



**DELAWARE COUNTY
REGIONAL PLANNING COMMISSION**

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

Philip C. Laurien, AICP, Executive Director

MINUTES

Thursday, March 25, 2004 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 February 26, 2004 RPC Minutes
- Executive Committee Minutes of March 10, 2004
- Statement of Policy

II. VARIANCES (none)

III. PUBLIC CONSTRUCTION PROJECTS

01-04 PC OEPA – expansion of the City of Delaware Upper Olentangy Water Reclamation Center

IV. ZONING MAP/TEXT AMENDMENTS

- 14-04 ZON Thomas Marcum – Harlem Twp. – 5.001 acres from AR-1 to FR-1
- 15-04 ZON Scott Haines – Harlem Twp. – 5.006 acres from AR-1 to FR-1
- 16-04 ZON William Freeman Jr. – Genoa Twp. – 3.22 acres from RR to CB

V. SUBDIVISION PROJECTS

Preliminary

06-04	Summerwood Lakes	Berkshire	101 lots / 81.01 acres
05-04	Dirocco	Liberty	04 lots / 27.08 acres
25-03	T Loch Lomond Estates	Liberty	08 lots / 12.35 acres
07-04.1-4	Olentangy Crossings, Sections 1-4	Lib/Ora	113 lots / 183 acres
04-04	Sedona Woods (f.k.a. Wisteria Park)	Orange	10 lots / 06.28 acres

Preliminary/Final

08-04T-Final	Giltz	Orange	02 lots / 08.19 acres
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Final

11-03.1	T Killdeer Meadows, Section 1	Berkshire	15 lots / 09.69 acres
01-98.4.A	T Sage Creek, Section 4, Phase A	Berk/Tre	11 lots / 38.30 acres
01-98.4.B	T Sage Creek, Section 4, Phase B	Berk/Tre	09 lots / 24.10 acres
16-03	The Ravines of Alum Creek	Berlin	67 lots / 38.22 acres
14-03	Stone's Throw	Genoa	07 lots / 17.98 acres

T=TABLED, W=WITHDRAWN

VI. EXTENSIONS

81-93.3 Cross Creek, Section 3 Orange 34 lots / 19.03 acres

VII. OTHER BUSINESS

- Vote for Executive Committee members
- OSU Contract Proposal
- Subdivision Regulations

VIII. POLICY / EDUCATION DISCUSSION

IX. RPC STAFF AND MEMBER NEWS (none)

I. ADMINISTRATIVE BUSINESS

#Call to Order

Chairwoman Foust called the meeting to order at 7:10 p.m.

Roll Call

Representatives: Paul Snajd, John Schmidt, Fred Fowler, Jim Ward, Kris Jordan, Chad Antle, Tom Hopper, Leslie Warthman, Matt Wyscarver, Holly Foust, Charles Heimlich, Dick Gladman, Yvonne Ball, Bill Thurston, Marvin Miller, Shawn Leininger, Lloyd Shoaf, George Mason, Robert Jones, Mike Datillo. Alternates: Dusty Gurney and Doug Reidel. Staff present: Phil Laurien, Paul Deel, Scott Sanders, Joe Clase, Da-Wei Liou, Bob Sochor, and Stephanie Matlack.

Approval of the ^{Township} February 26, 2004 ^{Lots/Acres} RPC Minutes

Mr. Miller made a motion to approve the February 26, 2004 RPC minutes, Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

March 10, 2004 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 9:00 a.m. Present: Holly Foust, Leslie Warthman, Dick Gladman and Steve Burke. Staff present: Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

- a. **February 18, 2004 – Mrs. Warthman made a motion to approve the minutes of the last meeting. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

3. Old Business

a. Employee Compensation for contract work – Mr. Laurien stated that Attorney Don Brosius is continuing to work on language for personnel compensation with regards to overtime, flex time, etc. for out of contract work. Mr. Brosius stated that it was not necessary to amend the By-Laws with regards to associate memberships. The current language allows for work outside of the county. Rates and terms of the agreement would be included in the contract language.

Mr. Laurien informed the Committee that representatives from Hancock County would be attending the Regional Planning Commission meeting on the 25th to see how the Commission meetings are conducted. Hancock County passed a resolution to join the Regional Planning Commission and is considering having the RPC staff assist in writing a comprehensive plan.

b. Contract update

- 1.) Contracts completed – Berkshire Twp. zoning code, Concord Twp. Comp. Plan, Sewer Master Plan preliminary report, Trenton Twp. comp. plan.
- 2.) Contracts 70%-99% completed – Ashley comp. plan, Berlin zoning code, Genoa Twp. comp. plan and zoning update, Scioto Twp. comp. plan, Sunbury comp. plan.
- 3.) Liberty Twp. zoning and comp. plan update in progress

4. New Business

a. Financial / Activity Reports for February 2004

REGIONAL PLANNING RECEIPTS		FEB.	YTD TOTAL
General Fees (Lot Split)	(4201)	\$370.00	\$1,480.00
Fees A (Site Review)	(4202)		\$600.00
Insp. Fees (Lot Line Transfer)	(4203)	\$80.00	\$100.00
Membership Fees	(4204)	\$9,988.00	\$141,531.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$7,396.22	\$20,169.94
Charges for Serv. A (Prel. Appl.)	(4230)	\$10,230.00	\$12,090.00
Charges for Serv. B (Final. Appl.)	(4231)	\$890.00	\$11,510.19
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$450.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$200.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$600.00
General Sales	(4220)	\$1,308.77	\$1,801.97

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$910.00	\$1,160.00
Soil & Water Fees	(4243)	\$325.00	\$924.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)	\$6.75	\$14.46
Other Misc. Revenue (GIS maps)	(4730)	\$313.00	\$533.29
Other Reimbursements B	(8092)		
Canceled Warrants	(8099)		
Interfund Revenues	(8701)		
TOTAL RECEIPTS		\$32,467.74	\$193,164.85

Balance after receipts \$324,706.00
Expenditures - \$ 41,221.10
End of February balance \$283,484.90

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

b. March RPC Preliminary Agenda – includes 3 rezoning applications, 5 preliminary, 1 combined preliminary / final, 4 final, 1 extension request.

