



DELAWARE COUNTY REGIONAL PLANNING COMMISSION

109 N. Sandusky Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259
www.dcrpc.org

Philip C. Laurien, AICP, Executive Director

MINUTES

Thursday, February 24, 2005 at 7:00 PM

Delaware Hayes Services Building,

140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of January 27, 2005 RPC Minutes
- Executive Committee Minutes of February 16, 2005
- Statement of Policy

II. VARIANCES (none)

III. PUBLIC CONSTRUCTION PROJECTS (none)

IV. ZONING MAP/TEXT AMENDMENTS

- 11-05 ZON Michael & Madge Fitak – Harlem Twp. – 5.009 acres from AR-1 to FR-1
- 12-05 ZON Village of Ashley – Zoning Commission – Comprehensive Plan review

V. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
09-05	Tartan Connector	Concord	01 lot / 02.75 acres
08-05	Forest Trail	Harlem	02 lots / 05.00 acres
07-05.1-3	T Nelson Farms, Sections 1-3	Liberty	150 lots / 154.30 acres
29-04	T The Woods at Wild Cat Run, Sections 1 & 2	Liberty	12 lots / 23.03 acres

Preliminary/Final (none)

Final

09-02.3.B	T Glen Oak, Section 3, Phase B	Orange	41 lots / 11.97 acres
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T=TABLED, W=WITHDRAWN

VI. EXTENSIONS

29-98.4.13	Scioto Reserve, Section 4. Phase 13	Concord	29 lots / 08.28 acres
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VII. OTHER BUSINESS

- Assignment of Nomination Committee for Executive Committee members (member vote 3/31/05)
- Consideration of Approval: Laptop \$2,962.00

VIII. POLICY / EDUCATION DISCUSSION (none)

IX. RPC STAFF AND MEMBER NEWS (none)

I. ADMINISTRATIVE BUSINESS

▪ Call to Order

Chairwoman Foust called the meeting to order at 7:00 p.m.

▪ Roll Call

Representatives: Paul Snajd, Ken O'Brien, Gary Spanner, Steve Burke, Chad Antle, Steve Jefferis, Gary Gunderman, Tom Hopper, Leslie Warthman, Holly Foust, Dick Gladman, Bill Thurston, Lloyd Shoaf, Bill Berry, Robert Jones, Bonnie Newland. *Alternates:* Scott Pike. Arrived after roll call: Jim Ward. *Staff:* Phil Laurien, Scott Sanders, Joe Clase, Paul Deel, Da-Wei Liou, Bob Sochor and Stephanie Matlack.

▪ Approval of the January 27, 2005, RPC Minutes

Mr. Gladman made a motion to approve the minutes from the January RPC meeting. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ February 16, 2005 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 8:30 a.m. Present: Holly Foust, Dick Gladman, Steve Burke, Jim Ward and Leslie Warthman. Staff present: Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

a. **January 19, 2005** – *Mr. Gladman made a motion to approve the minutes of the last meeting. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

3. Old Business

a. Contract updates

- 1.) **Ashley** – comprehensive plan completed, on Feb. RPC agenda for recommendation
- 2.) **Berlin Twp.** – most of the requested zoning revisions have been completed, waiting for new trustees to review completed work to date.
- 3.) **Brown Twp.** – zoning draft completed, reviewing with Zoning Commission.
- 4.) **Concord** – definitions, PRCD overlay to FR-1, cell tower regulation draft done, sent to County Prosecutor for review
- 5.) **Delaware Twp.** – zoning amendments reviewed as submitted by Zoning Commission
- 6.) **DCRPC** – subdivision regulations draft complete, last meeting scheduled 3/9/05
- 7.) **Genoa Twp.** – comprehensive plan done, waiting for revisions from Zoning Commission.
- 8.) **Harlem Twp.** – met with Zoning Commission, established meeting date
- 9.) **Liberty Twp.** – 95% complete, draft Comprehensive Plan map finished, working on recommendation chapter.
- 10.) **Oxford Twp.** – comprehensive plan inquiry at \$10,000 cost
- 11.) **Scioto Twp.** – comprehensive plan done, public hearing tonight (2/16/05)
- 12.) **Shawnee Hills** – as needed consultation on planning, zoning, subdivision and BZA cases, ongoing
- 13.) **Sunbury** – comprehensive plan done Feb. 2004, awaiting comments and public hearings
- 14.) **Trenton Twp.** – conservation subdivision draft complete, initiated
- 15.) **Troy Twp.** – zoning code update – complete, awaiting comments.

