

**FAIRFIELD COUNTY COMMISSIONER RUSHCREEK TOWNSHIP TRUSTEES
WORK SESSION MINUTES
2023 LAND USE PLAN**

Chad Ashbaugh, Chairman called the meeting to order
at 6:00 p.m.

Pledge to American Flag

Chairman Ashbaugh turned the session over to Commissioner Fix

VISITORS & OFFICIALS attending (in no order)

Josh Schultz- Rushcreek Zoning Comm, Anthony Inchini -Fairfield Econ Dev, Josh Anders-Fairfield Cty Utilities, Tony Vogel- Fairfield Cty Utilities, Jennifer Morgan – Fairfield Cty Reg. Planning, Joshua Hillberry Fairfield Cty. Reg. Planning, Tim Thomas- Rushcreek Twp Trustee, Chad Ashbaugh- Rushcreek Twp. Trustee, Jim Downard- Rushcreek Twp Trustee, Detria Hiles – Rushcreek Twp Zoning Insp. Rick Moyer- Rushcreek Zoning Comm, David Foltz- Rushcreek Zoning Comm, Nikki Drake – FSWCD, Andrea Cordle- Fairfield County Commissioners office, Jeff Fix- Fairfield County Commissioner, Bruce Duck – Rushcreek Zoning Comm, Richard Campbell- Rushcreek Road Sup, Charles Hockman- Rushcreek Twp Regional Planning, Ray Stemen, Dave Myers, Jeremiah Upp- Fairfield Cty Engineer.

Discussion:

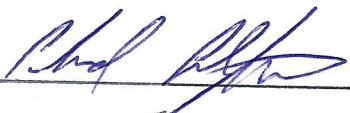
Commissioner Fix provided introduction and background about the 2023 Land Use Program the time frame and the process used by Planning Next firm hired to work with the County, Township's and Village's throughout Fairfield County. Comm. Fix provided some data regarding number of people moving to Fairfield County each day prior to the announcement of the Intel Project. Approximately 67 people a day are moving into some part of Fairfield County. Commissioner Fix stated that since the resources were not available at Township and Village levels to create a land use study or plan the County Commissioners created a large steering committee and engaged the firm Planning Next to create that template. This plan was created in draft form by a series of meetings inviting all stakeholders to either be a part of the steering committee or attend one of several meeting. The plan was published in draft and comment form. As a result of feedback from residents, townships, and villages work sessions like these are happening at the Township and Village levels to get more detailed input on what direction the plan should go. The plan is intended to be a guidepost for the County rather than allowing unfettered and unmonitored growth. The plan is designed to the best effort to protect the taxpayers of the county from burdensome infrastructure improvements without thought out growth plans. The other objective of the plan is to maintain and protect agriculture within the County. By not properly designating or working to direct future development valuable agricultural ground and heritage can be sacrificed. Several questions were posed regarding the use and legal nature of the plan. Detria Hiles posed questions regarding the growth and intention of the plan, Charlie Hockman referred to page 39 of the plan. Trustee Ashbaugh stated his desire to leave the green space and areas in current zoning map as is. Trustee's Ashbaugh, Downard and Thomas discussed with Commissioner Fix their desire to maintain the green space and current process for zoning without the high-density housing. Trustee Thomas stated his opinion that people moving to our area are actually looking for those 5-10-acre parcels of land to leave urban sprawl. Anthony Inchini and Tony Vogel provided an example of 14 lot splits for homes that occupied 66 acres of ground as opposed to a planned unit development that occupied 66 acres and 112 homes to illustrate how easily agricultural land can be lost. Anthony also identified if there are areas that the Township can see the opportunity for development in either commercial or residential a JEDD or CETA with the Village of Bremen can create a winning solution for the Township, Village and Taxpayers and invite and steer the development where we would all like.

Commissioner Fix encouraged the attendees to review the current plan along with our policy and look for any necessary updates or changes. Anthony Inchini indicated many resources are available to the Board and Commission to update the plan and assist with creating a JEDD or CETA that is beneficial for the Township and the Village. Commissioner Fix did indicate they have a work session scheduled with the Village.

Dave Foltz – Zoning Comm Chair asked about Solar Farms and where this plan and what control we have regarding. Commissioner Fix indicated there are two major properties currently in the permit process in Fairfield County. 1 in Amanda Township, 1 in Walnut Township. Commissioner Fix indicated this is a lengthy (possibly 2 year) process to obtain approval. Commissioner Fix explained along with Jeremiah Upp, County Engineer the process they use as a “utility” to further these projects. Discussion regarding Ohio Revised Code and Power Siting Board through the State of Ohio. Ray Stemen indicated the destruction of natural property as a result of the sites.

Commissioner Fix closed the meeting indicating the more than 26 changes have been made to the Land Use Plan as a result of these meetings. He encouraged the Township to review and make changes or updates prior to 12/5 and indicated all the folks seated around the table that are available to assist with questions.

Session closed at 6:46 p.m.



Tom Thomas