5. Other Business (none)

6. Personnel (none)

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

The next regular Executive Committee meeting will be Wednesday, April 21, 2004 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

01-04 PC OEPA – expansion of the City of Delaware Upper Olentangy Water Reclamation Center

Applicant: City of Delaware

Request: By Ohio EPA for comment on Delaware’s funding application from the Ohio Water Pollution Control Loan Fund (WPCLF) to expand their waste water treatment plant.

I. Facts

1. The City of Delaware is proposing to expand its waste water treatment plant to allow a 10 million-gallon per day flow, with 20 million gallon per day peak flow. A new National Pollutant Discharge Elimination System permit (NPDES) was issued June 23, 2003.
2. The project is designed to provide wastewater treatment for the City of Delaware through the year 2020. The proposed loan award is scheduled for May 2004, with estimated construction costs of \$26,300,000.

II. Issues

1. The City of Delaware’s need to expand its treatment plant capacity is supported by the Regional Planning Commission, the Delaware County Sanitary Engineer, and the Delaware County Commissioners, who own and operate the County Sewer District; however, the issue at hand is avoiding duplication of sewer service in overlapping sewer-planning areas.
2. Delaware County has had a countywide sewer district since 1974 that

covers all of the unincorporated areas outside of municipal boundaries plus the City of Powell.

3. The City of Delaware has been offered a cooperative sewer agreement by the Delaware County Commissioners that would allow master metering of sewage and the elimination of duplicative sewer service areas. The City has declined to sign the agreement, citing its need to use sewer as a tool to annex territory.
4. The City of Delaware has filed an appeal to the Ohio EPA to block the County’s approved Perry Taggart sewer trunk line to serve the Olentangy watershed generally south of the City of Delaware. The City noted in a letter dated March 18, 2004 to the county that “the city feels that it needs to file this appeal to protect its legal rights to the proposed sewer line.” The City’s appeal is seen regionally as a provocative act to interdict the County Sewer plan and stake a territorial claim for annexation, and an act of bad faith and refusal to cooperate regionally regarding future sewer provision.

The Perry Taggart service area lies within the County Sewer district and has been a part of service area 1A since 1974. The city’s attempt to block the Perry Taggart line is part of a strategy to construct their own sewer, the South East Highland line, and thereby entice annexations. The County is ready and willing to service this area, whether territory annexes or not, and would do so under the proposed cooperative agreement, which the city refuses to sign.

5. Delaware County recently completed the first part of its 201 Water Quality update. The unincorporated townships have experienced unprecedented growth and signaled their need and desire for additional sewer service during the public debate on this county sewer master plan.
6. The Delaware County Commissioners are in the business of providing sewer service to the unincorporated townships. Approximately 60% of the County’s population is within unincorporated areas, and the highest growth rates are within townships. Soils are generally unsuitable for septic and leach systems so more county sewers are needed.

III. Recommendation

The Delaware County Regional Planning Commission understands the City of Delaware’s need to expand its wastewater treatment plant; however, it questions the amount of money being borrowed, since the City’s territory to be served by 2020 is being disputed and ultimately may be less than projected by the City. The DCRPC recommends that the WPCLF loan to the City of Delaware be **Tabled** until such time as the City of Delaware withdraws its appeal to the previously approved Perry Taggart sewer trunk line, and until the OEPA is notified by the Delaware County Commissioners that a cooperative sewer agreement has been reached between the County and the City of Delaware.

Commission / Public Comments

See Exhibit A. (Transcripts provided by Rebecca Lefever, Delaware County Court Recorder)

Mr. Miller made a motion to recommend that the City of Delaware’s WPCLF loan be tabled until either the City withdraws its appeal to Perry-Taggart sewer trunk line or until a cooperative sewer agreement is reached between the County and the City. Mr. Heimlich seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Mr. Ward and Mr. Hopper). Motion carried.

IV. ZONING MAP/TEXT AMENDMENTS

14-04 ZON Thomas Marcum – Harlem Twp. – 5.001 acres from AR-1 to FR-1

I. Request

Thomas and Leighanne Marcum, are requesting a zoning map change from Agricultural Residential (AR-1) to Farm Residential (FR-1) for 5 acres in Harlem Township.

II. Conditions

- Location:** South side of Needles Rd., ½ mile west of County Line Rd., Harlem Twp.
- Present Zoning:** Farm Residential District (FR-1)
- Proposed Zoning:** Agricultural Residential (AR-1)
- Present Use(s):** Single-family residence / agriculture
- Proposed Use(s):** N/A
- Existing Density:** 1 du / 5 acres
- Proposed Density:** 1 du / 2 acres
- School District:** Big Walnut Local School District

Utilities Available: Well and private septic system

Critical Resources: None

Soils: BeA – Bennington Silt Loam (0 to 2% slopes)

PwA – Pewamo Silty Clay Loam (0 to 1% slopes)

III. Description

DCRPC previously recommended approval of a AR-1 to FR-1 rezoning for this property on November 21, 2002 (#51-02 ZON). After Harlem Township approved this original rezoning request, the applicant became aware of some boundary issues with the lot owner directly south of this parcel. The applicant then submitted an application to rezone the parcel back to AR-1 in order to resolve survey issues and resubmit for FR-1. DCRPC recommended approval to rezoning the property from FR-1 back to AR-1 on December 18, 2003 (#68-03 ZON) in order to resolve these issues. The boundary issues have since been resolved.

The applicant’s intent remains the same as it was in November 2002. They intend to split the western portion of this lot to build an additional home. The landowner should consult with the Health Department to assure that there is adequate area for an additional well and septic system.

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 Needles Road surrounded by agricultural fields.

IV. Staff Recommendations

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

Commission / Public Comments

Mr. Bill Winter, Floyd Browne Associates Inc. was present.