4. New Business
a. Financial / Activity Reports for January 2005

REGIONAL PLANNING RECEIPTS		JANUARY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,110.00	\$1,110.00
Fees A (Site Review)	(4202)	\$200.00	\$200.00
Insp. Fees (Lot Line Transfer)	(4203)	\$80.00	\$80.00
Membership Fees	(4204)	\$189,998.00	\$189,998.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$4,313.27	\$4,313.27
Associate Membership Fees	(4206)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$33,075.00	\$33,075.00
Charges for Serv. B (Final. Appl.)	(4231)	\$3,880.00	\$3,880.00
Charges for Serv. C (Ext. Fee)	(4232)		
Charges for Serv. D (Table Fee)	(4233)	\$400.00	\$400.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$300.00
General Sales	(4220)	\$257.96	\$257.96
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$6,600.00	\$6,600.00
Soil & Water Fees	(4243)	\$796.00	\$796.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)	\$3.90	\$3.90
Other Misc. Revenue (GIS maps)	(4730)	\$671.65	\$671.65
Misc. Non Revenue Receipts	(4733)		
Sale of Fixed Asset	(4804)		
TOTAL RECEIPTS		\$241,685.78	\$241,685.78

Balance after receipts	\$344,582.38
Expenditures	- \$ 42,290.36
End of January balance	\$302,292.02

Mrs. Warthman made a motion to approve the financial reports as submitted. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

b. February RPC Preliminary Agenda – Mr. Laurien presented the preliminary agenda that includes 2 rezoning applications, 4 preliminary, 2 final and 1 extension. He said that one Preliminary application (Nelson Farms) would be requesting a tabling.

c. Consideration for approval: Computer hardware

1.) Director’s laptop - \$2,962.00 – needed to be placed due to not being able to process the large comprehensive plan files, current laptop frequently crashed causing major time loss.

Mr. Gladman made a motion to recommend approval of the new laptop not to exceed \$2,962.00. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

2.) Admin. Asst. monitor - \$330.00 – Mr. Laurien explained that the current monitor needs to be replaced. Price quotes range from \$319 to \$359. The requested monitor is \$319.99 and comes with a 3 year warranty.

Mr. Ward made a motion to approve the monitor expense up to \$330.00, seconded by Mrs.

Warthman. VOTE: Unanimously For, 0 Opposed. Motion carried.

5. Other Business *(none)*

6. Personnel *(none)*

7. Adjourn – *Mrs. Warthman made a motion to adjourn the meeting at 9:30 a.m. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, March 23, 2005 at 8:30 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. PUBLIC CONSTRUCTION PROJECTS *(none)*

IV. ZONING MAP/TEXT AMENDMENTS

11-05 ZON Michael & Madge Fitak – Harlem Twp. – 5.009 acres from AR-1 to FR-1

I. Request

The applicants, Michael and Madge Fitak are requesting a 5.009-acre rezoning from AR-1 to FR-1.

II. Conditions

Location: Just west of 10212 Gorsuch Road, Harlem Township

Present Zoning: Agricultural Residential (AR-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): Vacant

Proposed Use(s): Single-family residential

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 2 acres

School District: Big Walnut Local School District

Utilities Available: Del-Co Water and private on-lot treatment systems (mounds)

Critical Resources: none

Surrounding land uses: Scattered 5-acre lots, some lots to the north and east are between 1.3 and 2.8 acres

Soils: SsB: Smothers Silt Loam (2 to 4% slopes)

SsA: Smothers Silt Loam (0 to 2% slopes)

III. Issues

This is a straight district rezoning, so no development plan is required. It is assumed, therefore, that the applicants will divide the lot into two roughly equal, 2.5-acre lots. This lot has 389 feet of frontage on Gorsuch Road, resulting in each lot having 194 feet of frontage, well within the township's requirement of 175 feet.

The landowner should consult with the Health Department to assure that there is adequate area for two on-lot waste treatment systems. The deed included with the application includes information regarding mound systems. However, because this lot was created as a 5-acre parcel with no review, the specific placement of a treatment system was never approved.

The 1988 Harlem Township Comprehensive Plan shows the proposed site as agriculture. The plan recommends that residential development in this area be on large lots but does not recommend minimum lot acreage.

Surrounding land uses include scattered single-family homes along Gorsuch Road on 5-acre lots. Lots to the east and directly across the street are between 1.3 and 2.8 acres. FR-1 zoning would be in character with the area, if on-lot treatment can be designed for two lots.

IV. Staff Recommendations

Staff recommends **Approval** of this rezoning case from AR-1 to FR-1 for Michael Fitak to the DCRPC, the Harlem Township Zoning Commission and the Harlem Township Trustees.

Commission / Public Comment

No one was present to represent the applicant.

Mrs. Warthman made a motion to recommend approval of the rezoning request by Michael Fitak, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

12-05 ZON Village of Ashley – Zoning Commission – Comprehensive Plan review

I. Background

The Village of Ashley initiated their comprehensive planning process in August 2003. DCRPC staff was contracted to facilitate the process and author the plan. A group of village residents met monthly at the Municipal Hall to develop a set of comprehensive recommendations to help guide the village's anticipated growth. With consensus, the following was prescribed as Ashley's vision statement:

“As the Village of Ashley experiences growth pressures, we would like it to retain our historical village character, with a mixed-use pedestrian-friendly downtown. We wish to add a “central park” space that is connected to the rest of the village through a network of green spaces. There should be a mixture of housing styles for a diverse population. Expand community services as development occurs to allow for community comfort and safety. Neighborhood-style commercial development should be encouraged and emulate the scale, architecture and pedestrian oriented design of the original plat wherever appropriate.”

