

Tuscarawas County Regional Planning Office
125 East High Ave.
New Philadelphia, Ohio 44663
Phone: 330-365-3246

NOTICE!!!!

No RPC Meeting
for May

Sincerely,

Jill & Gloria

Tuscarawas County Regional Planning Commission Board Minutes
Tuesday, April 12, 2016

Tuscarawas County Commissioners' William E. Winters Board Room
County Office Building (2nd 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, March 8, 2016 at 7:00 P.M. John Fondriest, Chairman, chaired the meeting. There were 22 members, 2 staff, and 17 guests present.

- Item 1 Approval of the March 8, 2016 Minutes**
Dana Moore made a motion to approve the minutes. Kathy Burrier seconded the motion. Motion carried.
- Item 2 Variance SCS HMV Land, LLC for Parcel#71-00297.001, 1344 Hummel Valley Rd, York Township Rd 325, New Philadelphia**
Property Owner, Christian Sexton explained that after some further consideration, he is withdrawing his request for a variance. He plans to explore other options for development of the property that will not require a variance. Jill Lengler explained the process that would need to take place if there are less than five lot splits on the property. No action was taken. John Fondriest and Jill Lengler thanked the surrounding property owners for coming.

Carol Boltz expressed her concern about line of site for access to York Township Road 325 from the property and asked Joe Bachman if there was approval from his office regarding the proposed Dedicated Private Drives. Joe said that he personally had not reviewed but that his department did review and approve as was presented. He also explained that any future lot splits would require approval as well.

- Item 5 Director's Report**
1. **Land Banks** – There is an interest from several communities, several county departments in investigating the possibility of Tuscarawas County setting up a Land Bank. A Land Bank is the informal name for a land reutilization corporation established by ORC 1724 and 5722 as a quasi-governmental organization with the public purpose of reclaiming, rehabilitating and reutilizing economically non-productive land.

It was set up as a way to allow communities to recover from the foreclosure crisis. County land banks make it easier for the return of vacant, abandoned and tax foreclosed properties to productive use. The land bank can take ownership of properties and clear title and then assemble parcels for development or manage properties until redevelopment can begin.

The land bank is not part of county government. The county commissioners have to pass a resolution and the county treasurer has to be in favor. A non-profit board is comprised of a county commissioner, treasure, representative of the largest city and others.

There is a chance of grant funding (Neighborhood Investment Program) to acquire and demolish vacant properties if we have a land bank. The first steps are identifying target areas coming up with goals before we can get the grant.

Requesting RPC Board approval to do the research and get the information to start this process. If county agrees to establish a land bank and they are successful in getting the grant RPC could possibly be the administrator. This is how Jefferson County's land bank is administered.

Land bank can get land in several ways:

- Expedited Tax Foreclosure process (direct transfer of tax-foreclosed properties to land bank
- Forfeited land - Banks, Fannie Mae, HUD transfer low value properties and sometimes demo funds
- Private individuals an probate estates transfer land

Once they have the property, grant is used to demolish dilapidated structure, then property is sold.

Doug Frautschy made a motion to approve RPC office to do the research and get the information to start the process. David Simmons seconded the motion. Motion carried

2. **Office** has been busy. 13 lot splits, 4 DPDs, and 1 variance in March. Many floodplain questions, property is moving,

John Fondriest asked for a motion to adjourn. Bill Miller made the motion. Dana Moore seconded the motion. Meeting adjourned.

John Fondriest, Chairman

Date

Tedd Finlayson, Vice Chairman

Date

Gloria Steiner, Secretary

Date