



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, March 27, 2003 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 27, 2003 RPC Minutes
- Executive Committee Minutes of March 19, 2003
- Statement of Policy

II. VARIANCES

06-03.V **W/D** Twin Acres – Genoa Twp. – requesting CAD width variance

III. ZONING MAP/TEXT AMENDMENTS

- 14-03 ZON Lisa Thompson – Harlem Twp. – 15.375 acres from AR-1 to FR-1
- 15-03 ZON William Fling – Harlem Twp. – 10 acres from AR-1 to FR-1
- 16-03 ZON Scioto Twp. Zoning Commission – 39.9 acres from QD to FR-1
- 17-03 ZON M.H.D. Companies Inc. – Orange Twp. - 6.04 acres from FR-1 to SFPRD
- 18-03 ZON Planned Communities Inc. – Orange Twp. – 77.935 acres from SFPRD, PC to MFPRD
- 19-03 ZON New Era Homes – Berlin Twp. – 1.216 acres – development plan amendment
- 20-03 ZON David Ganim – Concord Twp. – 5.0 acres from FR-1 to PCD

IV. SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
29-98.4.11	Scioto Reserve, Sec. 4, Ph. 11	Concord	56 lots / 20.64 acres
06-03	W/D Twin Acres	Genoa	03 lots / 05.80 acres

Preliminary/Final (none)

Final

14-98.2	River's Edge at Alum Creek, Section 2	Orange	42 lots / 20.41 acres
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T=TABLED, W=WITHDRAWN

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- Consideration for Expenditure – ESRI software maintenance fee (\$5,957.00)
- Executive Committee member vote
- GIS Map Recognition
- New office update

VII. POLICY / EDUCATION DISCUSSION (none)

I. ADMINISTRATIVE BUSINESS

#Call to Order

Chairwoman Foust called the meeting to order at 7:03 p.m.

Roll Call

Representatives: Robert Hedrick, Jim Ward, Steve Burke, Steve Jeffris, Gary Gunderman, Tom Hopper, Cy Schmidt, Holly Foust, Charles Heimlich, Dick Gladman, Marvin Miller, Shawn Leininger, Lloyd Shoaf, Hansel Waugh, Bonnie Newland and Larry Dewitt. Alternates: Rick Sedlacek, Scott Pike, Dan Basham, and Ken Baker. Staff: Philip Laurien, Paul Deel, Scott Sanders, Da-Wei Liou, Bob Sochor and Stephanie Matlack.

Approval of the February 27, 2003 RPC Minutes

Mr. Gladman made a motion to approve the minutes of the February 2003 meeting, seconded by Mr. Sedlacek. VOTE: Unanimously For, 0 Opposed. Motion carried.

March 19, 2003 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 8:35 a.m. Present: Holly Foust, Dick Gladman, Jim Ward and Leslie Warthman. Staff present: Philip Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

a. February 19, 2002 – Mr. Gladman made a motion to approve the minutes from the previous meeting. Mrs. Warthman seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Ward). Motion carried.

3. Old Business

a. Office Space – The Committee toured the offices at 109 N. Sandusky Street. Renovations are nearing completion. Several minor items still need to be finished. The roof repair is the last major item. This will take about 3 days of dry weather to complete. A certificate of occupancy has been received. Cost estimates as of 3/12/03 are RPC-\$192,956 and Commissioners-\$169,436. The building remains under budget.

Mr. Laurien presented the Committee with a list of furniture items requested for purchase. Those items include: 42”x120” conference table, 8 conference chairs, 9 guest chairs for the conference room, library shelving, pull down screen, desk and credenza for the director, and 2 desk chairs. Total purchase price is \$9,040.36. Furniture purchases were part of the approved 2003 budget.

Mr. Gladman made a motion to approve ordering the requested furniture. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

b. Subdivision Regulations - Chairwoman Foust asked if there was any news regarding the review progress of the subdivision regulations. Mr. Laurien stated that he spoke with Attorney Brosius 3 weeks ago. Mr. Brosius said he was nearing the end of the review but has not heard anything since.

4. New Business

a. Financial / Activity Reports for February 2003

Ending balance as of 01/31/03 \$533,316.61

RECEIPTS		FEBRUARY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$875.00	\$1,400.00
Insp. Fees (Lot Line Transfer)	(4203)	\$140.00	\$240.00
Fees A (Site Review)	(4202)	\$300.00	\$400.00
Membership Fees	(4204)	\$2,083.00	\$136,157.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$2,675.32	\$7,881.28
Charges for Serv. A (Prel. Appl.)	(4230)	\$11,360.00	\$23,360.00
Charges for Serv. B (Final. Appl.)	(4231)		\$10,741.94
Charges for Serv. C (Ext. Fee)	(4232)		\$150.00
Charges for Serv. D (Table Fee)	(4233)	\$400.00	\$800.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$300.00
General Sales	(4220)	\$391.30	\$1,298.00
Health Dept. Fees	(4242)	\$50.00	\$310.00
Soil & Water Fees	(4243)	\$447.00	\$891.00
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)	\$4.13	\$5.33
Other Reimbursements B	(8092)		
Canceled Warrants	(8099)		
Interfund Revenues	(8701)		
TOTAL RECEIPTS		\$18,725.75	\$183,934.55