Ashley has determined that an infiltration problem with their sewage system infrastructure. The vision of Ashley's plan is largely dependant on the resolution of this issue, so they can calculate sanitary sewer capacity

available. This is of vital importance to the Village if it intends to grow. If the Village cannot provide appropriate sewer capacity, then the residents stated their recommendation for the Village is to maintain its current boundaries and pursue alternative sewage treatment options for new development within the Village until additional sewer capacity is available.

II. Goals

In the comprehensive planning process, a series of exercises were used to determine community vision and expectations. The following goals were listed during the residents' visioning exercises:

Design & Village Character

1. To preserve Ashley's rural village character as it grows.
2. To preserve historic structures, where feasible.
3. To preserve and expand the pedestrian scale downtown.
4. To expand the "heart" of the village by encouraging a traditional neighborhood development with mixed uses near the original downtown, and linked by vernacular streetscapes.
5. To prevent excessive density by avoiding development of environmentally sensitive areas.

Natural Resources

1. To preserve the rural and natural character of Ashley as expressed in its natural resources.
2. To preserve floodplains, wetlands, woods, dense vegetation, natural drainage and bodies of water to the greatest extent possible.
3. To preserve scenic views of, and conserve surface and ground water quality around the creeks.
4. To preserve natural sites for generations to come.

Residential Development

1. To use the original plat of the village as a model for future traditional neighborhood designs (TNDs) on infill properties adjacent to the original; platted village.
2. To relate land use and density to land suitability, utility availability, existing land use, and the recommendations for each sub area.
3. To consider the carrying capacity of infrastructure (sewer, water, fire protection, roads, etc) in establishing residential densities.
4. To provide for conventional (suburban) residential housing districts in outlying areas noncontiguous to the core of the village, or as expansions of conventional subdivisions, or where topography makes curvilinear streets more appropriate than a grid.
5. To retain a primarily single family residential housing mix, but permit a diversity of housing types.
6. To prevent the construction of new sprawling subdivisions that consist only of lots and streets and no local parks or green space, where every human need results in an automobile trip.
7. To protect village real estate values.
8. To retain adequate light and air for all structures upon total development of the village.
9. To respect the scale of current residential structures with new developments.

Commercial & Industrial Development

1. To encourage commercial and light industrial development in planned districts to broaden the jobs and tax base, and to prevent property taxes from rising faster than the growth in the village.
2. To provide for dense landscape buffering between Commercial/Industrial and residential uses.
3. To encourage commercial, office and light industrial development in the US 42 corridor.
4. To provide for transitional land uses and dense landscape buffering between incompatible land uses.

5. To respect the scale of current commercial structures in new developments.

Recreation

1. To provide passive and active recreational areas as the village grows.
2. To expand the parks program.
3. To link planned residential neighborhoods with green spaces and walking/biking paths.

Village Services

1. To recognize and maintain those services needed for a small village.
2. To expand services and add new services as the village deems appropriate to ensure public health and safety, and to discourage premature development.
3. To acquire suitable land for the village's future needs.
4. To provide storm water drainage.
5. To provide water and sanitary sewer service to every landowner to the extent of available capacity.

Planning & Zoning

1. To determine and implement an appropriate land use mix.
2. To coordinate central sewer extensions to appropriate suburban core areas.
3. To implement and maintain the land use plan.
4. To enforce zoning regulations.

Transportation

1. To minimize congestion on local, county and state roads.
2. To improve the road network without destroying the rural village character.
3. To seek developer mitigation of their road impacts on adjacent developments.

Citizen Participation

1. To ensure significant and diverse citizen input into the planning process.

III. General Recommendations of the Plan

During the planning process, the steering committee expressed interest in planning for some lands outside the current Village boundaries. After analyzing surrounding lands it was determined that the Village should consider lands east of Westfield Road, south of the county line, west of Piper Road, and north of the Conklin properties a priority for planning.

This study area was divided into eight (8) unique planning areas. There are six (6) residential planning areas that are roughly delineated by using U.S. 42, High Street and Ashley Road for boundaries. Downtown High Street and commercial U.S. 42 are separated from these districts to create two (2) more planning areas.

Planning Area #1: Oxford/North 42

Boundary: Morrow County line to the north, Westfield Road to the west, High Street to the south and the railroad tracks to the east.

Land Area: 179.5 acres

Current Land Use(s): Predominately single-family residential homes (¼ acre lots). R. B. Powers Co. is located on the north side of High Street.

