          |
| EAST                   | R-1 Rural Residential District/B-1<br>Business District                  | Agricultural         |
| WEST                   | R-1 Rural Residential District/ I –<br>Industrial District               | Residential          |
| SOUTH                  | R-1 Rural Residential District/R-3<br>Urban Density Residential District | Agricultural         |







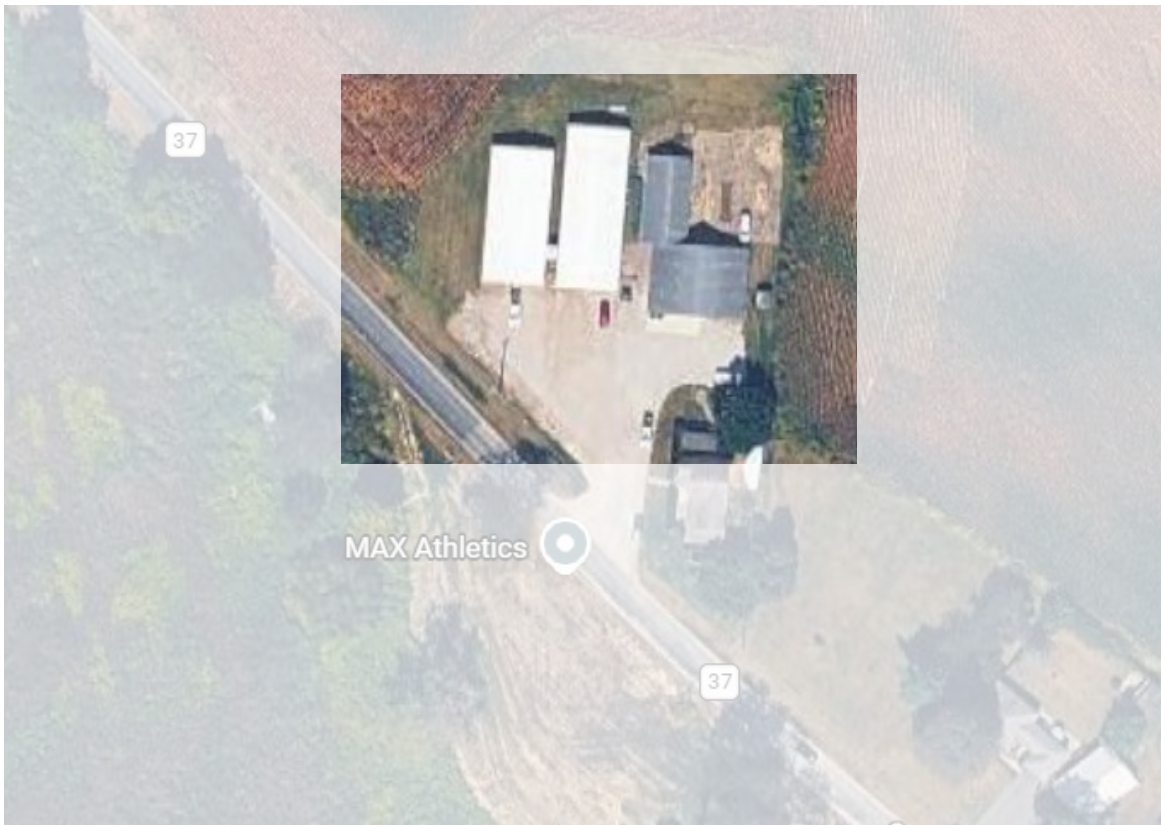
**Transportation and Access:**

1. The Fairfield County Engineer's Office did not provide comments on this rezoning.

**STAFF RECOMMENDATION:**

Staff recommend **approval** of the proposed rezoning with the following recommendations:

1. All proposed uses must comply with the permitted and conditional uses within this district.
2. The Fairfield County Building Department would need to be contacted for review/permitting if a commercial sign is proposed.