Balance after receipts	\$552,042.36
Expenditures	- <u>\$51,473.26</u>
End of January balance	\$500,569.10

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

- b. **March RPC Preliminary Agenda** – Mr. Laurien presented the preliminary agenda including 1 variance, 7 zoning, 2 preliminary, and 1 final.
- c. **Executive Committee nominations** – Mrs. Warthman and Mr. Gladman stated that neither has received nominations for the Executive Committee. Chairwoman Foust suggested contacting Andrew Brenner to see if he has had anyone inquire. Executive Committee members will be elected at the March 27th RPC meeting.

5. Other Business

- a. **Contract Work** – (current and proposed)
 - (1.) **Sunbury** –working on Chapters 11 and 12, finish in 2003
 - (2.) **Liberty** – update zoning and comp. plan concurrent with the Comp. Plan for the City of Powell
 - (3.) **Genoa** – update zoning and Comp. plan
 - (4.) **Berlin** – update zoning
 - (5.) **Berkshire** – model zoning code
 - (6.) **Ashley** – begin late summer
 - (7.) **Scioto** – begin late summer
 - (8.) **Trenton Twp.** – complete comp. plan 2003, working on Ch. 13
 - (9.) **Olentangy Schools** – redistricting work with GIS dept.
 - (10.) **Sewer Mater Plan** – no contract signed, possible assistance to be requested

b. Budget Forecast –

Revenue:

Revenue as of 3/1/03	\$500,000
Low Estimate Revenue (\$20,000/mo. X 10 mo.'s).....	
\$200,000	
Contracts.....	
<u>\$ 85,000</u>	

	\$785,000
<u>Expenditures: (March –December)</u>	
Materials & Supplies.....	\$ 1,000
Services/Charges.....	\$ 3,000
Payroll/Benefits.....	<u>\$36,00</u>
0	
	\$40,000 x 10 months = \$400,000
Building.....	\$193,00
0	
Fit up Costs.....	\$
7,000	
Move	\$
3,500	
Furniture.....	\$ 7,500
Joe (begin June).....	\$
25,000	
Tuition assistance.....	<u>\$</u>
<u>3,000</u>	

Expenditure Estimate

\$146,000 estimated carry forward

- c. **ESRI Maintenance** – *Mr. Gladman made a motion to recommend approval of the 2003 maintenance fees for the GIS software to ESRI for \$5957.00. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

6. Personnel (*none*)

7. Adjourn

Having no further business, *Mr. Gladman made a motion to adjourn the meeting. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

Meeting adjourned at 10:15 a.m.

The next regular Executive Committee meeting will be Wednesday, April 16, 2003 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing St., 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)

06-03.V W/D Twin Acres – Genoa Twp. – requesting CAD width variance

This application was withdrawn by the applicant.

III. ZONING MAP/TEXT AMENDMENTS

14-03 ZON Lisa Thompson – Harlem Twp. – 15.375 acres from AR-1 to FR-1

Request

The applicant is requesting to rezone 15.372 acres from AR-1 to FR-1 in order to subdivide lots less than 5 acres.

Conditions

- Location:** 13030 Bevelheimer Road, Harlem Township
- Present Zoning:** (AR-1) Agricultural Residential
- Proposed Zoning:** (FR-1) Farm Residential
- Present Use:** Agricultural and single-family residence
- Proposed Use:** Residential
- Existing Density:** 1du/5 acres
- Proposed Density:** 1 du/2 acre
- School District:** Big Walnut
- Utilities Available:** Private well and septic
- Soils:** BeA - Bennington Silt Loam, 0 – 2 percent slope
CeB – Centerburg Silt Loam, 2 – 6 percent slope
PwA - Pewamo silty clay loam, 0 – 1 percent slope

General comments

The property is located on the north side of Bevelheimer Road approximately 500' west of Kean Road. Franklin County is to the south. The surrounding land use is primarily agriculture with some scattered single family residences on lots between 1 to 5 acres along Bevelheimer Road and Kean Road. Most of the area is zoned AR-1, which requires a minimum lot size of 5 acres. The land to the east along Bevelheimer Road and Kean Road is zoned FR-1, which requires a minimum lot size of 2 acres. The property will utilize individual septic systems and wells, although Del-co water is nearby.

The 1988 Harlem Township Comprehensive Plan shows the proposed site as residential. The plan recommends that residential development in this area be on large lots and smaller subdivisions, but does not define the acreage requirement. However, a goal of the residents was that residential lots be a minimum of 1 ¼ acres.

Staff Recommendation

Staff recommends **approval** of the 15.372 acre rezoning from AR-1 to FR-1, to the RPC, Harlem Township Zoning Commission, and the Harlem Township Trustees.