Current Population: 310 residents (128 dwelling units)

Build-out Population: 839 residents

Recommendations

- a) Westfield Road should be realigned at the county line with a new peripheral collector road (labeled as street “A”) that will provide an alternative route for traffic around Ashley’s pedestrian-friendly downtown. Street “A” should be a limited access thoroughfare and have no on-street parking.
- b) A planned unit development (PUD) overlay zoning district should be considered for parcels of land within the village which currently contain residential and commercial land uses. This recommendation includes all lands not otherwise covered by recommended lands uses on the Comprehensive Plan Map. This overlay district should promote a mix of single-family and multi-family residential dwellings. The purpose of this district is to promote the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.
- c) The village grid pattern should be extended north to provide residential blocks between Westfield Road and Wall Street. Proposed streets “B”, “C”, “D”, “E”, and the northern extensions of Race Street and Wall Street should be platted with new developments to continue Ashley’s village grid pattern.
- d) Residential (re)development within this planning area should consist of a maximum of three (3) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space. Architectural standards should emulate attractive features in current neighborhoods. Sidewalks should be required on both sides of all streets.
- e) Lands north of the current corporation boundary, south of the county line, east of the Wall Street extension and west of the railroad tracks should be reserved for a future light-industrial park. These lands have direct access to U.S. 42 and new road A. This fifty (50) acre area is in close proximity to the Marion Landmark elevators. All buildings, parking lots and driveways within this “industrial park” should have a minimum fifty (50) foot peripheral buffer from existing and/or planned residential uses. This buffer should contain continuous landscaping or another suitable alternative.
- f) A twenty (20) foot wide greenway should be provided along new street “A” and along the west side of existing U.S. 42.

Planning Area #2: Westfield Extension / South 42

Boundary: High Street to the north, Westfield Road to the west, Conklin horse track to the south and the railroad tracks to the east. Excludes commercial frontage on High Street and U.S. 42.

Land Area: 87.5 acres

Current Land Use(s): Predominately vacant with single-family residential homes on the south side of High Street (½ acre lots) and large lot residential along U.S. 42 (2 to 3 acre lots). R. B. Powers Co. is located on the north side of High Street.

Current Population :43 residents (19 dwelling units)

Build-out Population: 591 residents

Recommendations

- a) Westfield Road should be extended south to U.S. 42 to provide an alternative route for traffic outside the Ashley’s pedestrian-friendly downtown (see proposed Street “F”). Street “F” should be a limited access thoroughfare and have no on-street parking.
- b) A planned unit development (PUD) overlay zoning district should be considered for parcels of land within the village which currently contain residential and commercial land uses. This recommendation includes all lands not otherwise covered by recommended lands uses on the Comprehensive Plan Map. This overlay district should promote a mix of single-family and multi-family residential dwellings. The purpose of this district is to promote the general public welfare, encouraging the efficient use of land and resources,

- promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.
- c) The village grid pattern should be extended south to provide residential blocks. The locations of Proposed streets “E”, “P”, “Q”, “R”, and the southern extension of Wall Street should be platted with new developments to continue Ashley’s village grid pattern.
 - d) Residential (re)development within this planning area should consist of a maximum of three (3) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space. Architectural standards should emulate attractive features in current neighborhoods. Sidewalks should be required on the both sides of all streets.
 - e) Commercial buildings, parking lots and driveways along U.S. 42 and High Street should have a twenty-five (25) foot peripheral buffer from existing and/or planned residential uses. This buffer should contain continuous landscaping or another suitable alternative.
 - f) A twenty (20) foot wide greenway should be provided along street “F” (see Figure 15a).

Planning Area #3: Commercial 42

Boundary: High Street to the north, railroad tracks to the east, 2,000 feet south of High Street and 300 feet west of the tracks.

Land Area: 28.3 acres

Current Land Use(s): Scattered commercial businesses and single-family houses along U.S. 42.

Current Population: 25 residents (11 dwelling units)

Build-out Population: 31 residents

Recommendations

- a) Service-oriented commercial uses should be encouraged along U.S. 42. Driveways should be consolidated as redevelopment occurs along U.S. 42, per ODOT’s Access Management Standards. Single-family residential uses should be discouraged in this planning area. Some mixed-use commercial with multi-family residential may blend well. Commercial uses should link together through internal access ways to allow vehicular and pedestrian transportation to adjacent commercial properties.
- b) The South Street stub should be extended to the west to allow continuation of the village grid. Three new public roads should intersect U.S. 42 in Planning Area #3 providing direct access to adjacent commercial properties and access to proposed residences in Planning Area 2. Proposed street “F” should connect to U.S. 42 where it can extend east of the railroad tracts.
- c) Commercial buildings, parking lots and driveways along U.S. 42 should have at least a ten (10) foot peripheral buffer from existing and/or planned residential uses. This buffer should contain continuous landscaping or another suitable alternative.
- d) A twenty (20) foot wide greenway should be provided along street “F” and along the west side of existing U.S. 42 (see Figure 15a).

Planning Area #4: Downtown

Boundary: All properties fronting on High Street between Wall Street and Central Street, except the gas station at U.S. 42.

Land Area: 12.5 acres

Current Land Use(s): This is the commercial heart of Ashley. Includes mostly historical commercial buildings with apartments on the upper floors.

