



**DELAWARE COUNTY
REGIONAL PLANNING COMMISSION**

50 Channing Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259

Philip C. Laurien, AICP, Executive Director

MINUTES

**Thursday, February 28, 2002 at 7:00 PM
Delaware Joint Vocational School Auditorium
1610 St. Rt. 521, Delaware, Ohio 43015**

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of January 31, 2002 RPC Minutes
- Executive Committee Minutes of February 21, 2002
- Statement of Policy
- Discussion of Delaware County Thoroughfare Plan Appendix

II. VARIANCES

01-30-S-V T Mason Subd. – requesting road width reduction – Section 306.05 (c)

III. ZONING MAP/TEXT AMENDMENTS

- 08-02 ZON American Transmission Sys.'s – Concord Twp. – review new electrical transmission substation
- 09-02 ZON Planned Communities, Inc. – Orange Twp. – 3.081 acres from FR-1 to PC
- 10-02 ZON Planned Communities, Inc. – Orange Twp. – 21.738 acres from SFPRD/PC to MFPRD
- 11-02 ZON Charles Day & Bradley Walker–Lib. Twp–10.646 acres from FR to PID
- 12-02 ZON Jeff Cutler & Pat Paykoff – Brown Twp. – 5.0 acres from FR-1 to PC

IV. SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
29-98.4.10	Scioto Reserve, Sec. 4, Ph. 10	Concord	60 lots / 21.10 acres
04-02	Golf Village Commercial (outlots 1-8)	Liberty	
	08 lots / 30.10 acres		
26-00.4	Orange Point Commerce Center, Ph.4	Orange	04 lots / 08.30 acres
03-02	Northpoint Meadows, Sec. 1 & 2	Orange	83 lots / 42.08 acres
02-02 T	Pinkston Acres	Troy	05 lots / 26.85 acres
<u>Preliminary/Final</u> (none)			
<u>Final</u>			
01-98.2	Sage Creek, Section 2	Genoa	18 lots / 45.92 acres
04-02.1 T	Golf Village Commercial, Section 1	Liberty	01 lot / 02.19 acres
17-00.2	Woods on Seldom Seen, Ph. 3, Pt. 2	Liberty	26 lots / 32.43 acres
47-00.1.1T	North Orange, Sec. 1, Ph. 1	Orange	05 lots / 77.82 acres
47-00.2.1T	North Orange, Sec. 2, Ph. 1	Orange	02 lots / 01.82 acres
47-00.3.1 T	North Orange, Sec. 3, Ph. 1	Orange	48 lots / 21.77 acres

T=Tabled, W/D=Withdrawn

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- Consideration for approval: Liability Insurance: Rinehart-Walters-Danner, \$7,653.00
- F.Y.I. – Ohio Land Use Program, March 14th & 15th, 2002 Deer Creek State Park
- Appointment of Nominating Committee for election of four members to serve on the Executive Committee

VII. POLICY / EDUCATION DISCUSSION (none)

I. ADMINISTRATIVE BUSINESS

■ **Call to Order**

Chairwoman Foust called the meeting to order at 7:05 p.m.

■ **Roll Call**

Representatives present: Wayne Lockhart, Don Poland, John Schmidt, Robert Hedrick, Jim Ward, Debbie Martin, Steve Burke, Chad Antle, Chris Bauserman, Tom Hopper, Leslie Warthman, Cy Schmidt, Andrew Brenner, Holly Foust, Charles Heimlich, Dick Gladman, Bill Thurston, Marvin Miller, Hansel Waugh, and Jeannette Curren.
Alternates present: Shawn Leininger and Ken Baker. **Arrived after roll call:** Gary Spanner (R) and Lloyd Shoaf (A). **Staff present:** Phil Laurien, Paul Deel, Scott Sanders, Bob Sochor, Andy Videkovich, and Stephanie Matlack.

■ **Approval of the January 31, 2002 RPC Minutes**

Mr. Gladman made a motion to approve the minutes of the last meeting, seconded by Mr. Miller. VOTE: Unanimously For, 0 Opposed. Motion carried.

■ **February 21, 2002 Executive Committee Minutes**

1. Call to order

Chairwoman Foust called the meeting to order at 2:10 p.m. **Executive Committee members present:** Holly Foust, Dick Gladman, Leslie Warthman, and Steve Burke. Jim Ward arrived late. **Staff present:** Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

- a. **January 23, 2002 – Mr. Gladman made a motion to approve the minutes of the last meeting, seconded by Mrs. Warthman. VOTE: Unanimously For, 0 Opposed. Motion carried.**

3. Old Business

a. Office Space – Mr. Laurien stated that the building plans have been revised by Architect Bruce Gardner. A walk through is scheduled with Mr. Laurien, Mr. Gardner and Mr. Jack Prim of the County Maintenance Department for Friday, Feb. 22nd. A lease has not been signed as of this date. Construction should start in May with an approximate move in date in July/August.

4. New Business

a. Financial / Activity Reports for January 2002

The Financial Report for December was presented:

Ending balance as of 12/31/01 **\$522,217.49**

<u>Receipts</u>	<u>January</u>	<u>YTD</u>
General Fees (NPA)	\$ 990.00	\$
990.00		
Inspec. Fees (Transfer)	\$ 20.00	\$ 20.00
Fees A (Site Review)	\$ 500.00	\$ 500.00
Membership Fees	\$124,985.80	\$124,985.80
Planning Surcharge (Twp. Assist.)	\$ 4,429.27	\$ 4,429.27
Charges for Services A (Prel. Appl.)	\$ 9,350.00	\$
9,350.00		
Charges for Services B (Final Appl.)	\$ 5,800.00	\$
5,800.00		
Charges for Services C (Ext. Fees)	\$ 300.00	\$ 300.00
Charges for Services D (Table Fees)	\$	\$
Charges for Services E (Appeal/Var)	\$	\$
General Sales	\$ 1,258.41	\$ 1,258.41
Health Dept. Fees	\$ 200.00	\$ 200.00
Soil & Water Fees	\$ 575.00	\$ 575.00
Other Reimbursements	\$	\$
Other Reimbursements A	\$	\$
Other Reimbursements B	\$	\$
Canceled Warrants	\$	\$
Inter-fund Revenues	\$	\$
TOTAL	\$148,408.48	\$ 148,408.48

Balance after receipts **\$670,625.97**

Expenditures **\$26,242.32**

End of January balance **\$644,383.65**

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

b. February RPC Preliminary Agenda – Mr. Laurien explained that there are 1 variance, 5 zonings, 5 preliminary and 6 final applications on the agenda. Under other business is a consideration for expenditure approval (Liability Insurance for 2002) and information about the Ohio Land Use Program at Deer Creek State Park in March. The item for the Thoroughfare Plan appendix will be after the Statement of Policy.

c. Consideration for approval: Liability Insurance: Rinehart-Walters-Danner, \$7,653.00 – Mr. Laurien explained that this policy is the same as in previous years except for some increases in data processing equipment due to the purchase of additional equipment.