Commission / Public Comments

Mr. Miller made a motion to recommend approval of the rezoning request by Lisa Thompson, seconded by Mr. Sedlacek. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-03 ZON William Fling – Harlem Twp. – 10 acres from AR-1 to FR-1

Request

The applicant is requesting to rezone 10 acres from AR-1 to FR-1 in order to subdivide lots less than 5 acres.

Conditions

- Location:** 15419 Montgomery Road, Harlem Township
- Present Zoning:** (AR-1) Agricultural Residential
- Proposed Zoning:** (FR-1) Farm Residential
- Present Use:** Agricultural and single-family residence
- Proposed Use:** Residential
- Existing Density:** 1du/5 acres
- Proposed Density:** 1 du/2 acre
- School District:** Big Walnut
- Utilities Available:** Del-co water and on-lot septic
- Soils:** BeA - Bennington Silt Loam, 0 – 2 percent slope
BeB - Bennington Silt Loam, 2 – 4 percent slope
CeB – Centerburg Silt Loam, 2 – 6 percent slope
PwA- Pewamo silty clay loam, 0 – 1 percent slope

General comments

The property is located on the north side of Montgomery Road approximately 1,200' east of Green Cook Road. The surrounding land use is primarily agriculture with some scattered single family residences on lots between 1 to 5 acres. Most of the area is zoned AR-1, which requires a minimum lot size of 5 acres. A few parcels in the vicinity are zoned FR-1, which requires a minimum lot size of 2 acres. The property will utilize individual septic systems and Del-co water.

The 1988 Harlem Township Comprehensive Plan shows the proposed site as residential. The plan recommends that residential development in this area be on large lots and smaller subdivisions, but does not define the acreage requirement. However, a goal of the residents was that residential lots be a minimum of 1 ¼ acres.

Staff Recommendation

Staff recommends **approval** of the 10 acre rezoning from AR-1 to FR-1, to the RPC, Harlem Township Zoning Commission, and the Harlem Township Trustees.

Commission / Public Comments

Mr. Ward made a motion to recommend approval of the rezoning request by William Fling, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

16-03 ZON Scioto Twp. Zoning Commission – 39.9 acres from QD to FR-1

Location: South side of Marysville Road (US 36), east of 4473 Marysville Road.

I. Conditions

Present Zoning: Quarry District

Proposed Zoning: Farm Residential

Present Use: Scioto Township Park, also leasing land for model airplane club

Proposed Uses: Completion of Township Park

Existing Density: NA

School District: Buckeye Valley

Utilities Available- Del Co Water

Soils: BoA Blount Silt Loam 0-2% slope

 BoB Blount Silt Loam 2-4% slope

 GwB Glynwood Silt Loam 2-6% slope

 GwC2 Glynwood Silt Loam 6-12% slope

Surrounding Land Uses: East and South – National Lime and Stone land; West – Acreage house lots (2.2-18 acres); North – Some large lot houses and large tracts of agricultural, undeveloped land (West property).

II. General Background

Scioto Township owns 35.4 acres on Marysville Road that is being developed as a township park. The township also leases a 4.481-acre portion of land owned by National Lime and Stone Co. The leased portion of the site will be used by the Delaware Model Airplane Club. The site is mostly open with woods in the southern portion. An easement crossing the front of the property provides access to a home on the parcel to the east. Several park structures are in place and walking trails are open.

III. Issues

A letter from National Lime and Stone Company grants the Scioto Township Trustees the right to rezone the leased land to FR-1 from its current Quarry District zoning. It also states that it is understood that the township will rezone the subject 4.481 acres back to QD or applicable zoning at the termination of the lease. It should be noted that a rezoning cannot include a clause that the zoning will “revert” after a certain period.

IV. Conformance with the Comprehensive Plan

Scioto Township currently does not have a comprehensive plan. The very general 1993 County-wide plan does not address park land recommendations and locations. However, with increasing development from the city coming toward the township, any parkland development is warranted and welcomed.

V. DCRPC Staff Recommendation

DCRPC staff recommends to the DCRPC, the Scioto Township Zoning Commission and the Scioto Township Trustees that the request for FR-1 zoning for 39.9 acres on Marysville Road in Scioto Township be **approved**.

Commission / Public Comments

Mr. Miller made a motion to recommend approval of the rezoning request by the Scioto Twp. Zoning Commission, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

17-03 ZON M.H.D. Companies Inc. – Orange Twp. 6.04 acres from FR-1 to SFPRD

Location: 8119 S. Old State Road, Orange Township, by Mid States Development Corp, optionee.

I. Conditions

Present Zoning: Farm Residence (FR-1)

Proposed Zoning: Single Family Planned Residential District (SFPRD)

Present Use: Single family house, barn, and open land.

Proposed Use: 11 attached ranch condominiums and one single family (existing) home.

Existing Density: 1 unit/acre in FR-1

Proposed Density: 1.82 units/acre

School District: Olentangy

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

Soils: BoA Blount 0-2 % slope
GwB Glynwood 2-6 % slope

II. Issues

This case was heard by the DCRPC as 52-02 ZON, requesting multi family density for 22 condominiums. That application did not conform to the comprehensive plan and was withdrawn at the township. The case has been re filed as a single family PRD, which conforms to the comprehensive plan.

