



Delaware County Regional Planning Commission

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www.dcrpc.org

Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, March 26, 2015 at 7:00 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of February 26, 2015 RPC Minutes
- Executive Committee Minutes of March 18, 2015
- Statement of Policy

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

07-15 ZON John & Norma McCann – Harlem Twp. – 5.237 acres – PCD (amendment to existing plan)

IV. SUBDIVISION PROJECTS

Township

Lots/Acres

Preliminary *(none)*

Preliminary/Final *(none)*

Final

04-14	Woods at Weeping Rock	Orange	24 lots / 13.939 acres
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T=TABLED, W=WITHDRAWN

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- Election of Executive Committee members

VII. POLICY / EDUCATION DISCUSSION

- DCRPC Annual report is available on the website at www.dcrpc.org/files/AnnRep2014.pdf

VIII. RPC STAFF AND MEMBER NEWS

- Mr. James Ward, former Delaware County Commissioner and RPC Rep. passed away 02/28/15

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairman O'Brien called the meeting to order at 7:00 p.m.

▪ **Roll Call**

Representatives: Jeff George, Ric Irvine, Fred Fowler, Ken O'Brien, Steve Burke, Tiffany Jenkins, Tom Hopper, Dave Stites, Hal Clase, Joe Proemm, Bill Thurston, Dan Boysel, Charlie Callender, Bonnie Newland, Mike Dattilo, and Doug Price. Alternates: Chet Heid, and John Piccin. Arrived after roll call: Gary Merrell. Staff: Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the February 26, 2015 RPC Minutes**

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

▪ **March 18, 2015 Executive Committee Minutes**

1. Call to order

Chairman O'Brien called the meeting to order at 8:45 a.m. Present: Ken O'Brien, Jeff George, Tiffany Jenkins, Dave Stites, and Sudan Kuba. Staff: Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes from February 18, 2014

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

3. New Business

- Financial / Activity Reports for February 2015

REGIONAL PLANNING RECEIPTS		FEBRUARY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$820.00	\$1,230.00
Fees A (Site Review)	(4202)		\$300.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$500.00
Membership Fees	(4204)	\$68,707.00	\$253,397.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$465.79	\$465.79
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$7,200.00	\$17,599.60
Charges for Serv. B (Final. Appl.)	(4231)	\$4,500.00	\$9,399.60
Charges for Serv. C (Ext. Fee)	(4232)		\$300.00
Charges for Serv. D (Table Fee)	(4233)		
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$600.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$600.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$125.00
Soil & Water Fees	(4243)	\$200.00	\$425.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			

Other Misc. Revenue (GIS maps)	(4730)	\$8.00	\$8.00
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$82,600.79	\$284,949.99

Balance after receipts	\$891,773.42
Expenditures	- \$ 22,840.58
End of February balance (carry forward)	\$868,932.84

After discussion of the financial reports, Mrs. Jenkins made a motion to approve the financial reports as presented for audit. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Site Review: none
- March RPC Preliminary Agenda
 - 1.) Rezoning:
 - John & Norma McCann – Harlem Twp. – 5.237 acres – PCD (amendment to existing plan)
 - 2.) Variance: none
 - 3.) Preliminary: none
 - 4.) Preliminary/Final: none
 - 5.) Final:
 - Woods at Weeping Rock – Orange Twp. – 24 lots / 13.939 acres
 - 6.) Extension: none
- Director’s Report
 - 1.) Annual Report postcard was mailed. The full report can be found at <http://www.dcrpc.org/files/AnnRep2014.pdf>
 - 2.) Da-Wei continues to work on the webmap application.
 - 3.) Attended first MORPC Data Task Force meeting to discuss regional data needs.
 - 4.) Attended an Olentangy, Powell and Liberty multi-use trails meeting. They later held a well-attended open house to prioritize trail needs. This will be used to update the county-wide trail information.
 - 5.) Attended a meeting in Harlem Township to discuss recent issues there. BZC, BZA, two trustees, and the county prosecutor's office were all represented.
 - 6.) Received several follow-up calls from last month's Delaware Township rezoning.
 - 7.) Attended a GoHealthy meeting yesterday. The DGHD received a new grant to continue the same Healthy Communities process that this committee has been involved with for some time.
 - 8.) Received a subpoena for the River Run project.
 - 9.) Due to the short RPC agenda on 3/26, Mr. Sanders would like to discuss the Olentangy Study.

4. Old Business

- Appoint 2 members to the housing counsel to review projects for the CRA

Mr. Stites made a motion to appoint Scott Sanders and Stephanie Matlack to the housing counsel along with approval of their attendance at the meetings during regular RPC business hours. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

5. **Other Business** (*none*)

6. **Personnel** (*none*)

7. **Adjourn**

Having no further business, Mrs. Jenkins made a motion to adjourn the meeting at 10:40 a.m. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, April 22, 2015 at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

• **Statement of Policy**

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

II. **VARIANCES** (*none*)

III. **ZONING MAP/TEXT AMENDMENTS**

07-15 ZON **John & Norma McCann – Harlem Twp. – 5.237 acres – PCD (amendment to existing plan)**

I. Request

The applicants, John & Norma McCann, are requesting an amendment to the Planned Commercial zoning of their 5.237-acre property to add additional uses.

II. Conditions

Location: 10840 Fancher Rd.