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

d. Discussion of Nominating Committee for election of four members to serve on the Executive Committee at the March RPC meeting. - Chairwoman Foust stated that she would appoint 3 members of the Commission at the February RPC meeting for the purpose of nominating 4 members to serve on the Executive Committee for the year 2002.

5. Other Business

a. Contract Updates –

- 1. Shawnee Hills** – awaiting schedule for Comprehensive Plan public hearing
- 2. Troy Twp.** – awaiting schedule for Comprehensive Plan public meeting
- 3. Liberty Twp.** – Elderly Housing resolution initiated, awaiting date of public hearing
- 4. Concord Twp.** – working on Chapters 9 and 10 in March
- 5. Kingston Twp.** – working on Chapters 9 and 10 in March

6. **Berkshire Twp.** – Model zoning resolution draft 120 pages. Expect first draft completion by April 15th. This can be the model for all Townships. Attorney, Don Brosius assisting at Berkshire’s cost.
7. **Village of Sunbury** – Comprehensive Plan to start in April.
8. **Trenton Twp.** – Comprehensive Plan to start in April.
9. **Genoa Twp.** – has requested zoning assistance in 2002, update comprehensive plan in 2003.
10. **Village of Ashley** – annexation/zoning assistance in 2002 discussed at a recent Counsel meeting. Discussing assistance on a Comprehensive Plan in 2003.
11. **Berlin Twp.** – discussing zoning assistance in 2002-2003.

b. **Thoroughfare Plan Appendix – public hearing 2/28/02** – will be presented at the beginning of the agenda, the County Engineer will ask the item to be tabled indefinitely.

6. **Personnel** - none

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

Meeting adjourned at 3:30 p.m.

The next Executive Committee meeting will be Wednesday, March 20, 2002 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing Street, Delaware, Ohio, 43015

■ **Statement of Policy**

As is the adopted policy of the Regional Planning Commission, all applicants will be granted 10 minutes to make their formal presentation. The audience will then be granted up to 10 minutes 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.

■ **Discussion of Delaware County Thoroughfare Plan Appendix**

Mr. Bauserman stated that he and Mr. Laurien met with Attorney Don Brosius

(Counsel for the RPC) and County Prosecutor Duncan Whitney (Counsel for the County Engineer) to discuss issues related to the Thoroughfare Plan appendix. The attorneys are doing some research on legal opinions and issues of the Appendix and have advised that the Commission should table any action until he or Mr. Laurien receive further direction from them (Legal Counsel).

Therefore, *Mr. Bauserman made a motion to table the public hearing and discussion on the Thoroughfare Plan Appendix based on advice from Legal Counsel. Mr. Miller seconded the motion. Mr. Gladman called the question. VOTE: Unanimously For calling the question, 0 Opposed. Motion carried. VOTE: Unanimously For the tabling of the Appendix, 0 Opposed. Motion carried.*

Mr. Laurien stated that a member of the audience asked what this means about future actions on the Thoroughfare Plan Appendix. What does the Commission have to do to hear this topic again?

Mr. Brosius stated that at the next meeting a decision would have to be made whether or not to remove it from the table. If it were to be removed, it would have to be re-advertised. If no action is taken, there would be no hearing and the RPC would go through the same process. There would need to be a new public notice.

Mr. Laurien confirmed that the tabling of the discussion of the Thoroughfare Plan Appendix was to be indefinite. Mr. Brosius agreed it was until further notice.

Mr. Bauserman stated that he has another meeting to attend and stated that Mr. Scott Pike, Alternate for the County Engineer, would take his place.

II. VARIANCES

01-30-S-V Mason Subd. – requesting road width reduction – Section 306.05 (c)

Staff Comments

The applicant has requested to table this application for 90 days in order to request a zoning variance from Genoa Township.

Staff Recommendation

Staff recommends *approval of the 90-day table request* to the RPC.

Commission / Public Comments

Mr. Schmidt made a motion to approve the table request for the Mason Subdivision variance. Mr. Gladman seconded the motion. VOTE:

Unanimously For, 0 Opposed. Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

08-02 ZON **American Transmission Sys.'s – Concord Twp. – request for comment, Ohio Power Siting Board, East Springfield-Tangy 138 kV Transmission Line Tap to Bellepoint Substation**

Location: West Side of SR 257, 4544 SR 257. First Energy Bellepoint substation, Michael Beiting, Associate General Counsel, First Energy Corp.

I. Conditions

Present Use: Bellepoint Substation

Proposed Uses: Increase power from 69 kV to 138 kV by the installation of a tap or single circuit 138 kV radial transmission line 125 feet long supported on a single steel pole and one wood pole angle structure. The Springfield-Tangy 138 kV line is 40 feet north of the Bellepoint substation fence.

School District: Buckeye Valley

Surrounding Land Uses: East- SR 257, agriculture, Scioto river; West- agriculture; North WRC LLC vacant industrial building, formerly trucking use; South- agricultural.

II. General Background

The Ohio Power Siting Board is seeking comments on the request. No new electric right of way is being acquired, no new substation expansion is proposed, just an upgrade in power from the adjacent 138 kV line to the Bellepoint Station.

III. Issues

The courtesy request for comment is an administrative act pursuant to Ohio Revised Code. There is no local zoning authority over electric public utilities.

Since no critical resources are involved and no land uses are changed staff has no comment to the DCRPC or the Ohio Power Siting Board.

IV. DCRPC Staff Recommendation

DCRPC staff makes no comment to the DCRPC, and the Ohio Power Siting Board on the proposed power upgrade from 69 to 138 kV by means of a radial transmission, 138 kV tap approximately 125 feet in length from an existing 138 kV line to the Bellepoint substation in Concord Township, Delaware County, Ohio.