- 1.) **Surrounding Land Use:** This is a redevelopment proposal for a 6-acre lot with a single-family home, a pond and barn. This area's character has changed from large lot rural to suburban.
 - ❖ To the south, open land belonging to the Archdiocese of Columbus.
 - ❖ To the east and north, single family development, approximately 2 units/acre, Walker Woods subdivision.
 - ❖ To the west, single family development on one acre + lots on Old State Road.
- 2.) **Sewer:** This area is currently served by Delaware County sewer.
- 3.) **Comprehensive Plan:** The 2001 Plan recommends single-family homes at 2 units per acre with sewer service for this site, which would permit 12 single family homes in PRD.
- 4.) **Thoroughfare Plan-** the 2001 Delaware County Thoroughfare Plan recommends a five-lane road section for S. Old State within the 20 year planning period. The county engineer must determine if a turning lane will be required on S. Old State Road for this small subdivision.
- 5.) **Traffic-** the 11 multi-family units proposed will generate 10 trips per unit per day, or 110 new trips per day. The existing single family home already generates 10 trips per day and that does not change. The proposed private street entrance has limited sight distance to S. Old State Road and may need to be moved south of lot 11 to the apex of the curve. This will be a subdivision plat issue for the County Engineer.

III. Conformance with Development Standards

- 1.) A development and landscaping plan is submitted.
- 2.) General development character- renderings of proposed structures and

general architectural design criteria are included.

- 3.) Provisions for water, sanitary sewer and surface drainage: Del Co water can serve the site with quantity and pressure, but sanitary sewer is an unresolved issue. County Sanitary sewer is available, but no letter from the Sanitary Engineer was included. Surface drainage runs to a retention pond in the southeast corner of the site, the lowest elevation and is an appropriate aesthetic feature within a .8 acre open space.
- 4.) No sidewalks are shown on the development plan. Sidewalks are required for Planned Developments.
- 5.) Open space- acres required: 1.5 acres provided (24.83%; 20% required).
- 6.) Divergences requested-
 - a.) Storm water detention is 30% of the open space where 10% is the standard. DCRPC staff finds this a reasonable divergence, given the small site size and the fact that the pond will be a retention pond, not a detention basin, so it will be an attractive water feature.
 - b.) 50' flag lot where 60' is required. Due to existing home location a flag lot is proposed. DCRPC staff does not object to the 50 flag lot, but it may be unnecessary if the road location is moved south of lot 11 to obtain better sight distance.

IV. Required Findings for SFPRD

- 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, except for the two divergences, which DCRPC staff recommends.

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

DCRPC Staff Finding: Yes.

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

DCRPC Staff Finding: Yes.

V. DCRPC Staff Recommendation- Orange Township case 17-03-ZON

Staff recommends **approval** of a zoning change from FR-1 to SFPRD, for 11 house lots on 6.04 acres to the DCRPC, Orange Twp. Zoning Commission, and the Orange Twp. Trustees.

Commission / Public Comments

Mr. Jeff Strung with EMH & T was present to answer any questions.

Mr. Ward made a motion to recommend approval of the rezoning request by MHD Companies, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

18-03 ZON Planned Communities Inc. – Orange Twp. – 77.935 acres from SFPRD,PC to MFPRD

Location: North Orange subdivision, West side of Columbus Pike (US Route 23), north of Orange Road in Orange Township, by Planned Communities.

I. Conditions

Present Zoning: SFPRD (Approx. 38 acres); PC (approx. 40 acres)

Proposed Zoning: MFPRD (77.935 acres)

Present Use: Vacant agriculture

Proposed Uses: 235 multi family condominium units (Epcon ranch condos; Toll Bros. Townhouse condos)

Existing Density: 2 units/acre in SFPRD

Proposed Density: 3 units per acre overall in the MFPRD (includes land under power lines)

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. Issues

These tracts are part of the North Orange Subdivision, a Planned Unit Development of single family, multi family and commercial uses approved in 2001 by Orange Township. As a part of that overall subdivision approval, developer Planned Communities deeded 44 acres to Orange Township for a park. That park lies adjacent to the 77.935 acres in question.

Planned Communities is now requesting to convert 40 acres of Planned Commercial zoned land and 38 acres of SFPRD land into multi family PRD for the development of 235 condominiums that generally appeal to older “empty nesters” or young professionals. Such development typically does not generate significant school children, and therefore does not burden the township and the school district with greater costs than revenues. In fact, recent studies of such condominium development in New Jersey show a .165 school age child ratio per townhouse condominium unit, which confirms Epcon’s local census figures. If such a ratio were true here, approximately 39 students would be generated, significantly below the .8 school age children typically generated by four bedroom homes, which would yield 188 school age children.

