



Delaware County Regional Planning Commission

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www.dcrpc.org

Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, February 23, 2017 at 6:30 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of January 26, 2017 RPC Minutes
- Executive Committee Minutes of February 15, 2017
- Statement of Policy

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

- 05-17 ZON Berlin Twp. Zoning Commission – Berlin Twp. – zoning resolution text amendments
 06-17 ZON RPDD LLC. – Berlin Twp. – 81.48 acres from FR-1 to R-2 with PRD overlay

IV. SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
06-17	Northlake Woods	Berkshire	90 lots / 51.1 acres
04-17	Homestead Acres, Lot 364, Div. #1	Delaware	02 lots / 05.00 acres
<u>Preliminary/Final</u>			
05-17	Villas at Loch Lomond	Liberty	02 lots / 15.056 acres
<u>Final</u>			
10-13.1.A	Glenmead, Section 1, Phase A	Berlin	09 lots / 25.09 acres
T=TABLED, W=WITHDRAWN			

V. EXTENSIONS

- 03-15 Liberty Bluff Liberty 68 lots / 81.40 acres

VI. OTHER BUSINESS

- Appointment of Nominating Committee for the Executive Committee nominations:
Fred Fowler (740/833-2201), Mike Datillo (740/272-7136), Chet Heid (740/548-5217)

VII. POLICY / EDUCATION DISCUSSION

VIII. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairman Stites called the meeting to order at 6:30 p.m.

▪ **Roll Call**

Representatives: Jeff George, Chet Heid, Ric Irvine, Gary Merrell, Jeff Benton, Steve Burke, Mike Frommer, Tom Hopper, Joe Shafer, Jon Trainer, Dave Stites, Ed Reely, Joe Proemm, Dan Boysel, Josh Vidor, Tim Grose, and Mike Dattilo. *Alternates:* Cheryl Friend, Bill Piper, Tiffany Jenkins, Michelle Boni, James Hatten, and Richard Lehner. *Arrived after roll call:* Barb Lewis (R). *Staff:* Scott Sanders, Da-Wei Liou, Phil Bennetch and Stephanie Matlack.

▪ **Approval of the January 26, 2017 RPC Minutes**

Mr. Merrell made a motion to Approve the minutes from the last meeting, seconded by Mr. Vidor. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **February 15, 2017 Executive Committee Minutes**

1. **Call to order**

Chairman Stites called the meeting to order at 8:45 a.m. Present: Dave Stites, Gary Merrell, Mike Frommer, Susan Kuba, and Jeff George. Staff: Scott Sanders and Stephanie Matlack.

2. **Approval of Executive Committee Minutes from January 18, 2017**

Mr. Merrell made a motion to Approve the minutes from the last meeting, seconded by Mr. Frommer. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. **New Business**

- Financial / Activity Reports for January 2017

REGIONAL PLANNING RECEIPTS		JANUARY	YTD TOTAL
General Fees (Lot Split)	(4201)		\$0.00
Fees A (Site Review)	(4202)	\$1,200.00	\$1,200.00
Insp. Fees (Lot Line Transfer)	(4203)	\$200.00	\$200.00
Membership Fees	(4204)	\$149,789.00	\$149,789.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$1,890.74	\$1,890.74
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$21,795.00	\$21,795.00
Charges for Serv. B (Final. Appl.)	(4231)	\$1,195.00	\$1,195.00
Charges for Serv. C (Ext. Fee)	(4232)	\$600.00	\$600.00
Charges for Serv. D (Table Fee)	(4233)		\$0.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$300.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$600.00	\$600.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$665.00	\$665.00
Soil & Water Fees	(4243)	\$1,450.00	\$1,450.00
		\$3.00	
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			\$0.00
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non-Revenue Receipts	(4733)	\$30.00	\$30.00
Sale of Fixed Assets	(4804)		\$0.00
TOTAL RECEIPTS		\$179,717.74	\$179,714.74

Balance after receipts	\$985,806.60
Expenditures	<u>- \$ 36,252.80</u>
End of January balance (carry forward)	\$949,553.80