Commission / Public Comments

Chairwoman Foust asked if there was a required action by the Commission. Mr. Laurien stated that the RPC only has to comment if the RPC thinks a comment is appropriate. He said that Zoning has no jurisdiction over public utilities. Regional Planning Commission's has the right to comment when the Power Siting Board, by State Law, says it's a project large enough to require local comment.

Chairwoman Foust asked if there were any comments from the Commission. There were none.

Chairwoman Foust stated that Commissioner Ward had requested an opportunity to update the Commission on an issue he had been working on. (regarding Woodland Hall subdivision heard at January's RPC meeting)

Mr. Ward stated that he met with ODOT regarding the sight distance on SR 315 problem in the Woodland Hall Subdivision. At the January RPC meeting, Mr. Ward read from a letter from ODOT. He has since learned that that letter was not the most current letter and that additional meetings and letters followed. ODOT was concerned with the sight distance and the entrance was moved to accommodate that. ODOT also required the developer to tear down a building that was obstructing where the entrance was to be without the left turning lane. The developer did tear the building down, the entrance was moved and the site inspection was done by ODOT and it was determined that it was safe.

Mrs. Warthman asked if there is a turn lane. Mr. Ward stated that it was not needed since the developer moved the entrance.

- 09-02 ZON** Planned Communities, Inc. – Orange Twp. – 3.081 acres from FR-1 to PC
- 10-02 ZON** Planned Communities, Inc. – Orange Twp. – 21.738 acres from SFPRD/PC to MFPRD

Location: 09-02 ZON- 3.1 Acres

10-02 ZON- 21.378 acres, West side of Columbus Pike (US Route 23), north of Orange Road in Orange Township, by Planned Communities.

I. Conditions

Case 9-02 ZON

Present Zoning: SFPRD

Proposed Zoning: PC

Present Use: Vacant lot (previously approved as a safety campus (fire station, possible EMS and Sheriff))

Proposed Use: Planned Commercial, no footprint, but general standards

School District: Olentangy

Utilities Available- Del Co Water, Delaware County sanitary sewer.

Soils: BeA Bennington 0-2% slope

BeB Bennington 2- 6% slope

CaB Cardington 2-6% slope

CaC Cardington 6-12% slope

Pw- Pewamo

AmF2-Alexandria and Morley silt loams, 25-40% slope

AdC2-Alexandria silt loam, 6-12% slope

Case 10-02 ZON

Present Zoning: SFPRD for 104 single family detached condominiums on 24.6 acres

Proposed Zoning: MFPRD 21.738 acres for 84 duplex condominiums.

Present Use: Vacant lot.

Proposed Use: 84 units of duplex condominiums

Proposed Density: 3.86 units per acre

School District: Olentangy

Utilities Available- Del Co Water, Delaware County sanitary sewer.

Soils: BeA Bennington 0-2% slope

BeB Bennington 2- 6% slope

CaB Cardington 2-6% slope

CaC Cardington 6-12% slope

Pw- Pewamo

AmF2-Alexandria and Morley silt loams, 25-40% slope

AdC2-Alexandria silt loam, 6-12% slope

II. General

These tracts were part of the North Orange assembly that was rezoned in 2001 for single-family homes, single family condominiums, and Planned Commercial and Office. A series of new internal streets service the subdivisions. As a result of negotiations between the township and the developer, a 41.47-acre park was dedicated to the township. A safety campus was originally planned for the 3.1 acre tract (Case 9-02 ZON) adjacent to the power lines, but due to radio interference, the township and Planned Communities have agreed to exchange parcels and move the safety campus. The 3.1-acre tract therefore needs zoned to Planned Commercial.

These negotiations have resulted in a net gain of 1.5 acres to the township, and a 20-unit loss in condominiums. The proposed condominium builder, Bob Webb, wishes to construct duplex condominiums similar to those he is marketing at Harvest Wind in Genoa Township, therefore the SFPRD previously approved zoning must be changed to MFPRD.

The overall project density still conforms with the intention of the Orange Township 2001 Comprehensive Plan, 2 units per gross acre. Although initial development plans (DCRPC cases 10, 11, and 12-00 ZON) did not garner DCRPC approval, subsequent revisions by the applicant brought them in line with the adopted comprehensive plan, and they were approved by the township in July 2000. These applications have been the subject of much review by the township in cooperation by the developer.

III. Conformance with Local Comprehensive Plans

These plans conform to the intent and gross density of the 2001 Orange Township Comprehensive Plan. The Planned Commercial area conforms to the intent of the Comprehensive Plan as adopted in 2001.

IV. Conformance with Development Standards

All development standards have been met except:

1. Drainage- no details or conceptualls are shown for either site. Since this is part of a master planned development, the engineer, Floyd Brown is working these details out, but the Zoning Commission may wish to see more detail. Due to the proximity to the scenic Olentangy River, staff

suggests the use of constructed wetlands to detain and treat stormwater, making it an aesthetic feature.

2. Footprint for the Commercial site- no footprint of a building is shown, because the user is not known. General development standards have been included, but the Zoning Commission should see a detailed development plan when the user becomes known.

V. Required Findings for PCD case 9-02-ZON

The Zoning Commission and Trustees may approve a PC zoning provided they find that the proposed use complies with all of the following requirements:

- 1.) That the proposed development is consistent in all respects with the purpose, intent, and general standards of this zoning resolution.

DCRPC Staff Finding: The overall development plan is consistent, except for a detailed development plan, since the user is unknown. Since this is a small tract, and general standards for access, landscaping and signs are given, the plan is adequate for zoning change, subject to the applicant submitting a detailed plan to the zoning commission when the user is known.

- 2.) That the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.

DCRPC Staff Finding: The revised development plan, in context with the entire North Orange Development, conforms to the 2001 Orange Township Comprehensive Plan.

- 3.) That the proposed development advances the general welfare of the township and the immediate vicinity.

DCRPC Staff Finding: The proposed development advances the general welfare of the township and the immediate vicinity.

VI. DCRPC Staff Recommendation

Staff recommends approval of the 3.1 acre rezoning from FR-1 to PCD for

Planned Communities.