Mr. Miller made a motion to recommend approval of the rezoning request by Mr. Thomas and Leighanne Marcum. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-04 ZON Scott Haines – Harlem Twp. – 5.006 acres from AR-1 to FR-1

Location: 5080 Smothers Road, 1800' east of Red Bank Road.

I. Conditions

- Present Zoning:** Agricultural Residential (1 du/5 ac.)
- Proposed Zoning:** Farm Residential (1 du/2 ac.)
- Present Use:** Single family residence
- Proposed Uses:** Single family residence(s)
- School District:** Big Walnut
- Utilities Available-** Del-Co water and septic systems
- Soils:** SsA Smothers Silt Loam 0-2% slope
 SsB Smother Silt Loam 2-4% slope
- Surrounding Land Uses:** Agricultural land and single family acreage lots, all at least 5 acres on north side of Smothers Road and agriculture on the south side.

II. Issues

- 1) The applicant's parcel is one of a series of 11 similar lots along Smothers Road. Each lot is approximately 1060' deep and each has approximately 195 feet of frontage. This lot is unique in that the applicant owns an additional 1.501-acre parcel to the west that adds 50 feet of width to the property. The assumption is that the applicant will use both parcels to create a new flag lot to the north. Because this is a "straight" rezoning, there was no development plan submitted.
- 2) **Comprehensive Plan** - The Harlem Township Master Plan was adopted in 1988. Although it is due for an update, the township continues to reflect a rural, low-density character. The goals set by the master plan include retaining quality residential development at a low density. The plan map designates the area north of Smothers Road as "Residential".
- 3) All surrounding land that has been split into single-family parcels has been developed according to the standards of the AR-1 density and all lots are at least 5 acres in size. The requested zoning is consistent with the Comprehensive Plan but that doesn't guarantee that an additional lot (or lots) can be created.
- 4) Neighbors may object to the creation of a backlot of less than 5 acres.

III. DCRPC Staff Recommendation

Because the FR-1 zoning would generally conform to the 1988 Comprehensive Plan, the DCRPC staff recommends **Approval** to the DCRPC, the Harlem Township Zoning Commission and the Harlem Township Trustees for the request for FR-1 zoning for 5.006 acres on Smothers Road in Harlem Township.

Commission / Public Comments

Mr. Rich Jackson of Floyd Browne Associates Inc. was present to represent the applicant.

Mr. Ward made a motion to recommend approval of the zoning request by Mr. Haines. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

**16-04 ZON William Freeman Jr. (Freeman's Country Market) –
 Genoa Twp. – 3.22 acres from RR to CB**

I. Request

The applicant, William Freeman, Jr., is requesting a rezoning of 3.22 acres in Genoa Township from Rural Residential (RR) to Community Business (CB), a planned district, to allow for the expansion of an existing commercial use. The applicant currently operates a country market six-weeks of the fall season on his 47.9 acre property. The applicant wishes to expand this business to a year-around market and construct a 5,580 ft² retail food market facility and split the proposed 3.22 acre site from his original tract.

II. Conditions

- Location:** Southeast of I-71 and Lewis Center Rd. (6142 Lewis Center Rd.), Genoa Twp.
- Present Zoning:** Rural Residential (RR)
- Proposed Zoning:** Community Business (CB) (A Planned District)
- Present Use(s):** House / Home Occupational Use (Agricultural Farm Market)
- Proposed Use(s):** Retail food market
- Existing Density:** 1 du / 2 acres
- Proposed Density:** N/A
- School District:** Olentangy Local School District
- Utilities Available:** Del-Co Water and on-site irrigation-style treatment system

Critical Resources: None

Soils: BeA – Bennington Silt Loam (0 to 2% slopes)
CaB – Cardington Silt Loam (2 to 6% slopes)
Uc – Udorthents

III. Description

The development plan indicates the proposed building to be 28-feet tall, with a 10-foot deep porch that spans the front and south side of the building. A second floor loft is shown on the plan. A paved 20-foot wide drive accesses the site off Lewis Center Road. The plan indicates 49 paved parking spaces to satisfy township's parking requirements. The plan labels two pole mounted light fixtures on the front of the proposed building and a wall mounted light fixture on the rear of the building that will light the proposed parking areas. A lighting plan was submitted to demonstrate that these lights would be shielded to direct light downward and that they would not emit light on neighboring properties. Sign details were also submitted to illustrate one pole mounted sign at the development entrance that conforms to township requirements.

Surrounding land uses include large-lot single-family homes along Lewis Center Road with I-71 to the west. Sheffield Park Subdivision is located south of the original tract.

IV. Issues

- 1) **Compliance with Comprehensive Plan:** The 1999 Genoa Township Comprehensive Plan recommends "further development of this area (Planning Area Four) be limited to single-family residential uses." The plan continues to state that "other uses shall not be permitted in this area." Section 404.01 of the Genoa Township Zoning Code states that "the intent of the Community Business District is to provide within Genoa Township areas for business and service establishments which are pleasant, safe and convenient to the neighborhood."

Staff Finding: *The request does not conform to the 1999 Genoa Twp. Comprehensive Plan. Due to the site's proximity to I-71, staff feels that a transitional zone would be appropriate to buffer the residential from the interstate. The Township has engaged the DCRPC to revise the Comprehensive Plan. If the Township believes that a transitional CB zone is appropriate for the expansion of a seasonal farm to a year round farm market, it should consider revision of its Comprehensive Plan simultaneous to any transitional rezonings next to I-71 on Lewis Center Road.*

- 2) **Fire Protection:** The Genoa Township Fire Department has expressed

concern regarding the availability of an abundant water source for fire protection. Del-Co Water has notified the applicant that due to system constraints their 4-inch water lines currently have limited fire flow. The applicant has offered to install a dry hydrant to an adjacent pond.