This consideration is important, because Orange Township tried to reserve significant commercial and industrial land in its US Route 23 corridor for tax base to offset the significant tax loss generated by the many thousands of single family homes in the township. The 2001 adopted township Comprehensive Plan recommended Planned Commercial for the 40 acres of land proposed for MFPRD.

Planned Communities should get credit for the 44 acres dedicated as parkland in consideration of this rezoning request. The 38 acres were already zoned for SFPRD at 2 units per acre, so the increase to 3 units per acre only adds 38 units, and arguably reduces township and school district costs to the point that these units may be a net revenue producer for the 40 acres of Planned Commercial. It must again be noted that the type of empty nester and young professionals for whom these condominium units are targeted generate few school age children, and the units themselves value well, perhaps an average of \$170,000 per unit. It is possible that each unit could result in a net gain for taxes versus costs, although it is difficult to determine if such a net benefit would equal or exceed any potential taxes that commercial might otherwise have produced.

Taken in such a light, 44 acres of park land donated, in return for 77.935 acres to MFPRD seems fair, especially considering the 810 acres of Commercial zoned land,

463 acres of Industrial zoned land plus the 798 acres of proposed Commercial and 281 acres proposed Industrial on the Comprehensive Plan.

III. Conformance with Development Standards

1.) There is adequate sewer capacity for this development, but the proposed residential use of the land may utilize more sewer treatment plant capacity than would the commercial/office development proposed on the Comprehensive Plan. Check with the county Sanitary Engineer to verify line capacity in North Orange subdivision.

2.) Water

Del-Co water has indicated they can serve the development.

3.) Proposed Traffic Patterns and their relationship to existing conditions- Gooding Boulevard already serves as the “backage road to US 23”, so traffic is adequately handled at new signals on US 23. The 235 condominiums would generate approximately 1,650 new trips per day.

4.) Compatibility with existing and future probable uses- the condominium compact footprints work well with the ravines and two sets of powerlines that impact this 77 acres. Development to the west in Liberty Township is upscale single family in Notchbrook road and likely to be lower density single family on the BancOhio tract to the north of Notchbrook. A 50’ buffer of trees appears to be left to the west, but it is not identified as no cut area, and it should be. Further, it seems that these western most units could be moved east somewhat to further buffer the single family homes to the west. There is no street connection shown so the neighborhoods will be distinct and separated. The residential uses on the 40 acres of Planned Commercial (east side of the 77-acre site) will have to be much better buffered to the commercial lots on the west side of Gooding Boulevard. There appears to be no buffer at all provided. The access to the western portion if through a single-family residential area, placing a burden on a single public street and causing a circuitous route for entry and exit to those units.

5.) Compliance with all requirements of the Planned Districts-

- a.) No landscaping plan is included, needs to be a detailed landscape plan with buffers identified.
- b.) Generalized drainage shown, mostly under the high tension power lines. Has this been approved by AEP? Check with possible concerns by ODNR Scenic rivers staff due to proximity to the Olentangy River.
- c.) Access to Liberty Township land (BancOhio tract between the powerlines) on the western plateau is denied. Perhaps there should be consideration for

access to be stubbed out for future development of the BancOhio ridge top, which is less accessible from Liberty Township. Check with Liberty Township officials and the County Engineer.

IV. Required Findings for PRD or PCD

The Zoning Commission and Trustees may approve a 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 generally consistent with the general standards of the resolution, but a detailed landscape plan should be shown.

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

DCRPC Staff Finding: The 2001 Comprehensive Plan recommends SFPRD at 2 units per acre for 38 acres and Planned commercial for 40 acres. This proposal arguably has no greater impact, and may in fact have less impact and generate more revenue, but to be consistent, the township should amend the Comprehensive Plan concurrent with a rezoning to MFPRD if they wish the plan to conform to the zoning.

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

DCRPC Staff Finding: The development plan generally does advance the health, safety and morals of the township, but much better buffering needs to be assured to the east end of Notchbrook subdivision and to the BancOhio tract to the west in Liberty township.

V. DCRPC Staff Recommendation

Staff recommends **conditional approval** of the proposed zoning change for 38 acres of SFPRD, and 40 acres of PCD to MFPRD, *subject to*:

1. Amendment of the Orange Township Comprehensive Plan to reflect the same use and density as proposed.
2. Inclusion of a detailed landscape plan that demonstrates much better buffering for the land at the east end of Notchbrook subdivision and the BancOhio tract to the west and for the eastern most condominiums that back up to commercial outlots on the west side of Gooding boulevard.

3. Consideration for possible street connection, even if only as an emergency access, to the BancOhio tract to the west due to topographic constraints.
4. Check with ODNR Scenic rivers division (Tim Peterkoski, 614-265-6422) on possible stormwater runoff issues and design constraints.
5. Consideration of a road configuration that allows access to both condo developments directly from Gooding Blvd. utilizing a no-load collector street.

