

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

**TUSCARAWAS COUNTY COMMISSIONERS' PUBLIC MEETING 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' 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

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**John Fondriest, Chairman**

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**Date**

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**Lee Finley, Vice Chairman, absent**

\_\_\_\_\_  
**Date**

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**Jerry Lahmers, Secretary, absent**

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**Date**