Staff Finding: *The applicant needs to supply documentation to the Genoa Township Fire Department to ensure that this water source is adequate for fire protection purposes. This issue should be resolved prior to rezoning.*

- 3) **Sewage Treatment:** Section 404.01 of the Genoa Township Zoning Code states that "the CB district is to be applied to areas currently served by central sewer wastewater treatment plants operated by the Delaware County Sanitary Engineer and by central water and other essential services." The applicant is requesting a divergence to use a private on-site system. This property is in the County Sanitary Engineer's service area. Sanitary Sewer lines are 2,500-feet south of the site. An on-site drip irrigation septic treatment system is shown on the plan. This system is subject to Ohio EPA approval, and for an expanded farm market the on-site sewage disposal system may be acceptable until county sewer is extended.

Staff Finding: *Staff conditionally supports this divergence request. Staff feels that if the applicant gets EPA approval of the proposed system, the site could be adequately served by the proposed system. As a condition of rezoning the applicant should be required to utilize county sewer as it becomes available along Lewis Center Road.*

- 4) **Screening:** Section 404.05(e) of the Genoa Township Zoning Code states that "where the property lines separate a business district from a residential district, a visual and mechanical barrier a minimum of five and one-half (5 ½) feet in height shall be provided along the common lot line." Section 404.08(i) states that "pavement areas adjacent to a residential district shall be screened" as well. The applicant is requesting divergences from these screening requirements to utilize existing vegetation and proposed landscaping.

Staff Finding: *Staff supports these divergence requests, because of existing dense woods surrounding the site. The nearest home is 300 feet from the proposed building/parking area and has an existing tree buffer that will screen this proposed use adequately.*

- 5) **Setbacks:** Section 404.07(g) of the Genoa Township Zoning Code states

that “No building shall be located closer than one-hundred (100) feet from a residential district boundary line.” The applicant is requesting a divergence from this requirement.

Staff Finding: Staff supports this divergence request, due to the nearest residence being at least 300 feet from the proposed building.

- 6) **Pavement:** Section 602.03 of the Genoa Township Zoning Code states that “all required parking spaces including driveways and other circulation areas shall be hard surfaced with asphaltic concrete or Portland cement concrete pavement.” The applicant is requesting a divergence from this requirement to allow the use of Chip and Seal pavement.

Staff Finding: Staff supports this divergence request. Chip and Seal is commonly used on local county and township roadways. Staff further recommends that the applicant and Township work together to determine if a more appropriate material could be used for this site. A natural gravel pavement may be more conducive to this site, by preserving its rural character and allowing surface water to be absorbed rather than creating an impervious surface that requires storm water management. Consider the “Gravel pave” TM type of caged gravel for low travel areas.

- 7) **Parking:** Section 603.20 of the Genoa Township Zoning Codes states that “retail stores” shall determine an appropriate amount of parking spaces by adding “one (1) for every one hundred and fifty (150) square feet of floor area and one (1) for every two (2) employees.” The code requires 46 parking spaces for this site. The applicant has indicated 49 parking spaces on their development plan.

Staff Finding: Staff notes that this parking standard seems excessive for the proposed use. The applicant may desire to apply for a divergence to this standard. Staff would recommend that the Township require only 28 parking spaces. This is based on calculating one (1) parking space per every 200 ft² of floor area.

V. Staff Recommendations

Staff recommends **conditional approval** of this rezoning case from RR to CB William Freeman, Jr. to the DCRPC, the Genoa Township Zoning Commission and the Genoa Township Trustees, *subject to resolution of the issues listed in this report.*

Commission / Public Comments

Mr. Bill Freeman was present to answer any questions from the Commission.

Mr. Miller made a motion to recommend conditional approval of the rezoning request for Mr. Freeman, subject to staff comments. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. SUBDIVISION PROJECTS

Preliminary

06-04 Summerwood Lakes – Berkshire Twp. – 101 lots / 81.01 acres

Applicant: Charles Vince
Subdivision Type: Single Family Residential
Location: East side of South 3 Bs and K Road, 1,220’ north of Dustin Road
Current Land Use: one single-family house site, vacant/former agricultural
Zoned: PRD (Planned Residential District)
Utilities: Del-Co Water, public sewer system
School District: Olentangy
Engineer: Floyd Browne Associates

I. Staff Comments

The existing site is a generally flat, open field. Surrounding land uses include large acreage tracts to the south, Summerwood Section 1 to the west, undeveloped land to the north and Interstate 71 to the east.

The developer is proposing a large earth mound along the eastern edge of the site as a sound and visual buffer along the Interstate. Summer Trace Boulevard, a long loop street, will access 87 of the building lots. The other 14 building sites are located along Indian Summer Drive, a road which stubs to the northern property line. Lots are generally 80’x130’, or a quarter-acre in size. Retention basins are located throughout the site and a walking path will be constructed along the perimeter of the subdivision and throughout the interior open space. An original farmhouse along S. 3 Bs and K will remain.

The open space represents 54% of the design and every house lot is adjacent to a portion of the open space. It was noted at the time of rezoning (August, 2003) that although there is no specific Conservation Subdivision zoning in Berkshire Township, this plan meets the usual guidelines for such a development and

could be considered one.

A technical review was held on March 16, 2004, after which the applicant has addressed all of the required changes except the following:

1. The Subdivision Regulations require the inclusion of phase lines for multi-phase projects. This subdivision is planned to be built in phases but no phase lines have been noted.
2. The eastern end of the open space is approximately 2000' from the closest access in the western portion of the subdivision. An additional access to the open space for maintenance and a walking path was requested along the lots on the eastern side of Summer Trace Boulevard. The applicant plans to comply with this request on the Final Plat, but it needs to be noted on the Preliminary.

II. Staff Recommendation

Staff recommends **conditional Preliminary Approval** of **Summerwood Lakes** to the RPC, *subject to the following:*

1. Add phase lines to the Preliminary Plan.
2. Add an easement or access to the open space along the lots on the eastern side of Summer Trace Boulevard.