Commission / Public Comments

Mr. Jack Brickner of Planned Communities was present. The setbacks from Notchbrook on the western edge were increased to 50'. After talking with Toll Bros., they are comfortable committing to at least 30' being a "no clear, no cut zone". That would give approximately 20 feet around the units. They have met with AEP for drainage and ponding under the powerlines. They have also met with Tim Peterkoski of ODNR and Laura Fay from OEPA. Both have walked the site and applications have been submitted.

Mr. Laurien questioned the emergency access layout. He is concerned about all the traffic being at the end of a public street, feeding off a private street. Mr. Brickner stated that the original zoning for this portion of the property was not 2 units per acre under the Orange Twp. zoning. It was part of the entire North Orange Zoning plan. That particular section of the plan was zoned for 87 single-family residential units. The plan was increased from 87 units to 95 units. So there was only an 8-unit increase for that road.

Mr. Basham asked how the fire department would access the units in an emergency. Mr. Brickner stated that the emergency squads would use the entrance roads and if they were blocked, could use the emergency access.

Mr. Gladman stated that one thing in Planned Communities favor is that the new Orange Twp. Fire House is being built on Gooding Blvd. just off of Rte. 23. He said that he doesn't particularly like all the turns within the development. Mr. Basham said that it would make sense to put a spine road in for easier access. Mr. Brickner stated that he would work with the Fire Chief on the process of road design.

Mr. Gunderman made a motion to recommend conditional approval of the rezoning request by Planned Communities, subject to staff comments. Mr. Miller seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

**19-03 ZON New Era Homes – Berlin Twp. – 1.216 acres –
development plan amendment**

Request: To amend a Planned Commercial development plan for New Era Homes, from current sales of yard ornaments to construction of two modular display homes and conversion of a pole barn to sales office on 1.216 acres at the NW corner of US 36 and 3 Bs and K Road, Berlin Township.

I. Conditions

- Present Zoning:** Planned Commercial
- Proposed Zoning:** Planned Commercial
- Present Use:** sale of yard ornaments
- Proposed Use:** modular home display and sales
- School District:** Olentangy
- Utilities Available-** Del Co Water , Delaware County Sewer
- Soils:** BeA, Bennington 0-2 % slope

Surrounding Land Uses: East – North South Trucking; West- Wayne Homes sales and display, North, single family residential, South US 36/SR37, commercial building opposite side of US 36.

II. Issues

- a.) The plan requires demolition of a brick farmhouse, placing the sales office in a pole barn to the rear, with two modular homes lying at skewed angles facing no street and separated by only 10 feet.
- b.) Access is proposed only to the east side of the lot, despite the fact this is a corner lot on 3 Bs and K Road and US 36. The access easement to US 36 is shared with a gravel lot to the east, which serves North-South Trucking. This access is not the safest location, nor the most aesthetically pleasing. Cars backing out of stalls are in the path of large trucks entering and exiting the North-South site. East bound left turns out of the site will be made with less safety than at 3 Bs and K Road. For the best access, the existing driveway off 3 Bs and K Road opposite the Wayne Homes entrance should be the primary access and the only left turn (east bound) egress back onto US 36.
- c.) The septic system is to be removed and the site connected to county sewer. This gives flexibility in the new lot layout.
- d.) A fire hydrant is not shown on the development plan, but might be appropriate. Check with the Berlin Fire Chief and Del-Co Water Company.

- e.) There may be alternative ways to develop this site that provide safer access and also better visibility of the display home to the streets. DCRPC staff sketched two alternatives and met with the applicant, who seemed to like some of the suggestions.
- Alternative 1 would, if feasible, save the old brick farmhouse (but not its many extensions). The brick house could be used as the sales office (if feasible). The two story display home would be located next to the brick house facing US 36. A rear parking lot would connect 3 Bs and K Road on the west to the access easement on the east side of the lot. This driveway would align with Wayne Homes driveway on 3 Bs and K Road. The ranch display home would be placed to the rear. The pole building remains for storage.
 - Alternative 2 would remove the brick farmhouse and put both display models facing US 36. A rear parking lot would connect 3 Bs and K Road on the west to the access easement on the east side of the lot. This driveway would align with the Wayne Homes driveway on 3 Bs and K Road. The pole building remains for sales office and storage.
- f.) The proposed sign is a monument sign with plywood fascia and red letters mounted on low poles on an 8-inch tall limestone base. The sign face is 40 square feet, located 30 feet from the right of way line. Current sign regulations appear to permit the size and location.
- g.) There appears to be one pole mounted lamp, 4 landscape “uplights” and 4 building mounted lamps, plus decorative fixtures at both model entrances. There needs to be more illustration of how this will look, as there is a danger of “over-lighting” the site, as happened at the Schumacher Homes site on US 23.
- h.) No drainage plan is shown, but drainage feasibility is required. No topo. is shown, nor any drainage outlet. This can be corrected at the township zoning commission hearing.

III. 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: The proposed use is an appropriate use in the PCD district, but the development plan skews the views of both homes and places access only on the east side, which is more dangerous than at 3 Bs and K Road.

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

DCRPC Staff Finding: The use conforms to the proposed commercial use of this property on the 2000 Berlin Township Comprehensive Plan.