Mrs. Kuba made a motion to Approve the financial reports as presented for audit. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Site Review
 - Heather Ridge - Concord twp. - 75 lots / 38.6 acres
- February RPC Preliminary Agenda
 - 1.) Rezoning:
 - Berlin Twp. Zoning Commission - Berlin Twp. - zoning resolution text amendments
 - RPDD LLC. - Berlin Twp. - 81.48 acres from FR-1 to R-2 with PRD overlay
 - 2.) Preliminary:
 - Northlake Woods - Berkshire Twp. - 90 lots / 51.1 acres
 - Homestead Acres, Lot 364, Div. #1
 - 3.) Preliminary/Final:
 - Villas at Loch Lomond - Liberty twp. - 2 lots / 15.056 acres
 - 4.) Final:
 - Glenmead, Section 1, Phase A - Berlin Twp. - 9 lots / 25.09 acres
 - 5.) Variance / Extension:
 - Liberty Bluff - Liberty Twp. - 1 year extension request
- Director's Report
 - 1.) Delaware County Trail Committee continues to meet and is closer to presenting a first draft of a document and wall map for review and possible presentation to the Commissioners;
 - 2.) Attended a meeting with Econ Dev., Engineer, and Shawnee Hills on a potential trail connection on Glick Road;
 - 3.) Liberty Township Comp Plan meetings on 2/8 - finally starting to get into the recommendations;
 - 4.) Presentation to Health District Board and end of this month;
 - 5.) Continued internal meetings (RPC, Sanitary Engineer's office, County Engineer's office) regarding subdivision tracking and changes to our GIS process;

- 6.) Met with Bob Lamb regarding the zoning/permitting process with stakeholders on 1/24;
- 7.) Attended ODOT presentation to Commissioners regarding interchange information on 1/30;
- 8.) Participated in a board retreat for the Convention and Visitors Bureau on Saturday, Feb 4;
- 9.) In the loop on a conversation between the County Engineer's office and Concord Township regarding collector road that we put in the Comprehensive Plan (discussed as part of zoning reviews at the January RPC meeting). Township concurs that collectors need to be shown;
- 10.) Hosted an informative table at the CCAO (County Commissioners Association) new commissioner training session on 2/6 in Columbus.

GIS/Website

- 1.) Updating sidewalk and bikeway data in GIS, as well as stream data.

4. Old Business (none)

5. Other Business (none)

6. Personnel (none)

7. Adjourn

Having no further business, Mr. Frommer made a motion to adjourn the meeting at 9:30 a.m. Mrs. Kuba seconded the motion. *VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, March 22, 2017 at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

• Statement of Policy

As is the adopted policy of the Regional Planning Commission, all applicants will be granted an opportunity to make their formal presentation. The audience will then be granted an opportunity to speak, at which time the chair will allow questions from the members of the Commission. This policy was adopted by the Regional Planning Commission to provide for the orderly discussion of business scheduled for consideration. The Chairperson may limit repetitive debate.

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

05-17 ZON Berlin Twp. Zoning Commission – Berlin Twp. – zoning resolution text amendments

I. Request

On January 24, 2017, the Berlin Township Zoning Commission initiated amendments to Articles 9-14, 17, 21 and 24 as summarized with comments below.

II. Descriptions

A. Remove the Multi-Family references from the R-3 and R-4 zoning classifications and insert all Multi-Family references in the Transitional PUD (TPUD) district. This includes defining Permitted Uses as only “Single-Family Residential Structures” in the residential use definition. Also will ensure that a PRD overlay can be used with the TPUD, which is actually allowed in the TPUD language, but not included in the PRD language.

Staff Comment: Staff concurs with the changes in general. Specific language will have to be developed for recommendation to the Trustees.

B. Remove the conflicting language in the 12.04 section which simultaneously allows drive-in and drive-throughs as Conditional Uses while also prohibiting it under Prohibited Uses.

Staff Comment: Staff concurs with the amendment.

C. Removal of the option to create a Planned District as either a Two-Step process OR a One-Step process and instead requiring the Two-Step process only.

Staff Comment: Staff concurs with the idea of clarifying the process by limiting it to only the two-step. After reviewing the minutes from the meeting to initiate the amendments, it appears that the conflict caused by the process is that applicants attempting to use the single-step rezoning process fail to provide all the detail required for approval in one step (even with subsequent continuation meetings). This appears to be more an issue with the applicants than with the process. Staff recommends forwarding this issue to the Prosecutor for review. The ORC provides a process for map and/or text amendments and defines specific time-frames for notice and meetings. Based on this, staff has understood that townships should allow a single-step process as an option so that the process can comply strictly with the ORC, even if it is difficult for an applicant to prepare all the necessary documents and plans. Additionally, some smaller cases might be able to comply with the requirements.