Commission / Public Comments

Mr. John McCann of Floyd Browne Associates Inc. was present to represent the applicant. He stated that the phase line would be shown once it was determined. They are making sure there are no conflicts with utilities before the easement is delineated.

Mrs. Warthman made a motion for conditional Preliminary approval of Summerwood Lakes, subject to staff comments. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

05-04 Dirocco – Liberty Twp. - 04 lots / 27.08 acres

Applicant: Anthony Dirocco
Subdivision Type: Single-family Residential
Location: 3000 Bean-Oller Road, Liberty Twp.
Current Land Use: Single family residence, former agriculture
Zoned: Farm Residence District, (FR-1)

Utilities: Del-Co water and individual on-site septic systems
School District: Olentangy
Engineer: Floyd Browne Associates

I. Staff Comments

The Dirocco subdivision contains 4 lots on 27.08 acres on the north side of Bean-Oller Road approximately 1 mile west of Liberty Road. The site is flat, poorly drained and contains a potential wetland (according to the National Wetlands Inventory Map). Surrounding land use is mostly agricultural with single family residences on large lots fronting along Bean-Oller Road and a single CAD subdivision to the west (Tall Oaks 2). The zoning for the Dirocco subdivision and vicinity is Farm Residential (FR-1), which requires a minimum lot size of 1 acre.

This development will include a 1400' long cul-de-sac with the first 750' being public and the remaining 650' privately owned and maintained. A "T" turnaround is provided at a location before the street becomes private. The 3 lots along the west side of the street are approximately 2.5 acres each, with the remaining lot is slightly more than 19 acres. The 19-acre lot includes an existing house to the northwest and a small wetland toward the southwest corner. All of the lots will utilize Del-Co water and individual on-lot sewage disposal systems. Drainage will flow to a proposed basin in the southern portion of the large lot and outlet to an existing 10" clay tile along the south boundary. A conditional use permit may be required by Liberty Township for the basin. The County Engineer's Office noted during TRC that this tile is not considered adequate. The applicant will need to continue working with the Engineer's Office to provide an adequate outlet.

The applicant intends to use the large lot for agricultural purposes, but the preliminary plan notes that if this lot is further subdivided in the future a street connection may be required to the 59-acre tract to the north (Milo Hilty tract). A determining factor in whether this connection will be warranted will be the result of the Sawmill Parkway corridor study, currently underway. The 2001 Thoroughfare Plan shows the future Sawmill Parkway crossing this property. However, based on property acquisition by the County and a path of "least resistance" (fewest homes) identified by RPC Staff, it appears that the parkway may be slightly to the east of the Dirocco subdivision.

A technical review was held on March 16, 2004, after which the applicant has addressed all of the required changes except:

- Work with the Map Department to determine an acceptable street name.
- Delineate wetlands on the plan.
- Continue working with the County Engineer to identify an adequate

outlet.

- A conditional use permit may be required by Liberty Township for the proposed basin

II. Staff Recommendation

Staff recommends *conditional Preliminary approval* of the **Dirocco Subdivision**, to the RPC, *subject to the applicant resolving all TRC comments noted above.*

Commission / Public Comments

Mr. John McCann of Floyd Browne Associates Inc. was present to represent the applicant. He stated that the applicant agrees with the staff comments.

Chairwoman Foust asked if the first 750 feet of the proposed road could be private but built to public standards with a requirement that it become a public road if there is a future extension to the north off the T-turnaround? Mr. Laurien expressed it would be hard to require something that is in the private domain to become public at a later point in time without a pre-approved trigger. The issue was that if the 19 acres wants to be further subdivided, the County reserves the right to have a connection. The developer did not want the access for the 3 western lots to be the through street connection. So they are putting in the T and are willing to make it public. Mrs. Warthman stated that there was a similar instance in Genoa Twp. and it was not possible.

Chairwoman Foust asked if the T turnaround was where the wetlands are? Mr. Laurien stated after the wetlands are delineated, the T could be better aligned.

Mr. Miller made a motion for conditional Preliminary approval, of the Dirocco Subdivision, subject to staff comments. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

25-03 T Loch Lomond Estates – Liberty Twp. - 08 lots / 12.35 acres

Applicant: Brad Keller
Engineer: EMH&T

Staff Comments

The applicant has requested a tabling of 90 days to allow time to resolve zoning issues with Liberty Twp. This is the second tabling request for Loch Lomond Estates.

Staff Recommendation

Staff recommends *approval* of the 90-day tabling request for **Loch Lomond Estates**, to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 90-day table request for Loch Lomond Estates. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

07-04.1-4 Olentangy Crossings, Section 1-4 - Liberty/Orange Twp.'s - 113 lots / 183 acres

Applicant: Planned Communities LLC
Subdivision Type: Single-Family/Multi-Family Residential and Commercial
Location: Intersection of Lewis Center and U.S. 23, Liberty & Orange Twps.
Current Land Use: 2 Homes, Agriculture & Woods
Current Zoning: SFPRD/MFPRD/PC in Orange Twp. & FR-1 in Liberty Twp.
Critical Resources: Many ravines (streams) feeding into the Olentangy River
Utilities: Del-Co Water and County Sewer
School District: Olentangy Local School District
Engineer: Tiffany Jenkins, Floyd Browne Associates, Inc.

I. Staff Comments

Olentangy Crossings includes 104 single-family lots, two large multi-family tracts and 7 commercial lots. The commercial lots front on U.S. 23 with two parallel access roads. These access roads divide the commercial from the 104 single-family residential lots to the west and the multi-family residential units to the east

and northeast.

Commercial lots along U.S. 23 will not have direct access to the highway. The proposed parallel access road to the west is Artesian Run, which will extend north from the extension of Lewis Center Road into the subdivision. Olentangy Crossings (proposed street) will be signalized at U.S. 23 and extend east to the Olentangy High School. The existing signal at Lewis Center Road will remain. The applicant has identified another east/west road, which is to be private and connect to the two parallel access roadways crossing through the commercial lots. The single-family portion contains a series of loop streets and cul-de-sacs.