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

DCRPC Staff Finding: If the development plan were redesigned similar to either Alternative 1 or Alternative 2 DCRPC sketches, and included a drainage plan, staff would recommend conditional approval. As submitted, the skewed home layout presents an unattractive face to the entrance to Berlin Township, the development plan is incomplete, and has poor access management.

IV. DCRPC Staff Recommendation

DCRPC staff recommends to the DCRPC, the Berlin Township Zoning Commission and the Berlin Township Trustees that the request for a Planned Commercial zoning development plan for New Era Homes on US 36 and 3 Bs and K Road be

conditionally approved subject to:

1. *The development plan being redesigned in agreement with either the DCRPC staff Alternate 1 or Alternate 2 sketches as described in item II e.) above.*
2. *Lighting issues being resolved.*
3. *A drainage plan being incorporated.*

Commission / Public Comments

Mr. Dan Riell of New Era Homes was present to answer any questions from the Commission. He stated that he did want to connect the driveway on the east to the new driveway so the new customers will be encouraged to exit on 3 Bs & K Road. Mr. Laurien agreed.

Mr. Gladman made a motion to recommend conditional approval of the rezoning request for New Era Homes, subject to staff comments. Mr. Miller seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Rick Sedlacek). Motion carried.

20-03 ZON David Ganim– Concord Twp. – 5.0 acres from FR-1 to PCD

Location: 3219 US Highway 42 South

I. Conditions

Present Zoning: Farm Residential

Proposed Zoning: Planned Commercial and Office

Present Use: Single family home, horse farm

Proposed Uses: Residence and Ganim Medical warehouses

Existing Density: 1 unit per 1.5 acres

School District: Buckeye Valley

Utilities Available- Del Co Water

Soils: BoA Blount Silt Loam 0-2% slope

Surrounding Land Uses: East – Agriculture, undeveloped (Shuette land); South –Agriculture and 3 buildings of mini-storage units; West – 5.4 acre residential lot (Thompson), Agriculture and woods (Thomas Jackson land); North – Agriculture (Ronald Jackson land).

II. General Background

The applicant is proposing to retain the 1,880-sq. ft. single-family residential building and raze the other outbuildings on the lot. Ganim Medical is a supplier of medical equipment ranging from medical office furniture to imaging systems and lab equipment. Four warehouse units will be constructed with a 25' wide access point to US 42 and a 50' wide circulation area between the units. The units contain bays but appear to be accessed by loading docks designed for 18-wheeler trucks. New buildings are set back behind the house, and are some 1400' from the highway right of way. Some existing fencing shall remain.

III. Issues

The development plan included in the application shows a proposed layout of the site with approximately locations and sizes of structures, but does not go into great detail about the use of the buildings. The residential building to remain is titled as a residence on the plan. The Planned Commercial and Office District does not provide for single-family uses, but it could be allowed as a non-conforming use or as a divergence per plan.

The only warehousing specifically mentioned in the PCD zoning code is “Wholesale Business, storage and warehouse.” It is presumed this plan can fall under that definition. It would perhaps be better suited to the Planned Industrial zoning classification.

1. The General Development Standards of the zoning regulations lists items that should be included in the development plan. No provision for drainage or retention is shown on the plan. This may be necessary given the flat site and the additional impervious surfaces created both through paving and by the large warehouse roofs.
2. No design criteria are included for proposed signs. The applicant should work closely with the township and design a sign that conforms to Article XXII of the zoning code regarding display area and setback. Staff recommends an internally lit monument sign with a colored background other than white or yellow to avoid clutter along US 42.
3. The Concord Township Zoning Code defines landscaping requirements for substantially improved existing sites. Commercial areas require a 15-foot landscaping buffer along the perimeter including 1 tree/40 feet continuous 6-foot high planting, hedge, fence, wall or earth mound. In addition, the code requires tree plantings equal to one inch in trunk size for every 1500 square feet of building ground coverage. The applicant should work with the township for the proper calculation of landscaping required. If the surrounding lands are going to be developed eventually for commercial or industrial, these requirements may be reduced.

IV. Conformance with the Comprehensive Plan

The Concord Township Comprehensive Plan of 1996 shows an area of industrial land in the general vicinity of this parcel, although that plan was not parcel-specific. The Township is in the final stages of revising its plan. The draft map shows this area as Planned Industrial. Therefore, the application does conform to the Comprehensive Plan.

V. DCRPC Staff Recommendation

DCRPC staff recommends to the DCRPC, the Concord Township Zoning Commission and the Concord Township Trustees that the request for Planned Commercial and Office zoning for 5 acres on US 42 in Concord Township be **conditionally approved**, *subject to the applicant meeting the development plan deficiencies noted in Section III above.*

Commission / Public Comments

Mr. Charles Haslow was present to represent David Ganim.

