

Tuscarawas County
Regional Planning Commission

Jill P. Lengler
Director

125 East High Avenue * New Philadelphia, Ohio 44663 * Phone 330-365-3246 * FAX 330-365-3250

Subdivision Committee

The Subdivision Committee will meet at 6:30, prior to the
Regional Planning Committee Meeting

*The following are on the Subdivision Committee: Doug Frautschy, Don Ackerman, Mike Jones, Joe Bachman,
Zach Phillips, John Fondriest, Don Quicksall, John Karl and Lee Finley*

August 4, 2015

To: Tuscarawas Regional Planning Commission Members

Dear Member:

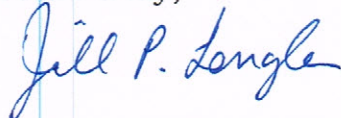
There will be a Regional Planning Commission Meeting on:

Date: Tuesday, August 11, 2015
Time: 7:00 pm

Place: Place: Tuscarawas County Commissioners' Board Meeting Room
(The 2nd floor of Courthouse Annex Bldg.)
125 East High Avenue
New Philadelphia, Ohio 44663

Please plan to attend!

Yours truly,



Jill P. Lengler, Director
T.C.R.P.C.

JPL/ksg

Agenda

RPC Meeting

Tuesday, August 11, 2015 @7:00pm
Tuscarawas County Regional Planning Commission Board
Commissioners Public Meeting Room
County Office Bldg (2nd floor)
125 East High Ave. – New Philadelphia, Ohio 44663

- ITEM 1. Approve the May 12, 2015 Minutes
- ITEM 2. 2015 State Audit
- ITEM 3. Personnel Manual
- ITEM 4. Pay Raise
- ITEM 5. New Personnel
- ITEM 6. Revise Subdivision Regulations on lot split review
- ITEM 7. Yoder Variance at 10618 Walnut Creek Bottom Rd
Dundee, Oh 44624

DIRECTORS REPORT:

TUSCARAWAS COUNTY REGIONAL PLANNING COMMISSION BOARD MINUTES
Tuesday, May 12, 2015 @ 7:00 pm

TUSCARAWAS COUNTY COMMISSIONERS' PUBLIC MEETING 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' Office in the William Winters Board Room at 7:00 P.M. on Tuesday, April 14, 2015. John Fondriest, Chairman, chaired the meeting. There were 14 members and 2 staff and 2 guests in attendance.

ITEM 1 APPROVAL OF THE April 14, 2015 MINUTES

Earl McCormick made a motion to approve the minutes. Doug Frautschy seconded the motion. Motion carried.

ITEM 2 VARIANCE FOR A LOT SPLIT ON ECHO LAKE IN WARREN TOWNSHIP.

The reason for the request is: Parcel #62-00291.001 is 5.33 acre is size. It is split by Echo Lake Rd NE. 4.794 acres is on the southeast side. .536 acre is on the northwest side. The larger parcel has the house. The smaller parcel has a large barn/garage. The owner would like to sell the .536 acre portion separately from the 4.794 acre portion. The existing parcel is already in essence two separate and distinct pieces of land because of the road. Because this is below the minimum lot size of .92 acres, the owner is requesting a variance. They are willing to include any necessary restrictions in the deed to not allow any new building on the lot unless it is bought by an adjoining neighbor, public water and sewer become available, or the regulations change.

Jill introduced Atty. Shawn Lindsay from Alban Title who was representing Equity Trust Company, Custodian for Kathy Pietro. Atty. Lindsay said they would put whatever verbiage we wanted on the Deed. He said he felt this was a very different situation because part of the property was on the other side of the road with a barn. He said the buyer wanted this to store farm equipment. Joe Bachman asked if Jill would see the Deed before it got recorded. Jill said yes and so would the Map Office. I will stamp the Deed Contiguous non-building. Doug Frautschy said he was ok with it as long as they put reasonable language on the Deed.

Tedd Finlayson made a motion to approve. Joe Bachman seconded the motion. Motion carried.