Aerial view (Google Maps, 2026)



Street view (Google Maps, 2024)



APPLICATION FOR ZONING AMENDMENT  
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO

26-043  
DATE 6-17-2020

The undersigned, owner(s) of the following legally described property hereby request the consideration of change in zoning district classification as specified below: (PLEASE PRINT)

1. Name of Applicant 5880 NM LLC - Jeffrey H. Idreth
2. Mailing Address 4020 Old Columbus Rd. Carroll Oh 43112  
Phone Number: Home \_\_\_\_\_ Business 614-325-1737
3. Location Description: Subdivision Name (if applicable) \_\_\_\_\_  
Parcel Number(s) 0130050811  
Property Address (if applicable) 4016 - 4028 Old Columbus Rd Carroll Oh 43112
4. Existing Use 1 Residential Rental + 3 Commercial Business Rentals
5. Present Zoning District R1
6. Proposed Use 1 Residential Rental + 3 Commercial Business Rentals
7. Proposed Zoning District Highway Business (HB)

8. Supporting Information: Attach the following items to the application:

- a. A vicinity map showing property lines, streets, and existing and proposed zoning.
- b. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.
- c. The proposed amendment to the zoning map or text in resolution form, approved as to form by the Greenfield Township, Fairfield County, Ohio Legal Advisor.
- d. Fee as established according to Ohio Revised Code 519.12 A.1 by the Greenfield Township Trustees.

Date 7-7-2020 Applicant Jeffrey H. Idreth - 5880 NM LLC  
Signature

Note: One copy of this form and supporting information must be filed with the Greenfield Township Zoning Board.

-----  
For Official Use Only

July 7th, 2026

**Resolution for Zoning Amendment  
4016 - 4028 Old Columbus Rd. NW  
Carroll, Ohio 43112**

***Resolution***

*Whereas 5880 NM LLC (Jeffrey E Hildreth & Todd W. Hildreth) is the owner of the property at 4016 - 4028 Old Columbus Road*

*Whereas the property at 4016 - 4028 Old Columbus Road is currently zoned residential (R-1)*

*Whereas 4016 - 4028 Old Columbus Rd currently has three businesses operating on it*

*Whereas 4016 - 4028 Old Columbus Road has had businesses operating on it for a minimum of 20 years*

*Whereas the Occupants at 4016 - 4028 Old Columbus Rd desire to place a sign indicating the businesses that operate there*

*Therefore the owner is requesting the property be zoned Highway Business (HB)*



26-043

**4016-4028 Old Columbus Rd.**



© All EagleView Technology Corporation

11/30/2023

**5880 NM LLC**  
**4016-4028 Old Columbus Rd. NW**  
**Carroll, Ohio 43112**

**Adjacent Property Owners**

Richard L & Susan E Paulus, Trustees of  
The Paulus Family Trust  
1241 Rainbow Drive  
Lancaster, Ohio 43130

33A Development LLC  
P.O. Box 54055  
Cincinnati, Ohio 45254

Aslan Properties  
P.O. Box 12596  
Columbus, Ohio 43212

**From:** [Valentine, Jennifer M](#)  
**To:** [Eastham, Nicholas P](#)  
**Subject:** RE: Proposed Map Amendment for Greenfield Township  
**Date:** Tuesday, July 14, 2026 1:28:06 PM

---

As long as this property is connected to public utilities, we have no issue with the rezoning of this parcel.

**Jennifer Valentine, REHS**  
Environmental Health Services Supervisor  
Fairfield County Health Department  
740-652-2822

---

**From:** Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>  
**Sent:** Thursday, July 9, 2026 9:05 AM  
**To:** Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>  
**Cc:** Souhan, Keegan P <keegan.souhan@fairfieldcountyohio.gov>; hollym <hollym@crossroadscommunityplanning.com>  
**Subject:** Proposed Map Amendment for Greenfield Township

Hello,

We received an application for a proposed map amendment in Greenfield Township. The proposed map amendment would rezone an existing parcel within the R-1 Rural Residential District to the H-B Highway Business District, with the intended purpose of maintaining its existing use of "1 Residential Rental + 3 Commercial Business Rentals." The application is attached for your review.

Please provide comment no later than **07/20**.

Please also let me know if you have any questions.

Thank you.

**Nicholas Eastham, AICP Candidate**  
Regional Planner | Regional Planning Commission

 138 W Chestnut St.  
Lancaster, OH 43130

 740-652-7111 (t)



 <https://co.fairfield.oh.us/rpc/>





## Walnut Township Map Amendment

**APPLICANT:** Cirba Solutions US Inc.

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is located at 8090 Lancaster-Newark Rd, Baltimore, OH 43105. The parcel number for this address is 0490254300, which according to the Fairfield County Auditor’s website, is one lot that contains 13.36-acres.

**EXISTING ZONING:** The property is currently zoned B-3 Intensive and Motorist Services Business District. According to the Walnut Township Zoning Code, the intent of this district is to include “activities which because of their nature, such as their tendency to encourage traffic congestion and parking problems, storage problems, or certain other inherent dangers create special problems and are, therefore, best distinguished from other commercial activity.”