Mr. Gladman made a motion to recommend conditional approval of the zoning request by Mr. Ganim subject to staff comments, seconded by Mr. Cy Schmidt. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

29-98.4.11 Scioto Reserve, Sec. 4, Ph. 11 – Concord Twp. - 56 lots / 20.64 acres

Applicant: Home Road, Ltd.
Subdivision Type: Single-family Residential
Location: North of Scioto Parkway, east of Scioto Chase Blvd.,
Concord Twp.
Current Land Use: Agriculture/Wooded
Zoned: Planned Residential District, (PRD)
Utilities: Del-Co water and sanitary sewer with land application,
County maintenance
School District: Olentangy
Engineer: Lenell Sniechowski, R. D. Zande & Associates, Inc.

Staff Comments

This application includes the continued development of Scioto Reserve Subdivision. Section 4, Phase 11 includes 56 single-family lots with a gross density of 2.71 du/acre. It contains two passive green spaces (covering 12.4% of the phase), one with a retention pond and the other with a detention pond. This phase includes the northern extension of Golden Way. This extension intersects with Daylily Drive and continues north to a cul-de-sac. Daylily Drive connects to Freesia Drive and Lilac Lane to the east.

Surrounding land uses include recorded phases of Scioto Reserve to the south and future phases to the north and east. The land to the west of this phase consists of open agricultural fields. Street stubs have been provided for future development.

A technical review was held on March 18, 2003, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of the **Scioto Reserve, Section 4, Phase 11**, to the RPC.

Commission / Public Comments

Mrs. Lennell Sniechowski of RD Zande was present representing the applicant.

Mr. Gladman made a motion for Preliminary approval of Scioto Reserve, Section 4, Phase 11, seconded by Mr. Basham. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-03 W/D Twin Acres – Genoa Twp. - 03 lots / 05.80 acres

This application was withdrawn by the applicant.

Preliminary/Final (none)

CONSENT AGENDA

Final

14-98.2 River's Edge at Alum Creek, Section 2 – Orange Twp. - 42 lots / 20.41 acres

Applicant: Maronda Homes, Inc.
Subdivision Type: Single-Family Residential
Location: Across from 6464 Bale-Kenyon Road, Orange Twp.
Current Land Use: Vacant field and semi-wooded
Zoned: Single-Family Planned Residential District (SFPRD)
Utilities: Public sewer and Del.-Co. water
School District: Olentangy
Engineer: RD Zande

Staff Comments

River's Edge at Alum Creek Section 2 contains 42 lots on 20.41 acres between Alum Creek and Bale-Kenyon Road. It includes the northern extension of River's Edge Drive from Section 1. Creekwood Drive provides access from

Bale-Kenyon Road. Edgewater Court is a cul-de-sac extending westerly from River's Edge Drive. There will be 3.52 acres of open space along Alum Creek to the east. The lots are typically 10,000 square feet. Preliminary approval of River's Edge at Alum Creek was granted in November 2001. The overall density will be 1.94 du/acre with 8.58 acres of open space (25%). The open space will include a large detention pond as well as an easement for public access along the bank of Alum Creek. Section 1 was recorded in January 2002.

A condition of preliminary approval was that the FEMA Maps be revised prior to platting those affected areas within the development as a result of fill. The floodplain maps have been changed with a Letter of Map Revision based on Fill (LOMR-F) to reflect the new 100-year floodplain. A note has also been included on the plat prohibiting basement windows and foundation openings below the elevation of the 100-year floodplain.

The surrounding land use includes specialized agriculture (tree orchard) to the south, agriculture and the Bale-Kenyon Bluffs Subdivision to the north, a few single-family residences along Bale-Kenyon Road, and I-71 to the southeast. The Crystal Valley Subdivision is across the Alum Creek and to the east.

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 **River's Edge at Alum Creek Section 2**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of River's Edge at Alum Creek, Section 2, seconded by Mr. Miller. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS (none)

VI. OTHER BUSINESS

• **Consideration for Expenditure – ESRI software maintenance fee (\$5,957.00)**
Mr. Miller made a motion to approve the software maintenance expenditure, seconded by Mr. Sedlacek. VOTE: Unanimously For, 0 Opposed. Motion carried.

• **Executive Committee member vote**

Mr. Burke nominated Holly Foust, Leslie Warthman, Dick Gladman and himself for the Executive Committee.

Mr. Miller made a motion to accept those nominations, seconded by Mr. Cy Schmidt. VOTE: Unanimously For, 0 Opposed. Motion carried.

• **GIS Map Recognition**

Mr. Laurien explained that 2 maps prepared by the DCRPC GIS Department including Da-Wei Liou and Bob Sochor would be included in ESRI's 2003 Map Book. The two maps are The Shawnee Hills Comprehensive Plan and Township Comprehensive Land Use Plans Map (Liberty, 1995; Berlin, 1999; and Orange, 2001). Congratulations Da-Wei and Bob.

• **Building Update**

Mr. Laurien stated that the building remains under budget. Cleaning should begin mid next week. He reminded the Commission that the office will be closed April 18th during the move.

VII. POLICY / EDUCATION DISCUSSION (none)

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

Meeting adjourned at 8:15 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, April 24, 2003, 7:00PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.