Current Population: 30 residents

Build-out Population: 60 residents (assumed to double)

Recommendations:

- a) Mixed-use buildings should be promoted in this district. Downtown residency helps to keep local businesses economically stable.
- b) A planned unit development (PUD) overlay zoning district should be considered for parcels of land within the village which currently contain residential and commercial land uses. This recommendation includes all lands not otherwise covered by recommended lands uses on the Comprehensive Plan Map. This overlay district should promote a mix of single-family and multi-family residential dwellings. The purpose of this district is to promote the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.
- c) Implement the recently adopted streetscape plan done by Floyd Browne Associates.
- d) Diagonal on-street parking should be sustained. This acts as a traffic-calming device for slowing local traffic on High Street. Off-street parking should be promoted along the railroad tracks and behind local businesses.
- e) Infill and redevelopment opportunities should be encouraged. “Common Elements of Great Communities” from Chapter 13 should be used as guidelines. Building façade materials should emulate the historic village architecture.
- f) A neighborhood grocery store should be encouraged in this planning area. Since the Whipple grocery has closed, residents have no local market for basic goods.
- g) Marion Landmark should be encouraged to maintain its location in the Village. Adjacent lands should be considered for expansion, if growth is necessary. If Marion Landmark does ever close or relocate, the village desires a convenience/grocery store at this location.
- h) Every opportunity should be explored to emphasize the historic structures in this planning area. Structures that need restoration and upgrading should be eligible for village property tax credits to encourage renovation. The village may consider adopting a housing code and enforce basic maintenance.

Planning Area #5: North / Central Ashley

Boundary: Morrow County line to the north, railroad tracks to the west, High Street to the south and the Buckeye Valley Elementary/Wooley Park to the east.

Land Area: 96.3 acres

Current Land Use(s): Predominately single-family residential homes (¼ acre lots). Marion Landmark is located on Taylor Street at the railroad tracks. Oxford Woods (mobile home park) is located in the northwestern portion of this planning area with Wooley Park (Spiritualist Camp) directly to the east. Buckeye Valley East Elementary is located in the southeastern portion of this planning area.

Current Population: 407 residents (180 dwelling units)

Build-out Population: 479 residents

Recommendations

- a) “A” should continue east across the Wooley Park parcel, if it (re)develops to provide an alternative route for traffic outside the Ashley’s pedestrian-friendly downtown. Street “A” should be a limited access thoroughfare and have no on-street parking.
- b) A planned unit development (PUD) overlay zoning district should be considered for parcels of land within the village which currently contain residential and commercial land uses. This recommendation includes all lands not otherwise covered by recommended lands uses on the Comprehensive Plan Map. This overlay district should promote a mix of single-family and multi-family residential dwellings. The purpose of this district is to promote the general public welfare, encouraging the efficient use of land and resources,

- promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.
- c) The village grid pattern should be extended north to create residential blocks. If Wooley Park (re)develops, the proposed street “G” and the northern extension of Grove Street should be platted to continue Ashley’s village grid pattern.
 - d) Residential (re)development within this planning area should consist of a maximum of two (2) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space.. Although the Village does not request Wooley Park to change land use or character, this land is recommended for single-family residential development, if it were to change use, at two (2) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space.. Architectural standards should emulate attractive features in current neighborhoods. Sidewalks should be required on the both sides of all streets.
 - e) A twenty (20) foot wide greenway should be provided along street “A” (see Figure 15a).
 - f) Oxford Woods mobile home park should connect to proposed street “A” to its north and provide appropriate eastern connections to the Wooley Park lands, if they develop in the future. If Oxford Woods desires to change land use, it is recommended for multi-family residential at a maximum of five (5) dwelling units per net developable acre.
 - g) Buckeye Valley East Elementary is one of three (3) elementary schools in the Buckeye Valley Local School District. As surrounding population grows, the elementary school may need to redevelop and/or expand its facilities. Taylor Street should be extended to Ashley Road. The school should consider acquiring adjacent parcels for expansion.
 - h) Conservation greenways should ideally be encouraged as delineated on the Comprehensive Plan. The western branch of the Alum Creek River should ideally have a one hundred (100) foot setback buffer on both banks to allow for preservation of the riverbanks and to slow run-off from adjacent development. All intermittent streams should ideally have fifty (50) foot buffers on both banks for preservation purposes. A ten (10) foot buffer should be provided on both sides of drainage courses to allow for filtration of surface water pollution. All lands or easements within these buffers should be dedicated by developers during the subdivision process. Lands within the 100-year floodplain should not be filled and should remain undisturbed. Bike paths should be built along the eastern river bank of Alum Creek.

Planning Area #6: South / Central Ashley

Boundary: High Street to the north, railroad tracks to the west, Conklin’s horse track to the south and Ashley Road to the east.

Land Area: 189.2 acres

Current Land Use(s): Predominately single-family residential homes (¼ acre lots). Mix of uses along Main Street and High Street.

Current Population: 450 residents (178 dwelling units)

Build-out Population: 1,234 residents

Recommendations

- a) Street “F” should be extended across the southern boundary of this planning area to provide an alternative route for traffic outside the Ashley’s pedestrian-friendly downtown. Street “F” may have on-street parking.
- b) A planned unit development (PUD) overlay zoning district should be considered for parcels of land within the village which currently contain residential and commercial land uses. This recommendation

includes all lands not otherwise covered by recommended lands uses on the Comprehensive Plan Map. This overlay district should promote a mix of single-family and multi-family residential dwellings. The purpose of this district is to promote the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.