Present Zoning: Planned Commercial (PCD)

Proposed Zoning: Planned Commercial (PCD)

Present Use(s): One commercial building and one outbuilding

Proposed Use(s): Same

School District: Big Walnut Local School District

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

Critical Resources: none

Soils: BeB Bennington Silt Loam 2-4% slope

III. Issues

The RPC data indicates that the current Development Plan dates to a proposal for auto sale parts in 1994, which

was an amendment to a development plan from 1990. The current list of allowed uses includes auto painting and bodywork, high pressure cleaning of parts, wholesale and retail sales of parts, indoor storage of vehicles, and other parts-related uses.

The proposed development plan seeks to add uses. The submitted drawing appears to be a copy of a previous submission, as all the proposed features appear from the aerial to be existing. New uses included indoor vehicle services; building contractors, subcontractors, and services providers; and public warehousing such as mini-storage warehouses.

Staff response: *Based on the stated commitment that no new structures would be built, and that all auto service would be inside, this is a reasonable request. Warehousing is typically in an industrial setting, but if it is within a building that is existing, then there would be little impact to the surrounding area.*

IV. Comprehensive Plan and Surrounding Uses

The Comprehensive Plan acknowledges the current zoning of the property and assumed that it would continue to be Planned Commercial. The site is in an unusual collection of uses, with the Westerville Estates Manufactured Home Park to the east, a Planned Commercial zoning directly north with two other Neighborhood Commercial uses also on the north side of Fancher Road. From the aerial, several other non-conforming uses also exist in this area. The proposal would not be out of character with the current development pattern.

V. Staff Recommendations

Staff recommends **Conditional Approval** of the zoning request by John & Norma McCann to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to:*

1. *Applicant clarifying that the proposed features on the development plan are existing.*

Commission / Public Comments

No one was present to represent the applicant.

After some discussion about number of employees, Mr. Burke made a motion to recommend Approval of the rezoning request by John & Norma McCann, subject to:

1. *Applicant clarifying that the proposed features on the development plan are existing.*
2. *Consult with the Health Department as to the adequacy of the current onsite waste treatment system.*

Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary (none)

Preliminary/Final (none)

CONSENT AGENDA

Final

04-14 Woods at Weeping Rock – Orange Twp. - 24 lots / 13.939 acres

I. Conditions

- Applicant:** M/I Homes
- Subdivision Type:** Single Family Residential,
- Location:** north side of Lewis Center Rd., west of North Rd.
- Current Land Use:** Vacant, accessory structure
- Zoned:** FR-1 (Farm Residential)
- Utilities:** Del-Co Water, central sanitary sewer
- School District:** Olentangy
- Engineer:** Advanced Civil Design

II. Staff Comments

Woods at Weeping Rock is a 24-lot subdivision on Lewis Center Road just east of the entrance to Olentangy High School. It includes a single access to Lewis Center ending in a cul-de-sac at the eastern parcel line. An access easement will be created in an open space area to the north. This will allow an emergency access to be connected to the parking lot directly north of this site on the Olentangy property. Orange Township owns property north of the site, and the cul-de-sac is located adjacent to the northern property line. This will potentially allow another access there, should that land become a park or otherwise developable. An access easement is also provided to access school property.

The approved preliminary plan required some adjacent property transfers before platting takes place. This situation appears to have changed during the development process with no notification to staff. The changes do not impact the street or lot configuration and it is not a significant issue. The County Engineer has indicated that, based upon a future project on Lewis Center Road, the county is accepting a Fair Share contribution for improvements to Lewis Center Road.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **Woods at Weeping Rock** to the DCRPC

Commission / Public Comments

No one was present to represent the applicant.

***Mrs. Jenkins made a motion for Final Approval of Woods at Weeping Rock, seconded by Mr. George.
VOTE: Unanimously For, 0 Opposed. Motion carried.***

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- Election of Executive Committee members

Mr. Fowler stated that the Nominating Committee had not received any requests to be considered to serve on the Executive Committee. He also stated the current member were willing to serve for another year.

Mr. Boysel made a motion to close the nominations. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Chairman O'Brien asked if there were any opposed to the proposed slate. Hearing none. All in favor of the slate: Unanimous. Opposed: None. Motion carried.

Chairman O'Brien stated that he has enjoyed working with the Executive Committee and would continue to serve on the Executive Committee but would not be seeking reelection as Chairman.

VII. POLICY / EDUCATION DISCUSSION

- DCRPC Annual report is available on the website at www.dcrpc.org/files/AnnRep2014.pdf

Mr. Sanders pointed out one area of the report where he targeted several subdivisions that were in the Olentangy School District (due to having the data for) and then he targeted several multi-family developments and looked at the student data from Olentangy and cross referenced them to show how the densities make a difference and how many students are generated to look at the difference between single family and multi-family. The highest income, lowest density housing developments create the fewest kids in the public system at least. A lot of people think that it's a one for one with multi-family but it's quite a bit less (1/3 less) students generated.

Chairman O'Brien complimented Mr. Sanders on the Annual Report information and design.

VIII. RPC STAFF AND MEMBER NEWS

- Mr. James Ward, former Delaware County Commissioner passed away February 28, 2015

Mr. Ward served as a Representative to the DCRPC and as a member of the Executive Committee from 1997 to 2008.

Having no further business, Mr. Merrell made a motion to adjourn at 7:20 p.m. Mr. Boysel seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, April 30, 2015, 7:00 PM at the Delaware County Commissioners, Conference Room, 101 N. Sandusky St., Delaware, Ohio 43015.