ITEM 3 MAJOR SUBDIVISION UPDATE

Jill said we need to appoint Hans Baltzly from Soil & Water Conservation to be on the Subdivision Committee. We held the first subdivision committee meeting. Minutes were made available at beginning of RPC meeting. Have been reviewing other counties subdivision regulations and going thru them to get ideas and updates. She said she wants to have a meeting with the following: Joe Bachman, County Engineer, Mike Jones, TCMSD, and Hans Baltzly from Soil & Water Conservation District. She will schedule a meeting and notify everyone.

ITEM 4 DIRECTOR'S REPORT

Jill asked if anyone needed a desk, she said it was in pretty good condition. Free.

Motion to adjourn made by Tedd Finlayson, seconded by Mike Jones. Motion Carried. Meeting adjourned

John Fondriest, Chairman

Date

Lee Finley, Vice Chairman, absent

Date

Jerry Lahmers, Secretary, absent

Date

July 16, 2015

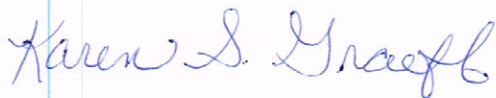
Tuscarawas County Board of Regional Planning

This letter is to inform you that I will be resigning my position as Executive Secretary for Regional Planning effective July 31, 2015.

This was not an easy decision to make. The past 14 years have been very rewarding.

I want to thank all of you for being there for me and Regional Planning. This office would suffer greatly without you.

Sincerely,



Karen S. Graeff

TUSCARAWAS COUNTY
REGIONAL PLANNING COMMISSION

Jill P. Lengler
Director

*125 East High Avenue * New Philadelphia, Ohio 44663*
*Phone 330-365-3246 * FAX 330-365-3250*

July 23, 2015

Executive Board Meeting

The Executive Board met at 10 am on Thursday, July 23, 2015 in the Regional Planning Commission Office. Attendance sheet is attached. The meeting was to discuss hiring a replacement for Karen Graeff, Executive Secretary who will be leaving for another job. Her last day is July 31. Jill Lengler, RPC Director presented the resume of Gloria Steiner, who currently works in the Auditor's office. She recommended hiring Gloria full time starting at \$12.00/hr. with a raise to be considered after six months.

The two Executive Board Members attending (Jerry Lahmers and Dave Avon) agreed. The Chairman of RPC, John Fondriest, was unable to attend the meeting but had stated that he was in favor of hiring Gloria at the wage and hours stated above. Dave Johnson, another Executive Board member was unable to attend but he gave permission to hire.

John Fondriest would also like to see the office go back to 5 days a week. Jerry and Dave agreed.

Jill P. Lengler, Director
Tuscarawas County Regional Planning Commission

Date Received by TCRPC: _____

Revised January 1, 2012

Tuscarawas County Regional Planning Commission
Application for Variance to the Subdivision Regulations

Applicant: Eli Yoder Ph. #: 330-674-3055

Address: 3353 TR 161 Suparcreek, Ohio 44681

Property Owner (if different from applicant): Albert Hershberger Jr. ; Mary Hershberger

Address: 10618 Walnut Creek Bottom Rd Dundee OH Ph. #: _____
44624

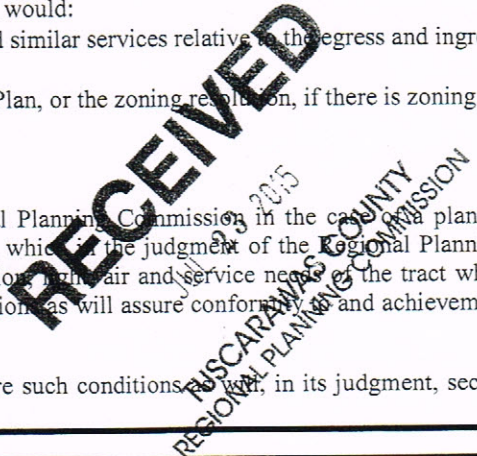
Location of Property: Road: CR 94 Township: WAYNE Parcel #: 68-0013-001

I hereby certify that all information contained in this application and attachments is true and correct.