**EXISTING LAND USE:** The site is currently used for “receiving, sorting, storing batteries”

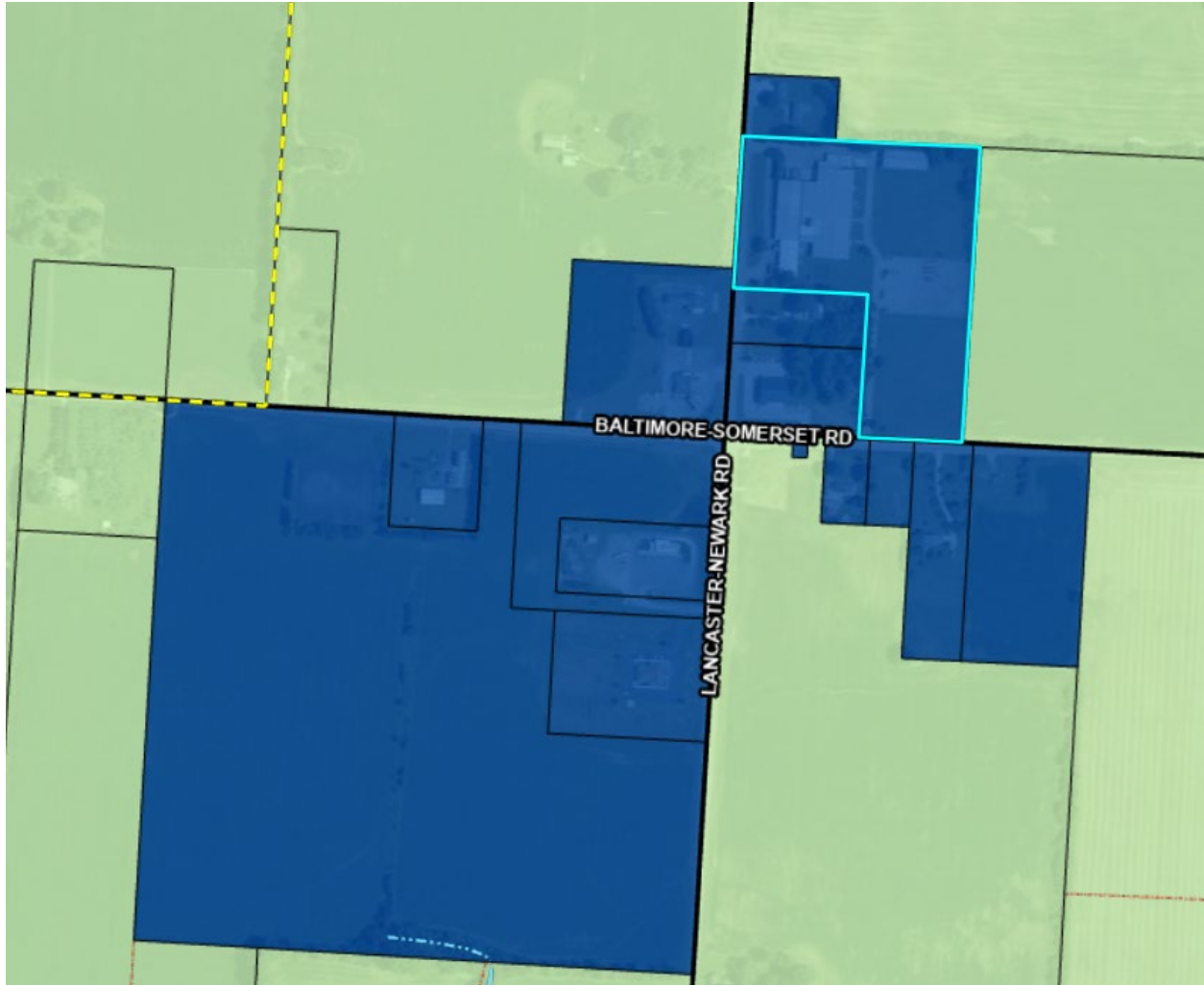
**PROPOSED REZONING:** I-2 General Industrial District. According to the Walnut Township Zoning Code, the intention of this district is to, “provide areas for general industrial and warehousing uses free from the encroachment of residential, retail, and institutional uses.”