VII. Required Findings for MFPRD, case 10-02-ZON

The Zoning Commission and Trustees may approve MFPRD zoning provided they find that the proposed use complies with all of the following requirements:

- 1.) That the proposed development is consistent in all respects with the purpose, intent, and general standards of this zoning resolution.

DCRPC Staff Finding: The overall development plan is consistent in all respects, except that more drainage detail is desirable.

- 2.) That the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.

DCRPC Staff Finding: The revised development plan, in context with the entire North Orange Development, conforms to the 2001 Orange Township Comprehensive Plan.

- 3.) That the proposed development advances the general welfare of the township and the immediate vicinity.

DCRPC Staff Finding: The development plan advances the general welfare of the township and the immediate vicinity.

VIII. DCRPC Staff Recommendation

Staff recommends to the DCRPC, the Orange Township Zoning Commission, and the Orange Township Trustees that the MFPRD zoning for Planned Communities on 21.73 acres in North Orange to develop 84 units of duplex condominiums be conditionally approved, subject to the development plan being amended to show on site stormwater retention/detention.

Commission / Public Comments

Mr. Jack Brickner, Director of Development for Planned Communities was present to answer any questions of the Commission.

Mr. Gladman stated that the FR-1 referred to is actually SFPRD under the existing code.

Mrs. Warthman asked what the density was on the 21 acres. Mr. Brickner said 3.8 units/acre. On the previous plan, when there were more units, more acreage, it was 4.2 units/acre.

Mr. Gladman made a motion to recommend conditional approval of the zoning applications by Planned Communities (#09-02 ZON and # 10-02 ZON), subject to the staff comment regarding showing the on-site stormwater retention/detention. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

11-02 ZON Charles Day & Bradley Walker – Liberty Twp. – 10.646 acres from FR to PID

Location: West side of US Route 23, north of Hyatts Road in Liberty Township, US 23 Self Storage, owner.

I. Conditions

Present Zoning: Farm Residential

Proposed Zoning: Planned Industrial

Present Use: Vacant, partially cleared lot

Proposed Uses: 686 mini storage units in Liberty Township (468 approved and built in Berlin Township)

Existing Density: 1 unit/acre in FR-1

School District: Olentangy

Utilities Available- Del Co Water

Soils: CaB Cardington 2-6% slope

CaC Cardington 6-12% slope

Surrounding Land Uses: East - Phase I of mini-storage project and US 23;
South - Hyatts Road, Dale Huffman residence;
West - Greif Brothers Office Park, three single family residences on approx. 3 acres each;
North - Thermo-Core commercial builders, Columbus and Southern Electric power lines.

II. General Background

This is the second phase of a self-storage project that originally involved 12.872 acres of land divided by the Liberty/Berlin Township line. The 8.221 acres in the Berlin Township portion of the tract was proposed for rezoning in November, 2000, and was recommended for denial due to problems in the plan, which were later addressed at the Township. The land received its rezoning in 12/28/00. That proposal for Planned Industrial zoning was requested to allow the construction of 468 mini storage buildings on the Berlin Township portion, leaving 4.64 landlocked acres in Liberty Township zoned Farm Residential. The Berlin Twp. units have since been constructed.

In August of 2001, an additional 6.02 acres was added to the 4.651 landlocked parcel, resulting in a total of 10.66 acres. This parcel now includes two access strips to Hyatts Road that surround a single-family house. The current proposal is for 686 storage units in this parcel. The plan includes the relocation of a detention pond to an open space area on Phase I, (already built), a new detention pond, a small open space to serve as a buffer to adjoining houses, and an easement for a future backage road.

III. Issues

There are several concerns with this requested rezoning.

1. The request should be for Planned Commercial and Office, not Planned Industrial. PI permits manufacturing uses that are inappropriate at this location. PC could accommodate mini storage units.
2. Berlin township allowed Phase I to be completed with dedication (only) of an ODOT-proposed future backage road. *This* plan continues the planned backage road as suggested by the ODOT US 23 Access Management Plan. Liberty Township may require that a development within its boundaries must be accessible from within the township for emergency vehicles. The township may ask that the backage road be built at the time of development.
3. Drainage is currently a problem in this area, including the periodic surcharging of a retention pond on an adjacent tract, which floods the swale and other properties. The Concept Plan states that storm water management will be designed during the final engineering phase of the project. Due to the nature of the drainage in the area and the large amount of impervious surface produced by mini-storage structures and their related pavement, more detailed storm

water management should be provided before the footprint is approved at the rezoning.

4. Section 21.12 of the Liberty Township Zoning Resolution requires that all curves in driveways be of sufficient radius (not less than fifty feet) to permit unhindered passage of public safety vehicles to access the site. The perimeter road appears to have smaller radii.
5. The Planned Industrial District in Liberty Township requires a 150-ft. setback from any abutting land that is developed for residential use. This affects approximately one third of the units on the southern end of the parcel.
6. The development plan is incomplete:
 - a.) The application states that this is a “concept” plan and lists several items submitted on the final development plan. Liberty Township does not have a preliminary development plan in its planned industrial district. All items must be shown on the development plan submitted for zoning.
 - b.) No landscape plan is included. Significant buffering of 222 and 225 Hyatts Road should be shown.
 - c.) No architectural standards are submitted, other than pictures of existing mini-storages.
 - d.) The drainage is not shown except to show it runs to a pond off the site proposed for zoning. No easement for off site drainage is on the development plan.

IV. Required Findings for PI Zoning

The Zoning Commission and Trustees may approve a PI zoning provided they find that the proposed use complies with all of the following requirements:

- 1.) That the proposed development is consistent in all respects with the purpose, intent, and general standards of this zoning resolution.

DCRPC Staff Finding: The overall development plan is incomplete and therefore not consistent with all the general standards of the resolution.

- 2.) That the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.

DCRPC Staff Finding: The Liberty Township plan recommends this area for Planned Commercial use. This use would conform to the Plan, however, the subject tract must carefully transition back to residential to minimize impacts to houses as 219, 221, 275, 222, 268, 300 and 336 Hyatts Road.

- 3.) That the proposed development advances the general welfare of the township and the immediate vicinity.

DCRPC Staff Finding: The proposed zoning to PI for 686 units of mini storage warehouse, with the current development plan submitted, does not advance the general welfare of the township and the immediate vicinity. The development plan is a work in progress.