ODOT and the County Engineer's office are reviewing the applicant's traffic study to determine appropriate measures for managing traffic that this project will generate.

This development contains 11 open space parcels, totaling 21.13 acres (8.7% of the development). These open space parcels are used to buffer adjacent uses from the proposed commercial development and provide preservation / storm-water management areas in the proposed residential development.

The development is divided into four sections. Section 1 includes the commercial and multi-family lots east of U.S. 23 and Artesian Run (the parallel access road). Section 2 consists of the commercial lots on the west side of U.S. 23. Section 3 contains 75 single-family lots in the southwestern corner of the development and Section 4 contains 29 single-family lots in the northwestern corner of this development. Section 4 also includes Galloper's Ridge cul-de-sac that extends west into Liberty Township.

Planned Communities owns 8.13 acres in Liberty Township that was pending rezoning approval at the time of application. They are proposing eight single-family lots that will access off Galloper's Ridge (cul-de-sac). These lots are not included in this preliminary subdivision application but will be part of a future Preliminary plan application. Lewis Center LLC owns 41.70 acres southwest of this property. This land is being labeled as future preservation area and is intended to be sold to a preservation group.

Surrounding land uses include Olentangy High School to the east, Olentangy Shanahan Middle School to the northeast and single-family homes in Orangewick Subdivision to the north and Westview Acres to the south. Big Run is directly west and feeds into the Olentangy River with wooded ravines, agricultural fields and scattered single-family residents surrounding the site. There is an abandoned gas station at the southeast corner of U.S. 23 and Lewis Center Road.

A technical review was held on March 16, 2004, after which the applicant has addressed all of the required changes, except:

- *Street names have not been approved by the Map Department*

II. Staff Recommendation

Staff recommends *Conditional Preliminary approval* of the **Olentangy Crossings Subdivision, Section 1-4**, to the RPC, *subject to resolution of street names with the Map Department.*

Commission / Public Comments

Mrs. Tiffany Jenkins of Floyd Browne Associates was present to represent the applicant.

Chairwoman Foust asked who Lewis Center LLC was? Mr. Laurien said Planned Communities. Mrs. Jenkins confirmed that Planned Communities is the applicant.

Mr. Laurien asked for more information on the area that was intended for preservation. Mrs. Jenkins stated that the applicant was approached by ODNR. Through a project being done by the City of Columbus, there was an opportunity for funding for ODNR to purchase that property for a reserve park area not open to the public.

Mr. Laurien asked if this project is proposed to be served by the Perry-Taggart sewer line. Mrs. Jenkins stated that it was.

Mr. Ward asked what Planned Communities had planned for an area in the north east corner of the development. He suggested that the school might be able to use it for additional parking. Mr. Jack Brickner, Director of Development with Planned Communities stated that it is an open space area. It is partly wooded and has a delineated stream on part of it.

Chairwoman Foust stated that she understands that the cul-de-sac that goes into Liberty Twp. is being done to provide a temporary turnaround until the development occurs in Liberty. Mr. Brickner said that was correct. Chairwoman Foust stated that this conditional preliminary would be amended after the zoning in Liberty Twp. goes into effect so the cul-de-sac street and lots are what is platted according to the development plan. Mr. Brickner stated that they are finalizing the transfer of the park preservation property to Preservation Parks of Delaware. Until that is done, they have continued that portion of the project.

Mr. Ward stated that the school really wanted this access to US 23 and he

commended Planned Communities for putting it in, because they didn't have to. He asked if they were working with the State to put in a traffic signal there. Mr. Brickner stated that the traffic light has been approved through ODOT. The existing traffic light will be staying at Lewis Center Road and the other light will be added at the north end of this project.

Mr. Miller made a motion for conditional Preliminary approval of Olentangy Crossings, Sections 1-4, subject to staff comments. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

04-04 Sedona Woods (f.k.a. Wisteria Park) – Orange Twp. - 10 lots / 06.28 acres

Applicant: Barrett Construction
Subdivision Type: Single Family Residential
Location: East side of Africa Road, 800' south of Big Walnut Road
Current Land Use: existing single-family house lot
Zoned: SFPRD
Utilities: Del-Co Water, public sewer system
School District: Olentangy
Engineer: EMH&T

I. Staff Comments

The name of this project has been changed from Wisteria Park to Sedona Woods to coincide with the name of the project at the time of zoning approval. The PRD rezoning request for Sedona Woods was reviewed by the RPC in August of 2003 and received approval from the township the following month.

The site is an open, sloping site, with a large existing pond. Some treelines exist along the property lines on this and adjacent parcels. The design of the subdivision shows 10 lots on a single cul-de-sac called Wisteria Lane. The existing pond will be filled and used as open space. A new pond will be created closer to the street and will serve as retention. A second area of open space is located on the northwest corner of the parcel, creating a 110' setback for Lot 1. The existing house will remain. Due to the topography of the area and the location of Interstate 71, it was determined that there was no need for a connection to adjacent parcels. Lot are an average of a quarter-acre in size.

A technical review was held on March 16, 2004, after which the applicant has addressed all of the required changes.

II. Staff Recommendation

Staff recommends *Preliminary Approval* of **Sedona Woods** to the RPC.

Commission / Public Comments

Mr. Drew Sanderell of EMH & T was present to represent Barrett Construction.

Mr. Ed Ingold of Hancock County, Ohio asked if the staff looks into environmental hazards when reviewing projects with proposed homes over existing ponds. Mr. Laurien stated that Mr. Ingold is a retired geologist. He stated that the Delaware County Soil & Water Conservation District would be the entity that would review this. Mr. Laurien asked if the project engineer had any comments. Mr. Andy Shaw with EMH & T stated that all building foundations are the responsibility of the structural engineer. He would assume that at foundation time the structural engineer would make sure the foundations were suitable for the site. Mr. Sanderell commented that Mr. Antle said this entire site is shale and the problematic soil conditions to which Mr. Ingold referred are not possible in shale.