**PROPOSED LAND USE:** The site proposes to maintain its current, existing use

### ADJACENT ZONING

### ADJACENT USES

|       |                                                                              |                                         |
|-------|------------------------------------------------------------------------------|-----------------------------------------|
| NORTH | B-3 Intensive and Motorist Services Business District/RR – Rural Residential | Agricultural/Commercial                 |
| EAST  | RR – Rural Residential                                                       | Agricultural                            |
| WEST  | B-3 Intensive and Motorist Services Business District                        | Commercial                              |
| SOUTH | B-3 Intensive and Motorist Services Business District                        | Agricultural/Commercial/<br>Residential |



(Fairfield County Auditor Data Portal, 2026)

**Land Use, Environmental, and Regulatory Issues:**

1. According to comments from the Walnut Township Zoning Inspector, the intention of the rezoning to the I-2 District is to permit the existing use of storing and recycling batteries/battery components, which is not currently permitted in the current B-3 District.
2. The Fairfield County Comprehensive Plan (2024) shows that this parcel is within a Priority Growth Area, and lists Crossroads Center and Village Growth Areas on the Walnut Township Future Land Use Map (see Appendix).

**Soil and Water Issues:**

1. Soil and Water did not provide comments on the rezoning

**Environmental Health Issues:**

1. The Health Department shared that they did not have any comments for the rezoning.

**Water and Sewer Services:**

1. Fairfield County Utilities did not provide comments on the rezoning.

**Transportation and Access Issues:**

1. The Engineer's Office identified that the parcel was located at the intersection of two State Routes (SR-256 and SR-37) and recommended that ODOT be contacted for comment. RPC Staff contacted reached out to ODOT on 07/23/2026 for comment.
2. ODOT shared that they did not have immediate concerns but may need to review access if traffic volumes were to increase.

**STAFF RECOMMENDATION:**

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

1. The existing and proposed use appears to be permitted within the I-2 District, unlike the existing B-3 District.
2. The B-3 Zoning District is no longer actively being used for new parcels (see page 82 of the Walnut Township Zoning Resolution).
3. The proposed use would be appropriate based on providing employment opportunities outlined in the Village Growth Area in the 2024 Comprehensive Plan Future Land Use Map (page 77).



Aerial view (Google Maps, 2026)



Street view (Google Maps, 2024)

**From:** [May, Kristopher Todd](#)  
**To:** [Eastham, Nicholas P](#); [Noland, Mitch A](#); [Valentine, Jennifer M](#); [Lucht, Chad M](#); [Anders, Joshua T \(Josh\)](#); [Vogel, Tony J](#)  
**Cc:** [Souhan, Keegan P](#); [hollym](#)  
**Subject:** Re: Proposed Map Amendment for Walnut Township  
**Date:** Thursday, July 23, 2026 7:25:27 AM  
**Attachments:** [Outlook-bvu5puab.png](#)  
[Outlook-1k3ymimp.png](#)  
[Outlook-ohw10lnh.png](#)  
[Outlook-zvevk1qb.png](#)  
[Outlook-2ztdanp1.png](#)  
[Outlook-l3qd5h0f.png](#)  
[Outlook-abvu00cx.png](#)

---

This property has frontage on two State Roads, ODOT should comment on the change in use. Our office does not have any comments.



**Todd May**

Subdivision Engineer • Engineer's Office

📍 [3026 West Fair Ave.](#) 📞 (740) 652-2384

(t) Lancaster, Ohio 📞 (740) 808-7475

(c) 43130 📞 (740) 652-2300

(f)

💻 <https://www.co.fairfield.oh.us/Engineer>

✉️ [todd.may@fairfieldcountyohio.gov](mailto:todd.may@fairfieldcountyohio.gov)

---

**From:** Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>  
**Sent:** Wednesday, July 22, 2026 11:55 AM  
**To:** Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>  
**Cc:** Souhan, Keegan P <keegan.souhan@fairfieldcountyohio.gov>; hollym <hollym@crossroadscommunityplanning.com>  
**Subject:** RE: Proposed Map Amendment for Walnut Township

Hello,

This is just a follow-up to receive any technical comments regarding the proposed rezoning.

Thank you.