V. DCRPC Staff Recommendation

DCRPC staff recommends to the DCRPC, the Liberty Township Zoning Commission and the Liberty Township Trustees that the request for Planned Industrial zoning for 10.646 acres on US 23 in Liberty Township be **denied**.

Commission / Public Comments

No one was present to represent the applicant.

*Mr. Miller made a motion to recommend conditional approval of the rezoning case by Charles Day and Bradley Walker, subject to staff comments regarding drainage and the transition being made to the neighboring residential district. Mr. Cy Schmidt seconded the motion. **HAND VOTE: 11 For conditional Approval, 9 Opposed. Motion carried.***

12-02 ZON Jeff Cutler & Pat Paykoff – Brown Twp. – 5.0 acres from FR-1 to PC

This application is submitted by Pat Paykoff and Jeff Cutler for Planned Commercial and Office zoning in order to construct mini-storage, outdoor storage, and office warehouse at 2415 S. R. 36/37 in Brown Township.

I. Conditions

Present Zoning: Farm Residential District (FR-1)

Proposed Zoning: Planned Commercial and Office District (PCD)

Present Use: Farm Residence and outbuildings

Proposed Use: Mini-storage (234 units), outdoor storage, and office warehouse (13,000 sq. ft.)

Existing Density: 1 unit / 2 acres

Proposed Density: N/A

School District: Buckeye Valley

Utilities Available: Del-co water and onsite septic

Soils: BoA – Blount silt loam, 0 to 2 percent slopes
PwA – Pewamo

II. Location / Surrounding land use

The property is on the north side of S. R. 36/37, approximately 500 feet east of the City of Delaware's corporation limit and just north of Berlin Township. It is adjacent to the Conrail railroad tracks to the east and an ODOT dry detention basin to the south. The remaining lands are agriculture. The property is buffered from the lands to the east by the elevated railroad tracks. The adjacent lands in Brown Township are zoned FR-1. To the south across S. R. 36/37 in Berlin Township are Georgia Mills Carpet Outlet (zoned PCD) and Dela-Glassware, Ltd. (zoned PID). The remaining land in Berlin Township to the south is zoned FR-1.

III. General comments

The applicants are requesting to rezone a 5-acre flag lot to Planned Commercial and Office District (PCD) for mini storage, outdoor storage, and office/warehouse space. There is an existing residence that will be utilized as office space for the mini storage buildings. Other farm outbuildings will be razed. The proposal includes 234 mini-storage units in 5 buildings and 13,000-sq. ft. of office warehouse space. Outdoor storage is planned along the east property line adjacent to the Conrail railroad tracts although the amount is not specified. The Office warehouse is a large building divided into 5 units with 5,000 sq. ft used for office and 8,000 sq. ft devoted to warehouse. The office warehouse building will be toward the south side of the property facing S. R. 36/27 with the mini-storage buildings situated perpendicular to 36/37 and behind them. There will be 33 parking spaces provided for the office warehouse and mini storage office.

IV. Compliance with the Comprehensive Plan

This site is in Sub-area I - Suburban Growth District. The area is characterized

by large tracts of land still engaged in farming. The Suburban Growth district is intended to provide a transition from the high densities of Delaware City to the lower densities in the rural agricultural heartland. To take advantage of the township's proximity to Delaware City, it is recommended that planned commercial and planned industrial should be developed and encouraged along US 36/SR 37. This area is regarded as a source of much needed commercial/industrial tax revenues. Appropriate access management principles restricting left turns across traffic should follow ODOT standards. The Plan also recommends that new commercial/industrial developments should consider the following design elements:

- Parcels should have limited access to US 36/SR 37 and should be linked with parallel rear access roads built in increments by developers.
- Only low level, downward-cast lighting should be encouraged.
- To avoid sign clutter, ground signs should be the only commercial sign type permitted along US 36/SR37. Billboard and pole signs should be prohibited.
- Extensive landscaping should be required in parking lots to avoid the "sea of asphalt" and to reduce runoff. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along US 36 frontage.

V. Conformance with Development Standards

The following items may need further information.

1. Staff notes that the Zoning Resolution prohibits outdoor storage of motor vehicles in the PC district. Storage must be within an enclosed building or a divergence must be granted.
2. Central sewer is not available to the site. The OEPA will allow an on site system to be utilized, but the system must be placed in the Blount soils, since Pewamo soils are unsuitable for leaching. The house will have to utilize a separate system and not be connected to the system serving the office warehouse. If central sewer becomes available, the OEPA requires that the development must connect to it regardless of the condition of the on site systems. ***The plan does not show the location of the on site systems.***
3. Landscaping plan; ***none submitted.*** The development should be screened from the adjacent FR-1 zoning district to the north and west. Retain existing trees.
4. Sign plan; ***none submitted.***
5. The text indicates that preliminary calculations have been completed for stormwater drainage. The applicant states that ODOT will allow some

discharge to their detention pond to the south, but stormwater from the office warehouse must be retained on site. ***The plan shows retention in front of the house but is it adequate if all areas are asphalt?***

6. Architectural renderings are submitted for the mini-storage building ***but not for the office warehouse or the house.***
7. Parking; 33 spaces provided. Additional parking may be needed depending on the number of employees.
8. Del-co water is available, but the Tri-Township Fire Department requests that a 6” water line be installed within the development and that a fire hydrant be placed at the northwest and southwest corners.
9. The Township may require a plat to be recorded showing the arrangement of structures with setbacks, parking areas, and utilities.
10. Divergences from standards-
 - a. The application requests that phasing be allowed for sections less than 5 acres. Given the nature of this business, staff sees no problem with this request.
 - b. A divergence from the requirement for paved surface for all drives and parking areas is also requested. The staff would recommend that the driveway be a stabilized gravel surface, such as Gravelpave 2™.
 - c. A waiver of parking is requested for the mini storage buildings. There will be ample room for temporary parking within the graveled areas between the buildings (30’) for temporary parking. This request is reasonable for the proposed use.

VI. Required Findings for PCD

The Zoning Commission and Trustees may approve PCD zoning provided they find that the proposed use complies with all of the following requirements:

- 1.) That the proposed development is consistent in all respects with the purpose, intent, and general standards of this zoning resolution.

DCRPC Staff Finding: Yes, if the development plan addresses comments #1-10 in Section V above.

- 2.) That the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.

DCRPC Staff Finding: The development plan conforms to the

recommendations of the 2001 Brown Township Comprehensive Plan for use, but additional landscaping, sign and light details are needed.