X Property Owner Signature Albert Hershberger Jr. Date: 7-23-15

Section 1105 Variances. The following regulations shall govern the granting of variances (Sub. Reg. 1/1/2012)

- Where the Regional Planning Commission finds that extraordinary and unnecessary hardship may result from strict compliance with these regulations, due to exceptional topographic or other physical conditions, it may vary the regulations so as to relieve such hardship, provided such relief may be granted without detriment to the public interest and without impairing the intent and purpose of these regulations or the desirable development of the neighborhood and community. No variance will be granted that would:
 - Hinder access by firefighting apparatus, law enforcement and emergency vehicles, and similar services relative to the egress and ingress to the affected site and adjacent properties.
 - Nullify the intent and purpose of these regulations, the Comprehensive Development Plan, or the zoning resolution, if there is zoning.
 Variances will not be given for:
 - Hardships brought upon by the actions of the applicant.
 - A financial hardship alone. Inability to make a profit is not considered a hardship.
- The standards and requirements of these regulations may be modified by the Regional Planning Commission in the case of a plan or program for a new town, planned unit development, or a contemporary development form, which, in the judgment of the Regional Planning Commission, provides adequate public space and improvements for the circulation, recreation, health and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity and achievement of the plan.
- In granting variances and modifications, the Regional Planning Commission may require such conditions as, in its judgment, secure substantially the objective of the standards or requirements so varied or modified.



Variances are reviewed at monthly RPC Board Meetings. Meetings are held the 2nd Tuesday of the month at 7:p.m. in the Commissioners Board Room, 125 East High Ave. New Phila. O.
Deadline for RPC meeting agenda is the last Tuesday of the month before the meeting.

The following **must** be included with the variance request:

	<u>RPC Use</u>
1. \$425.00 Filing Fee payable to the Tuscarawas County Regional Planning Commission.	_____
2. Sketch or map showing variance.	_____
3. Description of variance, including justification of variance (see Section 805 above).	_____

RPC Review

Date of RPC Board Meeting: _____

Approval valid for 12 months from this date.
 Must be recorded within 12 months or resubmitted.

Action by TCRPC Board Approved Disapproved Tabled

Comments: _____

Chairman: _____

Name _____	Signature _____	Date _____
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TUSCARAWAS COUNTY
REGIONAL PLANNING COMMISSION

Jill P. Lengler
Director

125 East High Avenue * New Philadelphia, Ohio 44663
Phone 330-365-3246 * FAX 330-365-3250

Denied
Date: March 17, 2015

Heartland Title Agency

To: Baker Surveying

Address/fax/e-mail _____

From: Jill Lengler Lengler@co.tuscarawas.oh.us

Re: _____

CC: _____

I am unable to approve the lot split for Hershberger to Yoder because it is a pipestem immediately adjacent to another pipestem which is in violation of Tuscarawas County's Subdivision Regulations. They must be a minimum of 130' apart as shown in Section 715.

Section 715 Pipe Stem Access

The distance between pipe stem access driveways must be at least one building lot width. See: Appendix Residential Minimum Lots, building lot minimum widths; Section 714 Access minimum width; Article XIII Definitions: Lot and Pipe Stem.

1. The distance between pipe stem access driveways and dedicated private driveways must be at least one building lot width. See Article V, Dedicated Private Subdivisions.*

Where there is No Group Water or Sewer: 130 Ft Frontage 40,000 Sq. Ft. (.92 acre) Minimum

Please contact me to see if we can work out a solution.

S1-15W
20CH

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437.21'

LINTER

BRANDON R & MELANIE D
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1102-136
2,750
4/29/2003
41,28,01,4,05