**Nicholas Eastham, AICP Candidate**  
Regional Planner | Regional Planning Commission

138 W Chestnut St.  
Lancaster, OH 43130

740-652-7111 (t)



<https://co.fairfield.oh.us/rpc/>

---

**From:** Eastham, Nicholas P

**Sent:** Thursday, July 9, 2026 8:55 AM

**To:** Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>

**Cc:** Souhan, Keegan P <keegan.souhan@fairfieldcountyohio.gov>; Holly Mattei <hollym@crossroadscommunityplanning.com>

**Subject:** Proposed Map Amendment for Walnut Township

Hello,

We received an application for a proposed map amendment in Walnut Township. The proposed map amendment would rezone an existing parcel within the B-3 Intensive and Motorist Services Business District to the I-2 General Industrial District, with the intended purpose of “receiving, sorting, storing batteries.” The application is attached for your review.

Please provide comment no later than **07/20**.

Please also let me know if you have any questions.

Thank you.

**Nicholas Eastham, AICP Candidate**  
Regional Planner | Regional Planning Commission

138 W Chestnut St.  
Lancaster, OH 43130

740-652-7111 (t)



<https://co.fairfield.oh.us/rpc/>

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## APPLICATION FOR ZONING PERMIT: **Zoning District Change**

The undersigned applies for a Zoning District change. The requested Zoning District change is issued on the basis of the information contained within this application. The Applicant hereby certifies that all information and attachments to this application are true and correct. Further, the Applicant understands this Zoning District change if approved, allows the applicant to later apply for a Zoning permit for the work the Zoning District change is addressing.

See Zoning Resolution/Code, Article VII "Administrative Procedures", 7.1 Procedures for Amendment or District Changes" for complete information on Zoning district changes.

1. Name of Property Owner/Applicant: Cirba Solutions US Inc.  
Mailing address: 265 Quarry Rd, Lancaster, OH 43130  
Phone number: Home: \_\_\_\_\_ - \_\_\_\_\_ Mobile: \_\_\_\_\_ - \_\_\_\_\_ Business: (740) 653-6290  
Email Address: jjs@daggerlaw.com
2. Physical address of property for this rezone application: 8090 Lancaster Newark Rd., Baltimore, OH 43105  
Subdivision Name: \_\_\_\_\_ Parcel No. 0490254300  
Section: 20, Range: 18, Lot No.: \_\_\_\_\_, Zoning District: B3  
(If parcel is not located in a platted subdivision, a legal description must be attached)
3. Has a Zoning District change been applied for this property before?  
Unknown [ ] | No ☒ | Yes [ ] if yes, Permit # \_\_\_\_\_
4. Current use of property: Receiving, sorting, storing batteries
5. Proposed use of property: Receiving, sorting, storing batteries
6. Current Zoning district: B3
7. Proposed Zoning district: I2
8. Each application is to contain the following attachments and clearly indicate project address on each page:
  - Scaled Site Plan: Show property lines, bearings and distances of lot/parcel.
  - List of contiguous and across the street neighboring property owners and addresses as appearing on the County Auditor's tax list.
9. Attach a statement of how the proposed rezoning relates to the Fairfield County Comprehensive Plan.  
[http://www.co.fairfield.oh.us/rpc/county\\_development\\_strategy\\_land\\_use\\_plan.htm](http://www.co.fairfield.oh.us/rpc/county_development_strategy_land_use_plan.htm)

### Important Information:

- Township Zoning District Map - [http://www.co.fairfield.oh.us/rpc/pdf/wa\\_Zoning\\_sep\\_13.pdf](http://www.co.fairfield.oh.us/rpc/pdf/wa_Zoning_sep_13.pdf)
- Walnut Township Zoning Resolution/Code - [www.Walnutwp.com](http://www.Walnutwp.com).
- Fairfield County Auditor - <http://realestate.co.fairfield.oh.us/>

## APPLICATION FOR ZONING PERMIT - Zoning District Change

By signing, the Applicant understands that he/she must comply with all applicable Walnut Township Zoning Resolutions. The Applicant hereby certifies that all information and attachments to this application are true and correct and will comply with all aspects of this Zoning District change and the Zoning Resolution:

Property Owner (only): Jeff J. Spangler, attorney for Cirba ... Signature: Signed at:  
2026-07-02 11:29:12 Date: 07/02/2026

*Applicant, provide three (2) signed copies | Z.I., one (1) copy goes to Applicant, two (1) for zoning file*

---

For Zoning Office Use Below This Line

Date Application received 6 JULY 26 \$ 1780 fee received, check # \_\_\_\_\_

Date and time of Hearing: TBD Z.I. 