- c) The village grid pattern should be extended south to create residential blocks. Harrison, Central, Lawn and Grove streets should be extended south. Bell Avenue should be extended west to Main Street. Proposed streets “I”, “S”, and “T” should also be platted to continue Ashley’s village grid pattern.
- d) Residential (re)development within this planning area should consist of a maximum of three (3) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space. Architectural standards should emulate attractive features in current neighborhoods. Sidewalks should be required on the both sides of all streets.
- e) A twenty (20) foot wide greenway should be provided along proposed street “F” and Ashley Road (see Figure 15a).
- f) The village could offer density bonuses for the inclusion of scattered affordable housing in this area. Such housing should blend with the character and architecture of existing neighborhoods.
- g) Conservation greenways should ideally be encouraged as delineated on the Comprehensive Plan. The western branch of the Alum Creek River should ideally have a one hundred (100) foot setback buffer on both banks to allow for preservation of the riverbanks and to slow run-off from adjacent development. All intermittent streams should ideally have fifty (50) foot buffers on both banks for preservation purposes. A ten (10) foot buffer should be provided on both sides of drainage courses to allow for filtration of surface water pollution. All lands or easements within these buffers should be dedicated by developers during the subdivision process. Lands within the 100-year floodplain should not be filled. Bike paths should be built along the eastern river bank of Alum Creek.

Planning Area #7: Alum Creek North

Boundary: Morrow County line to the north, Piper Road to the east, High Street to the south and Buckeye Valley Elementary to the west.

Land Area: 201.4 acres

Current Land Use(s): Predominately agricultural with large lot residential along Ashley Road. The Ashley Cemetery is located inside the fork of the Alum Creek River.

Current Population: 47 residents (17 dwelling units)

Build-out Population: 690 residents

Recommendations

- a) Piper Road should be extended to the north to allow for an eventual connection to Ashley Road, north of the current Village boundaries.
- b) Street “A” should be extended across the northern boundary of this planning area and connect to a northern extension of Piper Road to provide an alternative route for traffic outside the Ashley’s pedestrian-friendly downtown. Street “A” and the Piper Street extension should not have on-street parking and should have limited access points.
- c) A village grid pattern should be developed to emulate Ashley’s historic residential blocks. Proposed streets “G”, “H”, “J”, “K”, “L”, “T”, “X”, “Y”, and “Z” should be platted to continue Ashley’s village grid pattern, while being sensitive to the environmentally sensitive characteristics of Alum Creek.
- d) Residential development within this planning area should consist of a maximum of two (2) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space. Architectural

- standards should emulate attractive features in current neighborhoods. Sidewalks should be required on the both sides of all streets.
- e) A twenty (20) foot wide greenway should be provided along proposed street “A” and Ashley Road (see Figure 15a).
 - f) Conservation greenways should ideally be encouraged as delineated on the Comprehensive Plan. The western branch of the Alum Creek River should ideally have a one hundred (100) foot setback buffer on both banks to allow for preservation of the riverbanks and to slow run-off from adjacent development. All intermittent streams should ideally have fifty (50) foot buffers on both banks for preservation purposes. A ten (10) foot buffer should be provided on both sides of drainage courses to allow for filtration of surface water pollution. All lands or easements within these buffers should be dedicated by developers during the subdivision process. Lands within the 100-year floodplain should not be filled. Bike paths should be built along the eastern river bank of Alum Creek.
 - g) New points of access should be limited on S.R. 229.

Planning Area #8: Alum Creek South

Boundary: High Street to the north, Piper Road to the east, 2,500 feet south of High Street and Ashley Road to the west.

Land Area: 206.0 acres

Current Land Use(s): Predominately agricultural with large lot residential along Ashley Road. The Village Park and old water treatment plant are located on the south side of High Street, east of the Alum Creek River.

Current Population: 36 residents (13 dwelling units)

Build-out Population: 781 residents

Recommendations

- a) Street “I” should bridge Alum Creek and connect Ashley Road to Piper Road to provide an alternative route for traffic outside the Ashley’s pedestrian-friendly downtown. Street “I” may have on-street parking.
- b) A village grid pattern should be developed to emulate Ashley’s historic residential blocks. Proposed streets “I”, “M”, “N”, “O”, “U”, “V”, “X”, “Y”, and “Z” should be platted to continue Ashley’s village grid pattern, while being sensitive to the environmentally sensitive characteristics of Alum Creek.
- c) Residential development within this planning area should consist of a maximum of two (2) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space.. Architectural standards should emulate attractive features in current neighborhoods. Sidewalks should be required on the both sides of all streets.
- d) A twenty (20) foot wide greenway should be provided along proposed street “I”, S.R. 229, Ashley Road and Piper Road (see Figure 15a).
- e) Conservation greenways should ideally be encouraged as delineated on the Comprehensive Plan. The western branch of the Alum Creek River should ideally have a one hundred (100) foot setback buffer on both banks to allow for preservation of the riverbanks and to slow run-off from adjacent development. All intermittent streams should ideally have fifty (50) foot buffers on both banks for preservation purposes. A ten (10) foot buffer should be provided on both sides of drainage courses to allow for filtration of surface water pollution. All lands or easements within these buffers should be dedicated by developers during the subdivision process. Lands within the 100-year floodplain should not be filled. Bike paths should be built along the eastern river bank of Alum Creek.
- f) The Village Park should be expanded at its current location, as needed. The Village should consider adding a pedestrian bridge over Alum Creek along High Street to provide direct pedestrian access to the