Mr. Miller made a motion for Preliminary approval of Sedona Woods, seconded by Mr. Wyscarver. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

08-04 Giltz – Orange Twp. - 02 lots / 08.19 acres

Applicant: Giltz and Associates, Inc.
Subdivision Type: Commercial/retail
Location: 8909 South Old State Road, Orange Twp.
Current Land Use: Drug Mart and retail plaza
Zoned: Planned Commercial and Office District, (PCD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Chenevey and Piccin Engineering, Inc.

I. Staff Comments

Giltz subdivision is located on the southeast corner of South Old State Road and Candlelite Lane. It is surrounded by single family residential subdivisions to the east (Prestwick Commons), north (Shuster), and northwest (Oak Creek). To the west is a gas station/car wash and to the south is vacant land and Polaris Parkway. The land to the east, south and west are in the City of Columbus. The Giltz property was rezoned to Planned Commercial and Office (PCD) in 2000 (RPC # 23-00 ZON) and was to include a Drug Mart, retail center and

motel. The motel is the only use yet to be developed.

This subdivision includes 2 lots on 8.19 acres. The existing uses are located on a 4.5 acre lot and have access to South Old State Road (right-in/right-out only) and Candlelite Lane (full turning movement). The vacant 3.1-acre lot to the east has direct access to Candlelite Lane only, but may cross the Drug Mart lot for additional ingress/egress. Additional right-of-way will be dedicated along both Old State and Candlelite Lane.

The developer of this project is required to contribute his fair share for improvements along South Old State Road. Until the funds are provided, the County Engineer will not sign the Final Plat.

A technical review was held on March 16, 2004, after which the applicant has addressed all of the required changes except:

- The County Engineer requires the developer to pay a fair share for the improvements along South Old State Road.

The applicant has not presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval. Therefore the applicant has requested a 30-day tabling.

II. Staff Recommendation

Staff recommends *conditional Preliminary approval* of the **Giltz Subdivision**, to the RPC, *subject to staff comments*.

Staff recommends approval of a *30-day tabling* of the Final plat of the **Giltz Subdivision** to the RPC.

Commission / Public Comments

Mr. Brad Patridge of Patridge Surveyors was present.

Mr. Ward asked if the upgrade of the highway is still pending and will be if approved. Mr. Laurien stated that the staff recommends conditional approval subject to the applicant making their fair share payment for South Old State Road.

Mr. Miller made a motion for conditional Preliminary approval of the Giltz Subdivision, subject to staff comments and approval of a 30-day table of the Final Plat. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Final

11-03.1 Killdeer Meadows, Section 1 – Berkshire Twp. - 15 lots / 09.69 acres

Applicant: Homewood Corp.

Consultant: Kurt Ziessler, Hockaden & Associates

I. Staff Comment

Killdeer Meadows, Section 1 received overall preliminary June 26, 2003. The applicant has used 120 days of the available 180 days. This final request for a 60-day tabling is for the applicant to obtain approval of their street plans. If the applicant were unable to obtain street approval within the 60 days, they would be required to resubmit their application along with all applicable fees.

II. Staff Recommendation

Staff recommends *approval of the 60-day table request* for **Killdeer Meadows, Section 1** final plat to the RPC. This application would be automatically placed on the May 27, 2004 RPC agenda.

Commission / Public Comments

Mr. Ward made a motion to approve the 60-day table request for Killdeer Meadows, Section 1 final plat. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

01-98.4.A

Sage Creek, Section 4, Phase A - Berkshire/Trenton

Twp.'s - 11 lots / 38.30 acres

Applicant: SJDJ Ltd., Bill Schlanger
Consultant: CPS Consulting, Mark Cameron

I. Staff Comments

This application received overall preliminary approval October 30, 2003. The applicant has requested a 60- day tabling to resolve engineering issues and obtain Health Department approval.

II. Staff Recommendation

Staff recommends *approval of the 60 day table* request for **Sage Creek, Section 4, Phase A** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the 60-day table request for Sage Creek, Section 4, Phase A final plat. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

**01-98.4.B Sage Creek, Section 4, Phase B – Berkshire / Trenton
Twp.'s – 9 lots / 24.10 acres**

Applicant: SJDJ Ltd., Bill Schlanger
Consultant: CPS Consulting, Mark Cameron

I. Staff Comments

This application received overall preliminary approval October 30, 2003. The applicant has requested a 60- day tabling to resolve engineering issues and obtain Health Department approval

II. Staff Recommendation

Staff recommends *approval of the 60 day table* request for **Sage Creek, Section 4, Phase B** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the 60-day table request for Sage Creek, Section 4, Phase B final plat. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

16-03

The Ravines of Alum Creek – Berlin Twp. - 67 lots / 38.22 acres

Applicant: J.D. Partnership / T&R Properties, Inc.
Subdivision Type: Single Family Residential
Location: East side of Africa Road approximately 2,500' south of US 36/37, Berlin Twp.
Current Land Use: Wooded ravine / Vacant
Zoned: Planned Residential (PRD)
Utilities: Del-Co Water, public sewer system
School District: Olentangy
Engineer: Bischoff Miller & Associates

I. Staff Comments

The Ravines of Alum Creek is a proposed 67-lot subdivision on 38.22 acres (1.75 du/acre). It is located on the east side of Africa Road approximately 2,500' south of US 36/37. The lots are generally between 0.25 and 0.3 acres with a few larger lots of approx. 0.5 acres. Alum Creek Drive will provide access to the site from Africa Road and extends to the east side of the subdivision terminating at Cliff View Drive. Cliff View Drive extends to the south, stubbing at the property line for potential development of the Cockrell tract to the south. It also extends to the north then west ending in a cul-de-sac. Creekside Circle is a loop street extending from Alum Creek Drive to Cliff View Drive.