Zoning Inspector's Checklist:

Scaled Site Plan: ☒ | Contiguous Property Owners list: ☒ | Statement of how the proposed rezoning relates to the Fairfield County Comprehensive Plan: ☒

Zoning Commission Decision, approved: ☐ denied: ☐ Date: \_\_\_\_\_ Z.I. \_\_\_\_\_

### **Cirba Solutions US Inc. Rezoning Statement**

The Fairfield County Comprehensive Plan (FCCP) outlines its goals and objectives for community growth in the region, which includes strategic rezoning efforts to support the plan and accomplish several objectives. Rezoning Parcel No.0490254300 from a B3 district to an I2 district will support long-term conservation objectives, maximize the property's economic potential, create quality jobs in Central Ohio, and strengthen the region's industrial growth and competitiveness.

For more than 20 years, Cirba Solutions has been operating a battery recycling and materials recovery facility in Lancaster, Ohio. Recycling batteries and putting critical minerals back into the supply chain supports conservation and sustainability efforts set forth by the FCCP. When end-of-life batteries, production scrap, and battery materials are properly disposed of and recycled, Cirba Solutions is helping to reduce the amount of potentially hazardous materials that end up in improper waste streams and in landfills. Cirba Solutions handles all battery chemistries and formats, including lithium, that may present increased risks, especially if damaged or defective or if thrown in curbside trash or recycling bins. End-of-life lithium batteries and production scrap contain critical minerals such as lithium, nickel, cobalt, etc. that Cirba Solutions can extract from used batteries and those materials can be used over and over again to produce new products, including batteries. Cirba Solutions' safe and responsible battery recycling and processing services not only protects the community by decreasing the amount of potentially hazardous materials that end up in improper waste streams but also supports Fairfield County's sustainability and growth initiatives.

A contributing factor to the growth and success of the company's Lancaster facility, is an operational site in Baltimore, Ohio, also managed by Cirba Solutions. The company's Baltimore

facility handles and coordinates shipments and sorting of end-of-life batteries and production scrap that is used as feedstock for the Lancaster recycling and materials recovery site. The Baltimore location is Parcel No.0490254300. Properly handling and sorting batteries based on chemistry and format is critical to ensuring the safety of employees and the greater community throughout the entire recycling process. Cirba Solutions has utilized this parcel as a sorting and storage location for more than 15 years.

Parcel No.0490254300's location is conducive to battery recycling operations, and the rezoning does not add land to the site. This parcel is flat, with two adjoining state route entrances, making it favorable for the safe and accessible shipping of batteries. The FCCP notes that Fairfield County has about 35% of land available for new development, making property a limited resource that must be prudently given. Cirba Solutions is requesting to rezone only this existing parcel in Baltimore. This rezoning is not part of land consolidation from the surrounding area.

Cirba Solutions provides jobs to the Central Ohio region, and with its expansion at its Lancaster facility, they are adding more than 100 jobs. This directly supports the FCCP's need for additional employment as Fairfield County's population increases. In Fairfield County, Cirba Solutions offers positions in management, administration, and skilled and technical labor to the growing community.

Cirba Solutions is an established tax-paying business in Fairfield County. It has consistently paid over \$34,000 in property taxes for this parcel in the past five years, with its 2025 tax history amounting to \$38,295.76. Cirba Solution's use of the land is lawful and in strict conformity with local, state, and federal rules and regulations, including, but not limited to, the

Ohio and Federal Environmental Protection Agencies (EPA) and the Department of Transportation (DOT).

Cirba Solutions is part of a state and national effort to create a closed-loop domestic supply chain and circular economy through the recycling, processing, and reuse of battery materials to promote sustainable energy practices. This process requires nearby space to the recycling and material recovery facility in Lancaster for the safe handling, sorting, and storage of end-of-life batteries. Rezoning Parcel No.0490254300 from a B3 district to an I2 district enhances Cirba Solutions' safe and responsible battery recycling and processing practices. The FCCP encourages new development in appropriate areas and names updated zoning as a method of growth. Cirba Solutions' rezoning request presents an opportunity for economic development in the community, generating positive outcomes for the county at large.





