

# **Tuscarawas County Regional Planning Commission Board Minutes Tuesday, October 13, 2015**

**Tuscarawas County Commissioners' William E. Winters Board Room  
County Office Building (2<sup>nd</sup> Floor)  
125 East High Avenue, New Philadelphia, Ohio 44663**

The Tuscarawas County Regional Planning Commission meeting was held in the County Commissioners' William E. Winters Board Room on Tuesday, October 13, 2015 at 7:00 P.M. John Fondriest, Chairman, chaired the meeting. There were 13 members, 2 staff, and 1 guest present.

**Item 1            Approval of the August 11, 2015 Minutes**

Earl McCormick made a motion to approve the minutes. Dave Jones seconded the motion. Motion carried.

**Item 2            Public Hearing - For Proposed Increase in Minimum Lot Size**

Joe Bachman made a motion to go out of the Regional Planning Commission meeting and begin the Public Hearing for Proposed Increase in Minimum Lot Size. Doug Frautschy seconded the motion.

Time Public Hearing started at 7:02 PM.

John Fondriest read that the purpose of the public hearing was for the following: The Tuscarawas County Regional Planning Commission proposes to revise the Tuscarawas County Subdivision Regulations. This revision is to increase the current minimum lot size for a single family home from .92 acres to 1.5 acre and for a two family from 1.38 acre to 2 acres. This increase in lot size is only for areas that **do not have public sewers**. Lots that have public water and sewer or public sewer only are not going to change. (See attached Lot Minimum Chart). We are proposing this increase in lot size because of recently enacted Ohio Department of Health changes to the on-lot private sanitary sewer regulations. Our current lot sizes are not adequate to enable an on-lot sewage system to be installed, or the cost would be prohibitive. If RPC board adopts this change, the next step is for the County Commissioners to hold a public hearing and then they vote to accept the increase or not.

Discussion: Bill Miller, Goshen Township asked about current lots that are .92 acres or less. Jill Lengler stated "Yes, but sewer/septic system may cost substantially more." Doug Frautschy explained that this would not apply to any lot splits that have been recorded prior to this change being approved by County Commissioners.

Jill Lengler explained that the sole purpose is to meet sewer regulations that go into effect in January 2016.

John Fondriest asked if there was any other questions or concerns? There was no further discussion.

Motion to go out of Public Meeting and to return to RPC board meeting was made by Mike Jones. Dave Jones seconded the motion.

Time Public Hearing ended 7:08 PM

**Item 3            Resolution to amend subdivision Regulations to increase minimum lot size**

Motion to accept the increase in minimum lot sizes for unsewered areas from .92 acres to 1.5 acres for a single family home and from 1.38 acres to 2 acres for a two family unit. Also, any lot split 2 acres or under in size (3 acres for 2 family unit), where there is no public sewer that is for any use that is likely to have an on lot sewage treatment system, will require a Sewage Treatment System Site Review from the Tuscarawas County General Health District to be attached to the lot split application.

Joe Bachman pointed out that the statement (3 acres for 2 family unit) was not included in Section 303-Development Standards, 1. Lot Size. Jill Lengler noted that this would need to be corrected.

Tedd Finlayson made the motion to approve the amendment of the Subdivision Regulation to increase minimum lot size with the changes as noted. Shawn Handrich seconded the motion. Unanimously the motion passed.

**Item 4            Elect Nominating Committee for 2016**

John Fondriest, Chair asked for volunteers to serve. With no one in attendance volunteering, Don Ackerman proposed that the Nominating Committee members from 2015 (John Fondriest, Don Ackerman and Don Quicksall) assume the duties again this year. There were no comments from the floor. John Fondriest left it open for anyone wishing to serve to contact him.

**Item 5            Appoint the Budget Committee**

Mike Jones, John Fondriest, Larry Lindberg & Jill Lengler. Jill will be setting up a meeting soon to prepare the 2016 budget which is due to the Auditor by November 6th. Jill reported that this causes an issue because the Regional Planning Commission does not meet again until November 10<sup>th</sup>. Jill will discuss this with Larry Lindberg. It was left open that anyone else wishing to serve on the committee may contact John Fondriest or Jill Lengler.

**Item 6            Resolution to become a member of the Tuscarawas County Healthcare Consortium (TCHC)**

**Whereas**, In order to provide affordable healthcare to employees of Tuscarawas County and political subdivisions within the County, the Commissioners have undertaken the task of implementing a regional council of governments. The sole purpose of the Consortium is to obtain medical and hospitalization benefits for the employees as authorized by R.C. 9.833 for the members of the TCHC.

**Whereas**, In order to participate in the health plan, the Tuscarawas County Regional Planning Commission must be a member of the TCHC. The TCHC is governed by its bylaws, and the Tuscarawas County Regional Planning Commission must adopt the TCHC Bylaws and Agreement by formal resolution in order to continue to utilize county healthcare insurance for its employees.

**Whereas**, The Tuscarawas County Regional Planning Chairperson and Director are authorized to execute any other documents necessary to complete the membership packet for the Tuscarawas County Regional Planning Commission.

**Now, therefore**, be it resolved that the Tuscarawas County Regional Planning Commission adopts the Bylaws and Agreement of the Tuscarawas County Healthcare Consortium

Doug Frautschy made a motion for the Tuscarawas County Regional Planning Commission to become a member of the TCHC. Joe Bachman seconded the motion. Motion carried.

**Item 7      Director’s Report**

1. Gloria has been with us for a little over a month and is working out very well. Her computer skills are proving to be a great asset.
2. Our September income is the highest so far this year; things seem to be picking up.
3. A condominium project is proposed for Goshen Township on Delaware Dr. We have talked to the developer’s engineer about it. However, condominiums do not fall under RPC jurisdiction.
4. The flood hazard acquisition grant is almost complete. FEMA changed their regulations and we are now allowed to use any remaining funds to acquire (voluntarily) properties in the flood plain. We are staying in the same area as the original grant as MWCD has the 12.5% local match and this meets their requirements. 4 property owners have signed the voluntary acquisition forms. One property is on Canal Rd Ext in Dover, the other three are on SR800 NE in Dover Township. This grant has to be closed out by 2/2017.

Motion to adjourn made by Tedd Finlayson, seconded by Bill Miller. Meeting Adjourned.

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John Fondriest, Chairman

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Date

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Absent  
Lee Finley, Vice Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Absent  
Jerry Lahmers, Secretary

\_\_\_\_\_  
Date