park. As parcels surrounding the park develop, developers should consider using lands directly adjacent to the park for expansion of the park. Developers that are not directly adjacent to the park (including those in other planning areas) should be given the opportunity to pay a parks fee in lieu of 10% open space dedication to substitute for open space within their development. The Village could then use these fees to purchase land for park expansions and fund necessary improvements.

- g) New points of access should be limited on S.R. 229.

Lands Outside the Planning Areas

While Lands outside of the planning areas are excluded from the Comprehensive Plan Map, consideration should be given in the planning process for how these lands should develop. The following list of recommendations should act as a guide for Oxford and Westfield Townships as they review surrounding developments and plan for their future land uses.

Recommendations

- a) The Village of Ashley should not generally pursue annexations outside of its planning areas before (1) lands are completely built-out within the Village’s planning areas, (2) services are available to serve additional residents and (3) the Village desires to increase its boundaries (population).
- b) Cooperative agreements could be considered between the Village and surrounding townships to extend village services to developments that meet the village’s vision. This will encourage desirable growth.
- c) Developments outside of the Village’s planning areas should connect to existing and/or planned roadways, where possible.

IV. Forecasted Population and Land Use at Build-Out

Although build-out is unlikely to occur in the next five (5) to ten (10) years, the Village should consider its potential population as it reevaluates community services and its planned expansions. The following table depicts the current and forecasted population for each of the planning areas that were presented in the plan.

Ashley’s Build-out Population (by planning area)

Planning Area	Land Area	Current Population	Forecasted Population
1. Oxford / North 42	179.5	310	839
2. Westfield Extension / South 42	87.5	43	591
3. Commercial 42	28.3	25	31
4. Downtown / High Street	12.5	30	60
5. North/Central Ashley	96.3	407	479

6. South/Central Ashley	189.2	450	1,234
7. Alum Creek North	201.4	47	690
8. Alum Creek South	206.0	36	781
Totals	1,000 acres	1,348	4,705

Note: Populations are estimated based on projected densities at an average residency of 2.57 people/du.

The projected population at build-out is 4,705. Services will need to be expanded and many services may need to be reinvented as the Village population increases. The Village should re-evaluate the recommendations of this plan in 5 to 10 years.

V. Staff Recommendations

Staff recommends **Approval** of the Ashley Comprehensive Plan to the DCRPC, Village of Ashley Planning Commission and Ashley Village Council.

Commission / Public Comment

No one was present to represent the applicant.

Mr. Thurston stated that he attended the meetings and felt very good about the plan. He wanted to make sure there wouldn't be density wars between Oxford Township and the Village of Ashley from the developers.

Mr. Gladman made a motion to recommend approval of the Ashley Comprehensive Plan. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



V. SUBDIVISION PROJECTS

Preliminary

09-05 Tartan Connector – Concord Twp. - 01 lot / 02.75 acres

- Applicant:** Tartan Development Co. (West), LLC
- Subdivision Type:** Road right-of-way and open space
- Location:** North side of Jerome-Manley Road, 500 feet east of Mackenzie Way
- Current Land Use:** vacant, temporary Muirfield parking
- Zoned:** R-2 and Planned Residential

Utilities: Del-Co Water, sanitary treatment via land application

School District: Dublin

Engineer: EMH&T/David Braun

I. Staff Comments

The Tartan Connector, to be known as Corazon Drive, is a road that links Manley Road with Tartan Fields Drive. The Tartan Development Company is creating a new subdivision on the west side of Manley Road within the Dublin city limits. Residents there will have access to the Tartan Fields golf course and other recreation facilities by using the connector. Approximately 1.04 acres of open space will be platted along the western side of the road. An existing treeline will be preserved in the open space. A paved pedestrian path linking the two parts of Tartan Fields will be built along the west side of the road. The Sanitary Engineer's office has been working with the applicant to gain a direct connection to the connector to access its Tartan Fields treatment plant.

A technical review was held on February 15, 2005, after which the applicant has addressed all of the required changes.

II. Staff Recommendation

Staff recommends *Preliminary Approval* of **Tartan Connector** to the RPC.

Commission / Public Comment

Mr. Drew Sanderell of EMH & T was present to represent the applicant.