#### Overview



#### Legend

- Parcels
- Streets
  - Unaccepted Built Roads
  - Unaccepted Roads
  - Private
  - Private/Dedicated Roads
  - Alleys
  - Municipal Roads
  - Township Roads
  - County Roads
  - State Routes
  - US Routes
  - Interstate Routes
  - Ramps
  - Unknown

|                       |                                           |              |                |               |                        |
|-----------------------|-------------------------------------------|--------------|----------------|---------------|------------------------|
| Parcel ID             | 0490254300                                | Alternate ID | n/a            | Owner Address | CIRBA SOLUTIONS US INC |
| Property Address      | 8090 LANCASTER-NEWARK RD                  | Class        | I - INDUSTRIAL |               | 265 QUARRY RD          |
|                       | BALTIMORE                                 | Acreage      | 13.36          |               | LANCASTER, OH 43130    |
| District              | (049) WA TWP-LUTLSD                       |              |                |               |                        |
| Brief Tax Description | R 18 T 16 S 20 SW                         |              |                |               |                        |
|                       | (Note: Not to be used on legal documents) |              |                |               |                        |

Date created: 6/8/2026

Last Data Uploaded: 6/8/2026 10:17:01 AM

Developed by SCHNEIDER  
GEOSPATIAL

**From:** [Austin.Dittoe@dot.ohio.gov](mailto:Austin.Dittoe@dot.ohio.gov)  
**To:** [Eastham, Nicholas P](#)  
**Subject:** [E] Re: Proposed Map Amendment for Walnut Township  
**Date:** Thursday, July 23, 2026 1:13:01 PM  
**Attachments:** Outlook-A picture .png

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for including us on this. I do not have any concerns with the rezoning. However, if traffic volumes increase significantly due to the rezoning and change in use of the business we may have to relook at the access for the site.

Thank you,

**Austin Dittoe, P.E.**  
**Transportation Engineer**  
**ODOT District 5**  
9600 Jacksontown Road  
Jacksontown, Ohio 43030  
C: 740.618.0557 O:740.323.4400  
[austin.dittoe@dot.ohio.gov](mailto:austin.dittoe@dot.ohio.gov)



**Department of  
Transportation**

---

**From:** Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>  
**Sent:** Thursday, July 23, 2026 7:44 AM  
**To:** Dittoe, Austin <Austin.Dittoe@dot.ohio.gov>  
**Subject:** FW: Proposed Map Amendment for Walnut Township

Hi Austin,

The Fairfield County Engineer's Office identified that this parcel is at the intersection of two State Routes and recommended that I forward this upcoming rezoning for your review. I wanted to forward this to you to see if you had any comments.

Please let me know if you have any questions.

Thank you.

**Nicholas Eastham, AICP Candidate**  
Regional Planner | Regional Planning Commission

138 W Chestnut St.  
Lancaster, OH 43130

740-652-7111 (t)



<https://co.fairfield.oh.us/rpc/>

---

**From:** Eastham, Nicholas P

**Sent:** Thursday, July 9, 2026 8:55 AM

**To:** Noland, Mitch A <mitch.noland@fairfieldcountyohio.gov>; May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>; Valentine, Jennifer M <jennifer.valentine@fairfieldcountyohio.gov>; Lucht, Chad M <chad.lucht@fairfieldswcd.org>; Anders, Joshua T (Josh) <josh.anders@fairfieldcountyohio.gov>; Vogel, Tony J <tony.vogel@fairfieldcountyohio.gov>

**Cc:** Souhan, Keegan P <keegan.souhan@fairfieldcountyohio.gov>; Holly Mattei <hollym@crossroadscommunityplanning.com>

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**CAUTION:** This is an external email and may not be safe. If the email looks suspicious, please do not click links or open attachments and forward the email to [csc@ohio.gov](mailto:csc@ohio.gov) or click the Phish Alert Button if available.

**From:** [Valentine, Jennifer M](#)  
**To:** [Eastham, Nicholas P](#)  
**Subject:** RE: Proposed Map Amendment for Walnut Township  
**Date:** Tuesday, July 14, 2026 1:16:49 PM

---

We have no comments at this time.