D. Amending the language within the PRD section to remove the phrase “when used as an overlay” and changing related language from “[PRD] zoning may be overlaid” to “[PRD] zoning SHALL be overlaid” to clarify that it is intended to be used only as an overlay with the specified residential districts. Currently, the language might give the impression that the PRD could be used by itself as a zoning district.

Staff Comment: Staff agrees with the intent of this amendment, but the language probably needs to be adjusted from the language as described. Staff recommends “The PRD is intended to be used as an overlay in conjunction with FR-1, etc.”. Then also delete the phrase “when used as an overlay” in the following sentence as proposed.

III. Staff Recommendations

Staff recommends **Conditional Approval** of the amendments to the Berlin Twp. Zoning Resolution to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, subject to:

- 1.) Creating specific language for adoption where needed (under A.) and D.) above);

- 2.) Approval of language described under B.) above; and
- 3.) Review by the Prosecutor's office regarding C.) above – but generally recommending against that amendment.

Commission / Public Comments

Mr. Heid commented that applicants have not been very successful with the one step process. It takes five times as long.

Mr. George made a motion to recommend Conditional Approval of the text amendments to the Berlin Twp. Zoning Resolution, subject to staff comments #1-3. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

06-17 ZON RPDD – Berlin Twp. – 81.48 acres from FR-1 to R-2 with PRD overlay

I. Request

The applicant, RPDD, is requesting a 81.48-acre rezoning from FR-1 to R-2 with PRD overlay for the development of a subdivision proposed to be known as Berlin Manor.

II. Conditions

Location: north side of Cheshire Rd., 3,000' west of Lackey Old State Rd.

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: R-2 with PRD Overlay

Present Use(s): Vacant

Proposed Use(s): 89 single family house lots

Existing Density: 1 du / acre

Proposed Density: 1.09 du / gross acre, 1.25 du/NDA

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: stream/drainage course

Soils: BoB Blount Silt Loam 2-4% slope

GwB Glynwood Silt Loam 2-6% slope

PwA Pewamo Silty Clay Loam 0-1% slope

III. Introduction

John Wicks, representing RPDD, on behalf of several landowners, is seeking rezoning for a single-family subdivision that will be developed based on the R-2 standards with a PRD overlay. The R-2 designation determines certain standards and the PRD overlay allows some flexibility in design as well as the 20% open space requirement. The application seeks 1.25 lots per net developable acre.

The site essentially wraps around the Berlin Township Hall and the Cheshire Cemetery to the north. Land to the west of the cemetery is generally flat agricultural acreage, while land north and east of the township-owned property includes woods, slopes, and the beginning of a stream channel leading to the Alum Creek Reservoir.

The proposed Development Plan shows a single access on Cheshire Road, aligning with the entrance to the

proposed Howard Farms project to the south. Turn lanes and typical widening will be provided in conjunction with plans for the adjacent subdivision. The road enters the site and roads circulate around the Cheshire Cemetery. Four connections are provided to adjacent projects. All roads align with subdivisions that are either approved or pending through zoning, though none have subdivision approval at this time. A paved emergency access is shown extending from the end of the southeastern cul-de-sac, extending to Cheshire Road. This will continue to be discussed by the applicant and County Engineer as it may be needed based on the length of the cul-de-sac road and the distance from the nearest intersection. The need for it may also be based on the timing of other, adjacent development.

Open space of 28.4 acres (or 35% of the site) is distributed in several types. A central active park of 4 acres is created in the center of the western half of the development. A 5-acre area in the southwest corner of the site serves as potential stormwater storage. Open space buffers are created on either side of the cemetery. A 100-foot strip with mounding, totaling 4.47 acres, will be located on the west side while a 140-foot wide buffer with mounding will be on the east side. When added to the buffer behind existing homes on Cheshire Road, this open space is over 6 acres. Two smaller open space areas, each under one acre, create a small active park and a passive area. Finally, a reserve of over eight acres will serve as an area for additional stormwater management and stream and tree preservation.