Existing Pipester

S88E

17.51CH

13.7CH

SECC 3

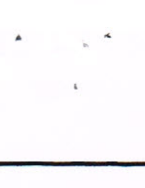
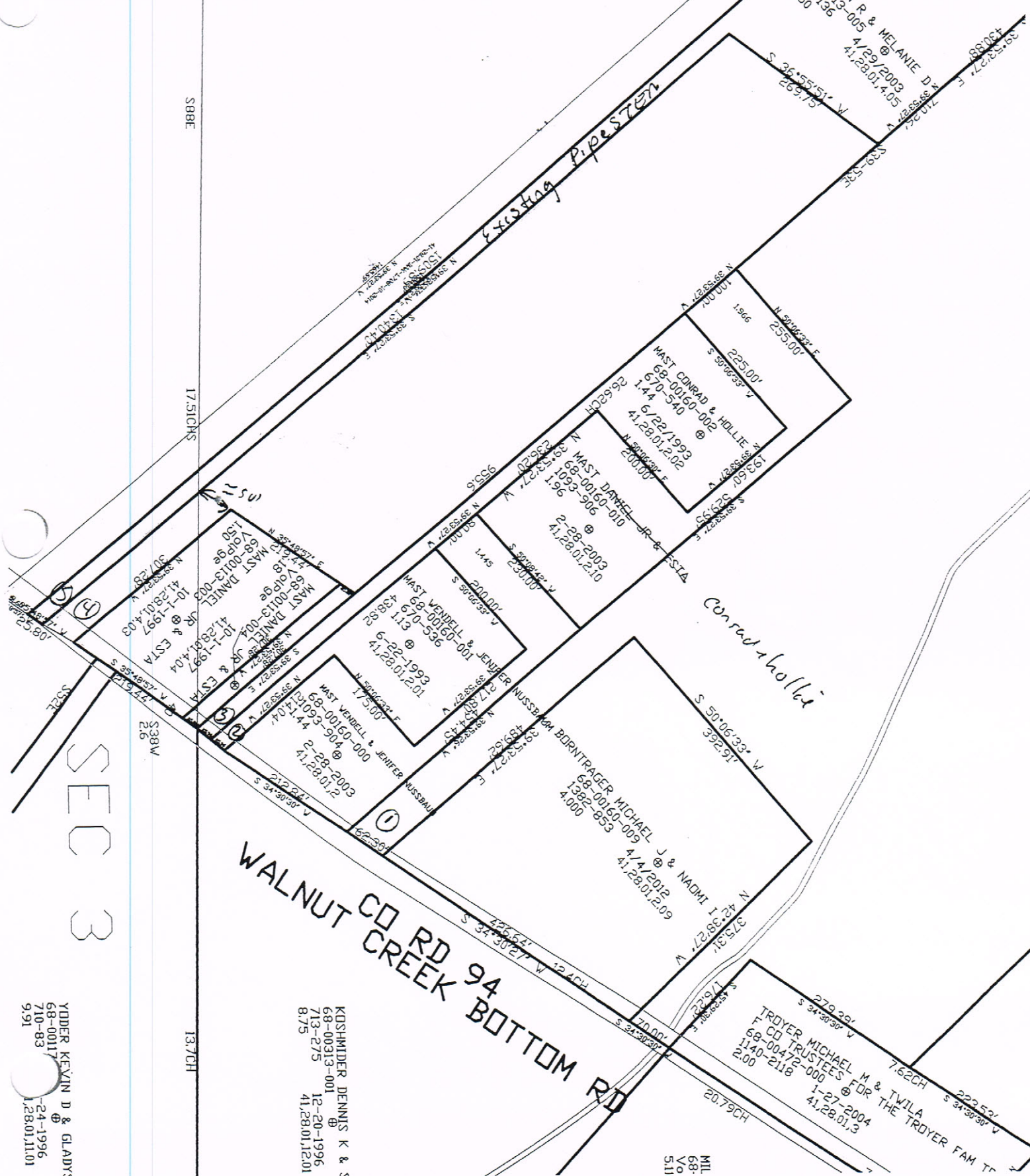
YODER KEVIN D & GLADYS
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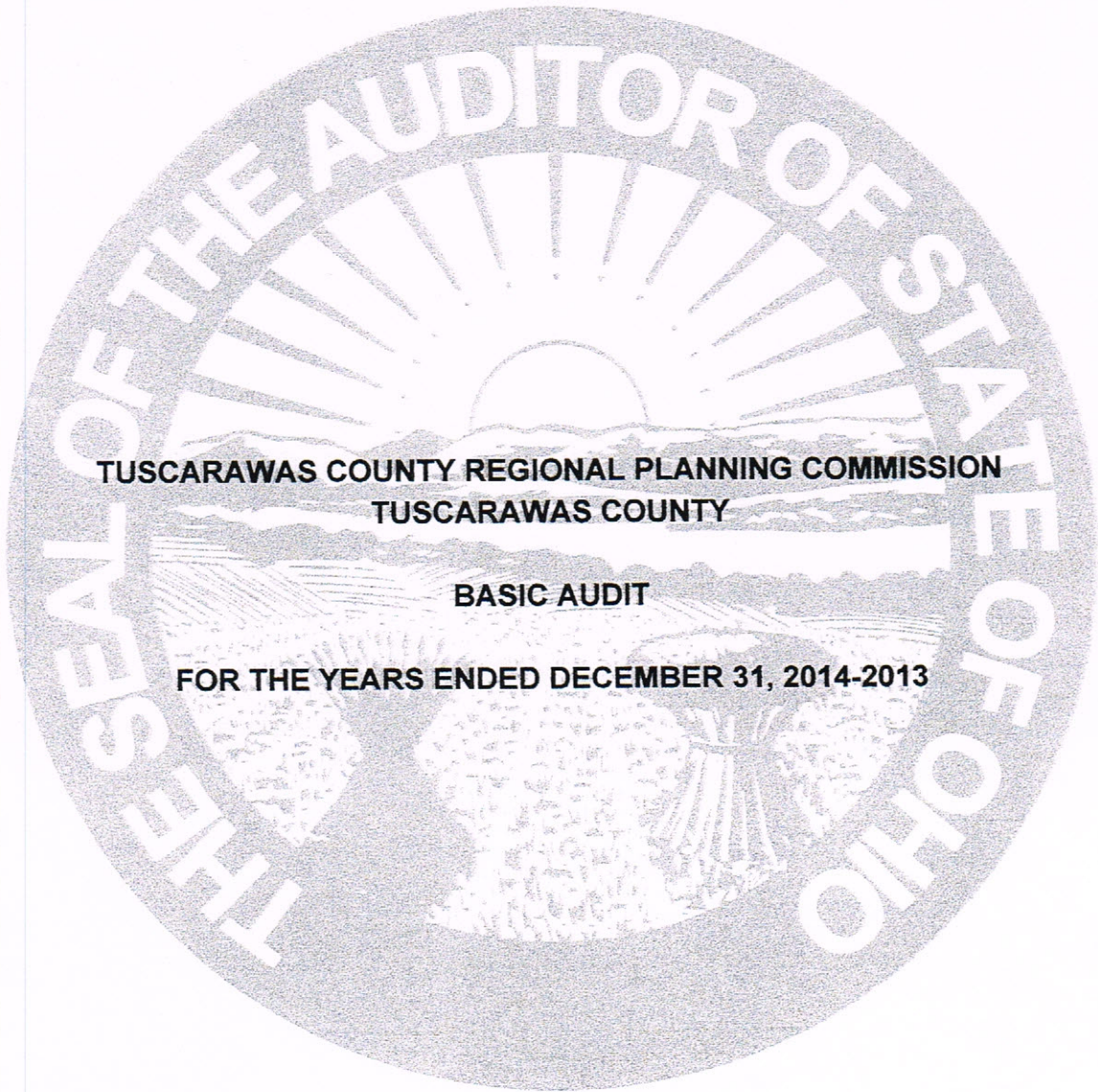
KOSMIDER DENNIS K & S
68-00313-001
12-20-1996
713-275
41,28,01,12,01
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MIL
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WALNUT CO RD 94
CREEK BOTTOM RD

Contract holder





Dave Yost • Auditor of State



Dave Yost • Auditor of State

Tuscarawas County Regional Planning Commission
Tuscarawas County
125 East High Street, Suite 210
New Philadelphia, Ohio 44663

We have completed certain procedures in accordance with Ohio Rev. Code § 117.01(G) to the accounting records and related documents of the Tuscarawas County Regional Planning Commission, Tuscarawas County, Ohio (the Commission), for the years ended December 31, 2014 and 2013.

Our procedures were designed solely to satisfy the audit requirements of Ohio Rev. Code § 117.11(A). Because our procedures were not designed to opine on the Commission's financial statements, we did not follow *generally accepted auditing standards*. We do not provide any assurance on the Commission's financial statements, transactions or balances for the years ended December 31, 2014 and 2013.

The Commission's management is responsible for preparing and maintaining its accounting records and related documents. Our responsibility under Ohio Rev. Code § 117.11(A) is to examine, analyze and inspect these records and documents.

Based on the results of our procedures, we found no significant compliance or accounting issues to report.

Dave Yost
Auditor of State
Columbus, Ohio

July 9, 2015