**Jennifer Valentine, REHS**  
Environmental Health Services Supervisor  
Fairfield County Health Department  
740-652-2822

---

**From:** Eastham, Nicholas P <nicholas.eastham@fairfieldcountyohio.gov>  
**Sent:** Thursday, July 9, 2026 8:55 AM  
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**Cc:** Souhan, Keegan P <keegan.souhan@fairfieldcountyohio.gov>; hollym <hollym@crossroadscommunityplanning.com>  
**Subject:** Proposed Map Amendment for Walnut Township

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**RESOLUTION #2026-2**

**RESOLUTION AUTHORIZING AN ACCOUNT TO ACCOUNT TRANSFER**

**WHEREAS**, appropriations are needed in the major expenditure object category for Fringe Benefits and Supplies; and

**WHEREAS**, an account to account transfer will allow proper classification of a major expenditure object categories.

---

**BE IT RESOLVED**, by the Fairfield County Regional Planning Commission, State of Ohio:

---

1. The Regional Planning Commission approves the transfer of appropriations in the amount of \$10,900 and is hereby authorized as follows:

FROM:           74703000 530005 Contract Services, Other - \$10,900

TO:             74703000 521000 Health Insurance - \$10,500  
                  74703000 561000 General Office Supplies - \$400

---

Motion by \_\_\_\_\_ seconded by \_\_\_\_\_  
that the resolution be adopted was carried by the following vote:

YEAS: \_\_\_\_\_ NAYS: \_\_\_\_\_  
ABSTENTIONS: \_\_\_\_\_

Adopted: \_\_\_\_\_

\_\_\_\_\_  
Ira Weiss, President  
Fairfield County Regional Planning Commission

**Fairfield County Building Department Monthly Report - July 2026**

| <b>Final Approved</b>                        | <b>Address</b>                  | <b>City/Village</b> | <b>Township</b> | <b>Cost Estimate</b> | <b>Date Received</b> |
|----------------------------------------------|---------------------------------|---------------------|-----------------|----------------------|----------------------|
| Verizon Cell Tower                           | 7966 Lancaster-Thornville Rd NE | Pleasantville       | Walnut          | 230,985.00           | 01/27/26             |
| Real Christian Academy Preschool - COO       | 5780 Reynoldsburg Baltimore Rd  | Pickerington        | Liberty         | 0.00                 | 05/27/26             |
| Dollar General Electric                      | 1136 S Main St                  | Baltimore           | Liberty         | 12,000.00            | 05/13/26             |
| Bremen Pool Lighting Improvements            | 247 Angle Street                | Bremen              | Rushcreek       | 43,000.00            | 01/28/26             |
| <b>New Applications</b>                      | <b>Address</b>                  | <b>City/Village</b> | <b>Township</b> | <b>Cost Estimate</b> | <b>Date Received</b> |
| Geneva Hills - Kitchen Hood                  | 1380 Blue Valley Rd             | Lancaster           | Berne           | 36,000.00            | 07/06/26             |
| Verizon Cell Tower Carrier Pad               | 7966 Lancaster-Thornville Rd NE | Pleasantville       | Walnut          | 85,000.00            | 07/06/26             |
| AT&T - Equipment Upgrade Remove Install      | 4911 Jacob's Ladder Rd SW       | Lancaster           | Hocking         | 15,000.00            | 07/06/26             |
| Rich Hollow Stays #1                         | 9280 Rich Hollow Rd SW          | Lancaster           | Madison         | None Listed          | 07/07/26             |
| Rich Hollow Stays #2                         | 9280 Rich Hollow Rd SW          | Lancaster           | Madison         | None Listed          | 07/07/26             |
| Transparent Auto Retaining Wall              | 1507 W Market St                | Baltimore           | Liberty         | 20,000.00            | 07/08/26             |
| Alexander's Landing Boat Storage             | 3940 South Bank Rd NE           | Millersport         | Walnut          | 129,800.00           | 07/14/26             |
| Geneva Hills - Hood Suppression              | 1380 Blue Valley Rd             | Lancaster           | Berne           | 8,500.00             | 07/14/26             |
| Eastland Career Center - Training Lot Lights | 3985 Coonpath Rd                | Carroll             | Greenfield      | 48,000.00            | 07/20/26             |
| River Valley Life Center Fire Sprinkler      | 2190 Coonpath Rd NW             | Lancaster           | Greenfield      | 70,000.00            | 07/21/26             |
| Allegheny West Campground Dining Hall        | 6510 Oakthorpe Rd NE            | Thornville          | Richland        | 8,000,000.00         | 07/21/26             |
| Rippling Stream Building - COO               | 3640 Reynoldsburg-Baltimore Rd  | Baltimore           | Liberty         | 0.00                 | 07/22/26             |



BILLS  
REGIONAL PLANNING COMMISSION  
August 4, 2026

|        |                      |             |
|--------|----------------------|-------------|
| 530000 | CONTRACTUAL SERVICES |             |
|        | Crossroads Community | \$12,000.00 |
|        | TOTAL                | \$12,000.00 |