Mr. Gunderman asked if they have a design for the left turn lane off Manley Rd. Mr. Sanderell stated that they are currently doing a traffic analysis.

Mrs. Warthman made a motion for Preliminary Approval of the Tartan Connector. Mr. Spanner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

08-05 Forest Trail – Harlem Twp. - 02 lots / 05.00 acres

Applicant: Tim Loudermilk and Francis Rocco
Subdivision Type: Single Family Residential (CAD)
Location: South side of Orchard Road, 680 feet east of Harlem Road
Current Land Use: vacant woods
Zoned: FR-1
Utilities: Del-Co Water, on-lot sewage disposal system
School District: Big Walnut
Engineer: Scioto Land Surveying Service

I. Staff Comments

Forest Trail Subdivision is a two-lot subdivision taking access from the end of Orchard Road. A Common Access Drive located in a 60' x 60' easement will be used to access the two lots. Because the road was not built to the end of the right-of-way, the CAD will be extended to the edge of the existing pavement. Lots will use elevated mound systems for sanitary disposal. Surrounding lots on the west end of Orchard Road are between .7 and 1-acre in size. Lots on the east end of Orchard are all around 5 acres.

A technical review was held on February 15, 2005, after which the applicant has addressed all of the required changes except for the following:

- Provide a letter from the Fire Chief stating that the design is adequate for emergency equipment.

II. Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Forest Trail** to the RPC, *subject to the receipt of a letter from the Fire Chief.*

Commission / Public Comment

Mrs. Karen Coffman of Scioto Land Surveying Service was present. She stated that she received the Fire Chief's letter at 5:00 p.m.

Mr. Ward made a motion for Conditional Preliminary approval of Forest Trail. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

07-05.1-3 T Nelson Farms, Sections 1-3 – Liberty Twp. - 150 lots / 154.30 acres

Applicant: Edwards Land Development Co.
Consultant: EMH & T

I. Staff Comments

The applicant has requested a 30 day tabling in order to allow time to properly address all outstanding issues from the Technical Review meeting.

II. Staff Recommendation

Staff recommends *approval* of the 30-day table request for **Nelson Farms, Sections 1-3** to the RPC.

Commission / Public Comment

Mr. Shoaf made a motion for a 30-day tabling of Nelson Farms, Sections 1-3. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-04 The Woods at Wild Cat Run, Sections 1 & 2 – Liberty Twp. - 12 lots / 23.03 acres

Applicant: Barric & Connie Thompson
Engineer: Mark Cameron, CPS Consulting Group LLC

I. Staff Comments

The applicant has requested a 90-day tabling in order to work our issues raised at the Technical Review Committee meeting.

III. Staff Recommendations

Staff recommends *Approval of the 90-day tabling of The Woods at Wildcat Run, Sections 1 & 2* to the RPC.

Commission / Public Comment

Mr. Ward made a motion for a 90-day tabling of The Woods at Wild Cat Run, Sections 1 & 2. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (*none*)

CONSENT AGENDA

Final

09-02.3.B T Glen Oak, Section 3, Phase B – Orange Twp. - 41 lots / 11.97 acres

Applicant: Dominion Homes, Inc.
Engineer: RD Zande & Associates

I. Staff Comments

The applicant has requested a 30-day tabling to make necessary amendments to the plat. This would be the first tabling for this application.

Staff Recommendation

Staff recommends *approval* of the 30-day tabling request for **Glen Oak, Section 3, Phase B**, to the RPC.

Commission / Public Comment

Mr. Gladman stated that he would like a copy of the new plat after the amendments.
Mr. Gladman made a motion for a 30-day tabling of Glen Oak, Sec. 3, Ph. B. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. EXTENSIONS

29-98.4.13 Scioto Reserve, Section 4, Phase 13 – Concord Twp. – 29 lots / 08.28 acres

Applicant: Home Road Ltd.

Consultant: RD Zande

I. Staff Comments

This application received preliminary approval February 26, 2004. Due to marketing factors, the applicant has requested a 6-month extension.

II. Staff Recommendation

Staff recommends *approval* of the 6-month extension of **Scioto Reserve, Section 4, Phase 13** to the RPC.

Commission / Public Comment

Mrs. Warthman made a motion for a 6-month extension of Scioto Reserve, Section 4, Phase 13. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. OTHER BUSINESS

- **Formation of the Nominating Committee for Executive Committee members –**
Chairwoman Foust asked if anyone would like to volunteer to be on the Nominating Committee. Hearing none, stated that anyone interested in being on the Executive Committee or would like to nominate an individual, please contact any one of the current Executive Committee members.
- **Consideration of approval: Director's laptop \$2,962.00**
Mr. Gunderman made a motion to approve the laptop expenditure not to exceed \$2,962.00. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VIII. POLICY / EDUCATION DISCUSSION (none)

IX. RPC STAFF AND MEMBER NEWS (none)

Having no further business, *Mrs. Warthman made a motion to adjourn the meeting at 7:40 p.m. Mr. Spanner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next meeting of the Delaware County Regional Planning Commission will be Thursday, March 31, 2005, 7:00 PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.