The subdivision contains 11.286 acres of open space in 3 reserve lots (29.5%). The large wooded ravine through the middle of the development from east to west will be contained within a large 6.413-acre open space reserve. Stormwater will be controlled with 2 retention ponds at the front of the development on either sides of Alum Creek Drive and 1 detention pond toward the back of the site just north of the ravine. The developer proposes to fill a small portion of the ravine as it enters the east side of the site to develop lot 20. The drainage would be piped slightly to the north but will be released back into the ravine. Lot 20 may also become a road to provide access into the Biancone tract to the east if that property is rezoned to a residential district (currently zoned Industrial) and the property owner/developer acquires lot 20 and constructs the road. If the road is not provided within 3 years, then lot 20 will be developed as a single-family lot (assuming the County Engineers office approves the proposed drainage plan).

The applicant has presented to the RPC Office a Final Plat (mylar) signed by

the various County agencies, a requirement for Final approval.

II. Staff Recommendation

Staff recommends *approval* of the Final plat for **The Ravine’s of Alum Creek** to the RPC.

Commission / Public Comments

Mr. Miller made a motion for Final approval of The Ravine’s of Alum Creek. Mr. Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

14-03 Stone’s Throw – Genoa Twp. - 07 lots / 17.98 acres

Applicant: Decenzo Custom Homes
Subdivision Type: Single-family Residential
Location: South side of Center Village Rd., 900' east of Red Bank Rd., Genoa Twp.
Current Land Use: Vacant/Partially wooded/Agricultural structures
Zoned: Rural Residential District, (RR)
Utilities: Del-Co water and individual mound systems
School District: Big Walnut
Engineer: Mike Williamson, Cornerstone Engineering

I. Staff Comments

Stone’s Throw subdivision is a proposed 7-lot subdivision on 17.98 acres. It is located on the south side of Center Village Road approximately 900’ east of Red Bank Road. Six of the lots are slightly larger than 2 acres with the seventh lot being 3.5 acres. All of the lots will access a new 1,100’ cul-de-sac street (public) called Teresas Trail. The right-of-way varies from 50’ to 80’ to avoid an existing silo. Three small detention basins will be constructed along the west side of the development for stormwater management. The lots will utilize Del-co water and individual mound systems.

The site is slightly rolling from front to back, with 3 swales roughly 400’ apart flowing east to west. There is a large wooded area in the northwest portion of the site. The silo will remain within a small 0.02-acre reserve lot (Reserve “A”) just outside of the Teresas Trail right-of-way. It will be owned and maintained by the Homeowners Association, which will include the owner of the adjacent 2.001-acre lot outside of the subdivision to the northeast. The Township has approved a zoning setback variance for the silo. Reserve “B” is a 20’ strip

along Teresas Trail that will be owned by the adjacent 2.001-acre unplatted lot. Surrounding land use is mostly large lot residential as well as large wooded areas and the Hoover Reservoir to the west. The current zoning is Rural Residential, which requires a 2-acre minimum lot size.

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

II. Staff Recommendation

Staff recommends *Final approval* of the **Stone’s Throw** subdivision, to the RPC.

Commission / Public Comments

Mr. Miller made a motion for Final approval of Stone’s Throw. Mr. Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. EXTENSIONS

81-93.3 Cross Creek, Section 3 – Orange Twp. - 34 lots / 19.03 acres

Applicant: Homewood Corp.
Consultant: Lenell Sniechowski, RD Zande & Associates

I. Staff Comments

Preliminary approval for Cross Creek, Section 3 was given September 26, 2002, followed by a 6-month extension September 25, 2003. The applicant is currently requesting another six-month extension to complete delayed construction due to marketing factors.

II. Staff Recommendation

Staff recommends *approval* of the 6-month extension of **Cross Creek, Section 3** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the 6-month extension of Cross Creek, Section 3. Mr. Leininger seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. OTHER BUSINESS

▪ **Vote for Executive Committee members**

Chairwoman Foust stated that no one had contacted the Nominating Committee for Executive Committee members.

Mrs. Warthman recommended reappointment of the existing Executive Committee members (Steve Burke, Holly Foust, Dick Gladman and Leslie Warthman). **Mr. Heimlich moved that the nominations be closed. Mr. Ward seconded the motion.**

Mr. Miller made a motion to approve the nominations for the Executive Committee. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **OSU Contract Proposal –**

Mr. Laurien stated that Ms. Jennifer Evans-Crowley from OSU Department of City and Regional Planning contacted him regarding a partnership study. The Department did a survey of 500 townships in the state of Ohio. These were divided up into 250 townships that either had zoning that they thought was relatively modern and the other 250 townships that either didn't have zoning or had zoning in need of an update. They then looked for a community that recently adopted a master plan but had zoning that was out of date and needs updating. They selected Delaware County in part for their strong planning program. She asked if Delaware County had two such townships. Mr. Laurien explained that Brown and Troy Townships have in the last few years, adopted a master plan but have yet to update their zoning. The Department would like to give the RPC a \$12,000 software license called "What IF?". It is an envisioning scenario that allows you to plug in different alternatives. The RPC office would get the software, be trained to use it, and be provided a student intern to run it. They have asked the RPC to put in some money and they would match it but it would not be required. Although it would reduce the number of hours the intern is available. The Commission does not need to vote on a financial contribution but they do need to decide by April 3rd if the Commission would like to partner with them on this study. He feels that this is a unique opportunity.

Chairwoman Foust asked Mr. Laurien if staff has enough time to put into this. He said that they do because they will be under contract with both Townships anyway.

Mr. Miller made a motion to express interest in the partnership without a financial assistance commitment. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **Subdivision Regulations**

Mr. Laurien stated that attorney Don Brosius has guaranteed him that the reviewed Subdivision Regulation amendments will be on his desk Monday (3/29/04). The Technical and Citizens Committee should be convened within the next month to start the review.

VIII. POLICY / EDUCATION DISCUSSION (none)

IX. RPC STAFF AND MEMBER NEWS (none)

Mr. Miller made a motion to adjourn the meeting. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Meeting adjourned at 9:30 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, April 28, 2004 7:00PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.