- 3.) That the proposed development advances the general welfare of the township and the immediate vicinity.

DCRPC Staff Finding: Given the location on S. R. 36/37 next to the Conrail tracks and the dry detention basin, and its proximity to the City of Delaware, Planned Commercial and Office zoning could advance the general welfare of the Township and immediate vicinity.

VII. Staff Recommendation

The staff recommends to the Regional Planning Commission, the Brown Township Zoning Commission, and the Brown Township Trustees that the application by Pat Paykoff and Jeff Cutler, for rezoning 5.00 acres on S. R. 36/37 from FR-1 to PCD be *conditionally approved*, subject to resolution of items 1 and 2 in Section VI above.

Commission / Public Comments

Mr. Tony Eyerman was present to represent the applicants. He stated that he concurs with staff comments.

Ms. Sharon Bacastow of the Brown Township Zoning Commission questioned the landscape plan. Mr. Eyerman stated that some new trees and shrubs would be planted but that they would try to keep as many of the existing trees (which are mainly around the perimeter) as possible.

Mr. Burke asked if the staff could show the soils overlay. Mr. Eyerman stated that the soils are mainly Pewamo and Blount soils. He said that the applicants have met with Ms. Beth Bailik from the OEPA on the site. She commented that permeability would need to be shown for the use of a leach field that was being requested. If it could not work then a mound system would be required. She would prefer a leach field.

Mr. Ward asked if ODOT owned the basin. Mr. Eyerman stated yes. They have had preliminary discussions with ODOT’s hydraulic engineer and have been permitted to release stormwater and curtain drains into the basin, however, detention must occur on the applicant’s site.

Mr. Hedrick asked the staff to explain the Gravelpave 2™. Mr. Laurien stated that it is a plastic mesh substrata that comes in a roll then gravel is placed on top. It keeps the gravel in a fairly modest traffic area from being rutted. It's suitable for parking lots or low traffic uses that would need a fairly level surface. Mr. Laurien stated that if gravel is requested it is a reasonable divergence from asphalt because it will reduce the amount of stormwater runoff.

Mr. Ward made a motion to recommend conditional approval of the rezoning application requested by Pat Paykoff and Jeff Cutler, subject to staff comments. Mr. Gladman seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Brown Twp.). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

29-98.4.10 Scioto Reserve, Sec. 4, Ph. 10 – Concord Twp. - 60 lots / 21.10 acres

Applicant: Home Road, LTD.

Subdivision Type: Single-family residential

Location: North of Home Road, North and South sides of Scioto Parkway, 120 feet West of Scioto Chase Boulevard, Concord Township

Current Land Use: Former Agriculture

Zoned: PRD

Utilities: Del-Co water, alternative sewer with land application

(County

owned and maintained), AEP Electric, Columbia Gas

School District: Buckeye Valley and Olentangy

Engineer: R.D. Zande & Associates, Inc.

Surrounding Land Use

North: Agriculture

South: Scioto Reserve, Section 4 Phase 5&6 (construction)

East: Scioto Reserve, Section 4 Phase 7 (recorded)

West: Scioto Reserve, Section 3 Phase 5 (construction)

Staff Comments

Scioto Reserve Section 4, Phase 10 is a 60 lot phase of Scioto Reserve. The current land is open, former agricultural land with several tree lines. It is an extension of Scioto Parkway to Scioto Chase Boulevard, which will complete the loop between the eastern and western portions of Scioto Reserve. It also includes Greyson Drive, which extends to the north and west of the parkway and a street stub, Letterman Drive, to the northern property line. The golf course wraps around this phase to the west and south. A twenty-foot tree preservation easement has been noted on the northern edge of the project, which does not preclude the installation of utilities at some time.

A Technical review was held on February 19th, 2002 after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends Preliminary approval of Scioto Reserve, Section 4, Phase 10 to the RPC.

Commission / Public Comments

Mrs. Lenell Sniechowski of RD Zande was present to represent the applicant.

Mr. Miller made a motion for Preliminary approval of Scioto Reserve, Section 4, Phase 10. Mr. Spanner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

04-02 Golf Village Commercial (outlots 1-8) – Liberty Twp. - 08 lots / 30.10 acres

Applicant: Triangle Real Estate, Inc.

Subdivision Type: Commercial

Location: Southeast corner of Home Road and Sawmill Parkway, Liberty Township

Current Land Use: Agriculture

Zoned: PC

Utilities: Del-Co water, public sewer, AEP Electric, Columbia Gas

School District: Olentangy
Engineer: R.D. Zande & Associates, Inc.

Staff Comments

Golf Village Commercial includes 7 outlots ranging from 1.0 to 2.3 acres (Lots 1-7) and a 17.4-acre retail lot (Lot 8). Woodcutter Drive (public) will be extended from the south to the north along the east boundary of this section completing the connection from Sawmill Parkway to Home Road. The development will have limited access to Sawmill Parkway and Home Road. A full intersection is provided between lots 4 and 5 approximately 850 feet south of Home Road. A right-in service drive is proposed between lots 1 and 2 approximately 300 feet south of Home Road. A right-in/right-out/left-in is provided between Lots 1 and 7 approximately 300 feet east of Sawmill Parkway. A 60-foot ingress/egress easement parallel to Sawmill Parkway is shown along the back of lots 1 through 6 and will provide access between lots and to/from the future Golf Village multi-family development to the south. A second 60-foot ingress/egress access easement parallel to Home Road is provided along the rear of lots 1 and 7 and connects to Woodcutter Drive.

Surrounding land use includes future commercial to the west, future industrial and existing single family residences to the east, future multi-family residential and golf course to the south, and existing large lot residential and agriculture to the north.

A technical review was held on February 19th, 2002, after which the applicant has addressed all of the required changes, except for the following:

- The interior 60' access drive parallel to Sawmill Parkway should be constructed from Home Road to the intersection between Lots 4 and 5 as part of the first phase.

Staff Recommendation

Staff *recommends conditional Preliminary approval of Golf Village Commercial (outlots 1-8)*, subject to staff comments to the RPC.

Commission / Public Comments

Mr. Kevin Kershner of RD Zande was present to represent the applicant. He stated that he concurs with staff comments.