IV. Comprehensive Plan

Berlin Township’s Comprehensive Plan recommends residential uses in this area at a density of 1.25 units per net developable acre. General goals in the plan also indicate the desire for ample open space, preservation of a rural “look” along existing roads, active recreation areas, and interconnectivity. The proposal appears to address the design requirements, as well as other goals for the township and meets the maximum density definition in the plan.

V. Issues

Development Standards: The Development Plan and related text appear to adhere to the R-2 zoning designation (1.25 units per NDA), but the design uses a smaller lot size and frontage. The application specifically requests divergences where noted.

	Proposal	R-2 (Comprehensive Plan)
Density	1.25 NDA	1.25 NDA
Min. Lot Size (w/PRD)	13,068, 17,424, 21,780 s.f.	21,780 s.f.
Frontage	90', 95', 100'	100'
Open Space	35%	20%

Traffic and access: Access appears to be appropriate, with a single access to Cheshire Road and four stubs to adjacent property.

Street network details: As noted in recent rezoning reviews, the extension of Piatt Road from Cheshire Road to Berlin Station Road will be a county project. Engineering and construction are scheduled from 2016-2019. A Memorandum of Understanding (MOU) has been approved by the County Engineer’s office, but a traffic study indicating necessary improvements on existing roads and intersections, has not been completed. As traffic within this project will impact and relate to traffic throughout the adjacent developments staff recommends continued discussion with the County Engineer and RPC staff as the zoning moves forward.

Drainage: The site has adequate drainage, with part of the project draining west toward an existing swale which will be preserved, and part draining to the east and further to the reservoir. Stormwater will be maintained via two new ponds, in accordance with the County Engineer’s standards.

Signage: Proposal includes sample signage and location along with a list of intended colors. As a first step in a two-step Development Plan approval, it is understood that more detail can be provided during the Final Development Plan step. Applicant may consider designing similar signage to that of the surrounding projects.

Open Space: As noted in the description, sufficient open space, both active and passive, is provided throughout the site. A section of the Development Plan includes verbiage related to the design of the central open space. Staff recommends additional detail as to the development of these active areas as the development plan proceeds through the process.

Pedestrian access: The plan indicates an 8-foot path through the central open space, and typical 5-foot sidewalks throughout and a wider path along Cheshire Road. Staff concurs with the pedestrian improvements.

Sanitary Treatment: Letter is included stating availability in the area. The site would be served by an existing sewer line which runs through the property from southeast to northwest (the line that also serves Cheshire Elementary School).

Typical language is also included for this general area – “downstream improvements to the Peachblow pump station and force main will be conducted by the County and construction sequencing might impact future phasing of the proposed development.”

VI. Divergences

Several divergences, which are summarized here, are being requested:

- 1.) Applicant is requesting a lot size and width divergence for lots as specified. Type A lots will make up 35% of the overall lot count and conform to the standard size (0.5 ac.) and frontage (100'). Thirty percent of the lots are Type B and requested to be 0.4 acres with 95' of frontage. Thirty-five percent of the lots are designed at 0.3 acres and 90' of frontage.

Staff Comment: Since the application is not seeking density above that recommended by the Comprehensive Plan and a variety of lots creates a more interesting diversity of house styles, and the reduction is not significant, staff feels this is an appropriate trade-off for additional open space. Lot sizes should be noted on the Development Plan layout.

- 2.) Applicant is requesting a divergence from the perimeter setback from 50' to 12.5' for four lots which abut other PRD developments.

Staff Comment: This is reasonable as the larger setback is intended to create a buffer against conflicting uses. Additionally, if The Pines is developed as proposed, these adjacent areas will be open space.

- 3.) The applicant seeks setback divergences as follows: a) rear yard setback from 50' to 35' on all lots abutting open spaces or other lots within the PRD, b) side yard setback reduction from 20' to 12.5' on all lots (maintaining a 25' separation on all structures), and c) secondary setbacks (pools, sheds,

accessory structures) to be 20' from the rear property line and 15' from the side lot line.

Staff Comment: This is probably reasonable based on similar divergences and setbacks on adjacent projects.

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by RPDD from FR-1 to R-2 with PRD overlay for Berlin Manor to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, *subject to:*

1. Recommended approval of the divergences, ensuring that where approved by the Zoning Commission and Trustees, they are specifically noted on the Development Plan;
2. Applicant should ensure that the Subdivision Plan/Plat phasing is consistent in size and order with the Development Plan phasing; and
3. Continued discussions with the County Engineer's staff regarding regional traffic impacts and requirements, as well as the necessity of the emergency access.