Chairwoman Foust stated that existing structures must be removed before she would sign the final plat. Mr. Kershner stated that there is one on site 7 and one on the west side of Woodcutter Drive. He agreed to the removal prior to final plat signature by the Liberty Township Zoning Officer.

Mr. Miller made a motion for conditional Preliminary approval of Golf Village Commercial (outlots 1-8) subject to staff comments. Mr. Spanner seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (City of Powell). Motion carried.

26-00.4 Orange Point Commerce Center, Phase 4 – Orange Twp. - 04 lots / 08.30 acres

Applicant: Duke Reality Corp.
Subdivision Type: Industrial
Location: South side of Orange Point Drive, 450 feet East of Graphics Way, Orange Township
Current Land Use: Vacant
Zoned: PID
Utilities: Del-Co water, public sewer
School District: Olentangy
Engineer: LJB Engineers

Staff Comments

This application is an amendment to Orange Pointe Commerce Park, Phases 2 and 3 (RPC # 26-00), which received preliminary approval on July 27, 2000. Orange Pointe Commerce Park was rezoned in November 1990 from FR-1 to PI (Case # 33-90ZON).

The 8.3 acres were originally proposed to be 2 lots with direct access to Orangepoint Drive. Now the plan is to create 4 smaller lots on a cul-de-sac. This phase will be platted in two sections. Phase 4, Section 1 will include the cul-de-sac and the western 2 lots along with 15.371 acres directly to the north across Orangepoint Drive. Phase 4, Section 2 will be the remaining 2 lots.

Surrounding land uses are commercial and light industrial to the south, a vacant field to the north (including overhead transmission lines), a vacant field to the west, and the Norfolk and Southern railroad tracks to the east. The site is flat and drains from east to west. Storm water will be detained on the AEP site to the east and an existing pond to the south in Phase 1.

A Technical Review was held on February 19, 2002 after which the applicant has addressed all the required changes, except:

- This proposal will leave a residual lot to the south that must be transferred

to the adjacent lot prior to platting, or it must be incorporated into this plan.

Staff Recommendations

Staff recommends conditional Preliminary approval of **Orange Pointe Commerce Center, Phase 4**, to the RPC, subject to staff comments.

Commission / Public Comments

Mr. Raif Webster of Duke Realty Corp. was present. He stated that they would combine the landlocked parcel to the adjacent parcel to the east as requested by staff.

Mr. Gladman made a motion for conditional Preliminary approval of Orange Pointe Commerce Center, Phase 4, subject to staff comments. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

03-02 Northpoint Meadows, Sec. 1 & 2 – Orange Twp. - 83 lots / 42.08 acres

Applicant: Elsie and Richard Marshall/ D&S Investments
Subdivision Type: Single-family residential
Location: South side of East Orange Road, 4,200 feet West of South Old State Road
Current Land Use: Agriculture
Zoned: PRD
Utilities: Del-Co water, public sewers, AEP Electric, Suburban Gas
School District: Olentangy
Engineer: Hockaden & Associates, Inc.

Surrounding Land Use

North: Future Glen Oak Subdivision
South and East: Village of Oak Creek
West: Norfolk Southern and Conrail Tracks

Staff Comments

Northpoint Meadows is an 83 lot development on 42.08 acres in Orange Township. The lot is currently an open, fairly flat field. The plan calls for a boulevard entrance

with a large, circular drive, Northpoint Meadows Loop, throughout the site. A large five-acre open space lot will be located in the middle of the development with four access points for residents. A 5.2-acre open space serves as a buffer between the western edge of the site and the railroad. More open space is set aside on each side of the entrance boulevard and a conservation/no-build easement is located on the southern edge of the site bordering the Village of Oak Creek. Streets will have sidewalks on both sides of the street.

During the rezoning process, the staff worked with the applicant toward making a connection with adjoining undeveloped property. The only possibility for a future connection would include assembling some street frontage land totaling approximately 11 acres. Such a connection was not seen as feasible.

Throughout the zoning and sketch plan phases, the staff requested that Northpoint Meadows coordinate with the proposed Glen Oak development on the north side of Orange Road with regards to the alignment of access drives. Both developments have received zoning according to their development plan and any change in that plan would require an administrative review to amend the plan at the township level.

The applicant filed a new plan after moving the entrance road approximately 120' to the east to align with Glen Oak. This new configuration places the pavement of the new drive approx. 50' from the adjacent 1326 E. Orange Road and approx. 90' from the residence on that parcel. The township has required a mounded and landscaped buffer along the properties that front on Orange Road. We recommend that a thick sound and visual buffer of evergreens be extended between the boulevard and the Graham property.

A Technical review was held on February 19th, 2002 after which the applicant has addressed all of the required changes except the following:

- The new placement of the road must be approved by the County Engineer's standards for sight distance and adequate drainage outlet.

Staff Recommendation

Staff recommends conditional Preliminary approval of **Northpoint Meadows, Sec.'s 1 and 2** to the RPC, subject to staff comments.

Commission / Public Comments

Mr. Kurt Zeissler of Hockaden & Associates was present to represent the applicant.

Mr. Gladman requests that there be sufficient buffering between the road noise, headlights and the existing house. Mr. Zeissler agreed to landscape mounding.

Mr. Miller made a motion for conditional Preliminary approval of Northpoint Meadows, Sections 1 and 2, subject to staff comments and Mr. Gladman’s comments regarding buffering. Mr. Thurston seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

02-02 Pinkston Acres – Troy Twp. - 05 lots / 26.85 acres

Applicant: Countrytyme
Engineer: CPS Consulting Group

Staff Comments

The applicant has requested to table this application for 30 days in order to resolve engineering issues and the relocation of the CAD entrance.

Staff Recommendation

Staff recommends approval of the 30-day table request for **Pinkston Acres** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for approval of the 30-day table request for Pinkston Acres. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (none)

CONSENT AGENDA

Final

01-98.2 Sage Creek, Section 2 – Genoa Twp. -18 lots / 45.92 acres

Applicant: Trenton Land Company
Subdivision Type: Single-family residential
Location: West side of Trenton Road, 1 mile south of Vans Valley Road, Genoa Township
Current Land Use: Pasture/ Woods
Zoned: Rural Residential
Utilities: Del-Co water, private septic
School District: Big Walnut
Engineer: Bischoff & Associates, Inc.