Commission / Public Comments

Mr. John Wicks with RPDD was present.

Mr. Heid stated that he has recused himself from the vote. Mr. Ray Armstrong was present to answer any questions on behalf of Berlin Twp. Zoning.

Mr. Shafer made a motion to recommend Conditional Approval of the rezoning request by RPDD, subject to staff recommendations #1-3. Mr. Boysel seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

06-17 Northlake Woods – Berkshire Twp. - 90 lots / 51.1 acres

I. Conditions

Applicant: Schottenstein Homes
Subdivision Type: Single family
Location: east side of Fourwinds Drive, north of SR 37
Current Land Use: Vacant
Zoned: Planned Mixed Use Development
Zoning Approval: January 5, 2017
Utilities: Del-Co water and central sanitary sewer
School District: Olentangy
Engineer: CEC Inc.

II. Staff Comments

Northlake Woods is a 90-lot single-family subdivision developed under the standards of the PMUD zoning designation. It takes access from 3 B's and K Road and from the planned extension of Fourwinds Drive

coming from the south. Both main accesses entering the site from the west and the south meet at a roundabout west of the single-family housing. A road continues east from the roundabout providing access to two parallel streets, from which all the lots take their frontage.

Three reserve areas are being created. Two reserves totaling 3.85 acres are separated by a road and are located directly north of the lots, extending from the west to the east ends of the site. The third reserve is a 12.4-acre parcel located west, south, and east of the lots, and which includes a retention basin and 8'-wide leisure paths. There is also a significant existing basin in the southeast corner of the site.

The geometry of Fourwinds Drive has changed since its separate, Overall Preliminary Plan approval May 25, 2016. The applicant has provided a set of plans for that road alignment which has been confirmed by the County Engineer's office. An updated plan for that separate project has been added to the file for this subdivision.

A technical review was held on February 14, 2017, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Northlake Woods** to the DCRPC.

Commission / Public Comments

Mr. Scott McClintock with Schottenstein Homes was present to represent the applicant.

Mr. Heid questioned the bike path along Fourwinds Drive. Mr. Sanders stated that the path will be a part of the plat and shown along with the roads.

Mr. Boyssel made a motion for Preliminary Approval of Northlake Woods. Miss Boni seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Berlin and Berkshire Twp.'s). Motion carried.

04-17 Homestead Acres, Lot 364, Div. #1 – Delaware Twp. - 02 lots / 5.00 acres

I. Conditions

Applicant: James and Arlene Gregory
Subdivision Type: Single family residential
Location: 240 Homestead Lane, south of SR 37 west
Current Land Use: Single family home
Zoned: Farm Residential District (FR-1)
Utilities: Del-Co water and private on-lot treatment systems
School District: Delaware City Schools
Engineer: Scioto Land Surveying

II. Staff Comments

The applicants are requesting is a 2-lot residential subdivision of an existing platted lot in the Homestead

Acres subdivisions, platted in Delaware Township on March 7, 1956. Both parcels take driveway access from Homestead Lane and no public improvements are required. The existing house on the southern lot will remain along with the existing driveway. The lots will utilize on-site waste treatment and there are no environmental features to note.

A technical review was held on February 14, 2017, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Homestead Acres, Lot 364, Div. #1** to the DCRPC.

Commission / Public Comments

Mrs. Karen Coffman with Scioto Land Surveying Service was present to represent the applicant.

Mr. Jim Braun (180 Homestead Lane) stated that he has been a resident of Homestead lane for 35 years. He explained that the development is rural in character and the residents would like to maintain that. He questioned if the proposed change would still meet zoning requirements. He presented the commission photos of his rear yard after a recent rain. He explained that it sometimes takes two weeks for water to drain from his yard after a light rain. He expressed his opposition to the creation of the additional lot due to the flooding issues already being experienced by himself and his neighbors.

Mr. Ronald Stevens (140 Homestead Lane) concurred with Mr. Braun's comments. He stated that there is no catch basin and that the drainage is broken down.

Mrs. Amy Ross (215 Homestead Lane) stated that her front and rear yards flood. She was also concerned about the blind curve where the driveway is proposed.