Staff Comments

Sage Creek Section 2 contains 18 lots on 45.92 acres and will extend Sage Creek Drive (private) from Section 1 to connect with Trenton Road to the east. Sweet Clover Lane (private) extends to the north from Sage Creek Drive and will eventually loop through Section 3 to the north and connect back to Sage Creek Drive in Section 1 to the west. The 3 CADs that were proposed in the preliminary have been eliminated. There will be 4.69 acres of open space in 2 reserves (10.2 %). All lots will be served by Del-co water and individual on-site septic systems.

This is the second of three phases in the Sage Creek Subdivision. Section 1 and 2 received preliminary approval in June 1999. Section 1 (21 lots/37 acres) was recorded in November 2000. Section 3 (20 lots/51 acres) received preliminary approval in September 2001.

The surrounding land use includes agriculture and woods to the north and east in Berkshire, Trenton and Harlem Township. There are scattered single-family lots around the subdivision. Hoover Reservoir is to the west.

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

Staff Recommendation

Staff recommends *Final approval* of **Sage Creek, Phase 2** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Sage Creek, Phase 2 subdivision, seconded by Mrs. Warthman. VOTE: Majority For, 0 Opposed, 1 Abstained (City of Powell). Motion carried.

04-02.1 Golf Village Commercial, Section 1 – Liberty Twp. - 01 lot / 02.19 acres

Applicant: Triangle Real Estate, Inc.
Engineer: R.D. Zande & Associates, Inc.

Staff Comments

The applicant has requested a 30-day tabling of Golf Village Commercial, Section 1.

Recommendation

Staff recommends *approval* of tabled request for **Golf Village Commercial, Section 1** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for a 30-day tabling of Golf Village Commercial, Section 1, seconded by Mrs. Warthman. VOTE: Majority For, 0 Opposed, 1 Abstained (City of Powell). Motion carried.

17-00.2 Woods on Seldom Seen, Ph. 3, Pt. 2 – Liberty Twp. - 26 lots / 32.43 acres

Applicant: Crafton Properties
Subdivision Type: Single-family residential
Location: South side of Rutherford Road, 1850 feet East of Steitz Road, Liberty Township
Current Land Use: Agriculture/ Woods
Zoned: FR-1
Utilities: Del-Co water, public sewer
School District: Olentangy
Engineer: Floyd Browne Associates, Inc.

Staff Comments

The Woods on Seldom Seen, Phase 3, Section 2 contains 26 lots on 32.43 acres (0.8 du/acre). Lots range from 1 to 1.52 acres. The development consists of the southerly extension of Bakircay Lane from Phase 3, Section 1 to the future Golf Village to the south. Filiz Lane will also be extended from Phase 3, Section 1 to connect with Menderes Drive, which runs east-west along the south of this section. Menderes Drive stubs to the west boundary for potential future development of the adjacent land. This Phase includes a large retention pond located in the back yards of several lots in the middle of the subdivision. An easement has been placed around the pond for maintenance. Preliminary approval was granted in May 2000.

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

Recommendation

Staff recommends *Final approval* of **Woods on Seldom Seen, Phase 3, Part 2** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Woods on Seldom Seen, Phase 3, Part 2 subdivision, seconded by Mrs. Warthman. VOTE: Majority For, 0 Opposed, 1 Abstained (City of Powell). Motion carried.

47-00.1.1 T North Orange, Sec. 1, Ph. 1 – Orange Twp. - 05 lots / 77.82 acres

Applicant: Planned Communities, LLC; North Orange Land, LLC;
The Board of Township Trustees of Orange Township
Engineer: FBA, Inc.

Staff Comments

The applicant has requested to table this application for 90 days in order to finish constructing the improvements.

Staff Recommendation

Staff recommends *approval of the 90-day table* request for **North Orange, Sec. 1, Ph. 1** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for a 90-day tabling of North Orange, Section 1, Phase 1, seconded by Mrs. Warthman. VOTE: Majority For, 0 Opposed, 1 Abstained (City of Powell). Motion carried.

47-00.2.1 T North Orange, Sec. 2, Ph. 1 – Orange Twp. - 02 lots /
01.82 acres

Applicant: Planned Communities, LLC
Engineer: FBA, Inc.

Staff Comments

The applicant has requested to table this application for 90 days in order to finish constructing the improvements.

Staff Recommendation

Staff recommends approval of the 90-day table request for North Orange, Sec. 2, Ph. 1 to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for a 90-day tabling of North Orange, Section 2, Phase 1, seconded by Mrs. Warthman. VOTE: Majority For, 0 Opposed, 1 Abstained (City of Powell). Motion carried.

47-00.3.1 T North Orange, Sec. 3, Ph. 1 – Orange Twp. - 48 lots /
21.77 acres

Applicant: Planned Communities, LLC
Engineer: FBA, Inc.

Staff Comments

The applicant has requested to table this application for 90 days in order to finish constructing the improvements.

Staff Recommendation

Staff recommends approval of the 90-day table request for North Orange, Sec. 3, Ph. 1 to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for a 90-day tabling of North Orange, Section 3, Phase 1, seconded by Mrs. Warthman. VOTE: Majority For, 0 Opposed, 1 Abstained (City of Powell). Motion carried.

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- **Consideration for approval: Liability Insurance: Rinehart-Walters-Danner, \$7,653.00**

Mr. Miller made a motion to approve the \$7,653.00 expenditure for Liability Insurance. Mr. Spanner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **F.Y.I. – Ohio Land Use Program, March 14th & 15th, 2002 Deer Creek State Park**

Mrs. Matlack stated that she had mailed information regarding this program to all the representatives. If anyone would like additional information, they can contact the Regional Planning Commission office.

- **Appointment of Nominating Committee for election of four members to serve on the Executive Committee**

Hearing no volunteers, Chairwoman Foust appointed Jeannette Curren, Dick Gladman and Marvin Miller as the Nominating Committee for the election of four members to serve on the Executive Committee for 2002. If anyone is interested in serving or nominating a representative, please contact one of the Nominating Committee members before next months meeting.

VII. POLICY / EDUCATION DISCUSSION (none)

Having no further business, *Mr. Gladman made a motion to adjourn. Seconded by Mr. Miller. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The meeting was adjourned at 8:30 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, March 28, 2002, 7:00PM at the Delaware Joint Vocational School North Campus, 1610 St. Rte. 521, Delaware, Ohio 43015.