Mr. Steve Piroska (120 Homestead Lane) stated that they have lived there for 20 years. About 10 years ago they tried to fix the issue with a corrugated tile but it was not successful.

Mrs. Debbie Ballinger (175 Homestead Lane) said that new construction has recently taken place on the lot behind hers and has already caused water issues with her lot.

Mr. Sites questioned whether the proposed new lot would meet zoning requirements. Mrs. Coffman stated that it would meet frontage and setbacks from Delaware Township.

Mr. Stites suggested the residents contact the Soil & Water Conservation office to see if they might be able to assist in a plan for their water issues. Mrs. Coffman mentioned that during the initial lot split process, SWCD did not require an easement for drainage.

Mr. Lehner made a motion for Preliminary Approval of Homestead Acres, Lot 364, Division #1. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

05-17 Villas at Loch Lomond – Liberty Twp. - 02 lots / 15.056 acres

I. Conditions

Applicant: NK Villas, LLC.
Subdivision Type: Condominiums
Location: west side of Manning Parkway
Current Land Use: Vacant
Zoned: Planned Residential District (PR)
Zoning Approval: April 6, 2015
Utilities: Del-Co water and central sanitary sewer
School District: Olentangy
Engineer: Pomeroy & Assoc.

II. Staff Comments

Villas at Loch Lomond is a condominium development. Although typically exempt from subdivision standards, this plat includes the dedication of a section of street, which naturally subdivides the underlying property into two lots. The lot south of the right-of-way is an area of open space totaling 0.566 acres. To the north, a lot of 12.907 acres will house 27 condominium units. Of that acreage, almost 5 acres is designated as a drainage and conservation easement, preserving a ravine and pond.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

III. Staff Recommendation

Staff recommends *Preliminary and Final Approval* of Villas at Loch Lomond to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Boysel made a motion for Preliminary and Final Approval of Villas at Loch Lomond. Mr. Heid seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Final

10-13.1.A Glenmead, Section 1, Phase A – Berlin Twp. - 09 lots / 25.09 acres

I. Conditions

Applicant: Romanelli & Hughes
Subdivision Type: Single Family Residential
Location: east side of Gregory Rd., north of Cheshire Rd.
Current Land Use: Vacant
Zoned: R-2 with PRD overlay
Zoning Approval: September 14, 2007
Preliminary Approval: January 29, 2015
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: CT Consultants

II. Staff Comments

Glenmead is a subdivision that was originally zoned in September of 2007 and received a Preliminary subdivision approval in March of 2014 and approval for a revised layout in January, 2015. Section 1, Phase A shows a single access to Gregory Road, providing access into the subdivision as well as new access to the school site. This will allow car and bus traffic to be separated during arrival and departure times at the school.

The road continues just east of future Piatt Road, dedicating right-of-way for the segment of Piatt that will be built within this property. Based on drainage issues in the area, two large stormwater detention areas are being platted east of Piatt – one at 4.816 acres and the other at 7.852 acres.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

III. Staff Recommendation

Staff recommends *Final Approval* of Glenmead, Section 1, Phase A to the DCRPC.

Commission / Public Comments

Mr. Irvine made a motion for Final Approval of Glenmead, Section 1, Phase A. Mrs. Lewis seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

V. EXTENSIONS

03-15 Liberty Bluff – Liberty Twp. - 68 lots / 81.40 acres

Applicant: Bob Webb Builders

Engineer: RPDD LLC.

Preliminary approval: 02/26/15

I. Staff Comments

The applicant is requesting a 1-year extension for the Liberty Bluff subdivision. The applicant has recently received approval of the water and sewer plans. They anticipate beginning construction at the end of February.

II. Staff Recommendation

Staff recommends *Approval* of a 12-month Extension for the Liberty Bluff subdivision to the RPC.

Commission / Public Comments

Mr. Merrell made a motion to Approve the 1 year extension for Liberty Bluff. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

- Appointment of Nominating Committee for the Executive Committee nominations: Fred Fowler (740/833-2201), Mike Datillo (740/272-7136), Chet Heid (740/548-5217)

VII. POLICY / EDUCATION DISCUSSION (none)

VIII. RPC STAFF AND MEMBER NEWS (none)

Having no further business, Mr. Boysel made a motion to adjourn the meeting at 7:45 p.m. Mrs. Lewis seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, March 30, 2017, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.