



**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 29, 2001 at 7:00 PM
Delaware Joint Vocational School Auditorium
1610 St. Rt. 521, Delaware, Ohio 43015**

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of February 22, 2001 RPC Minutes
- Executive Committee Minutes of March 21, 2001
- Statement of Policy
- MS Consultants - presentation of the Thoroughfare Plan (no action)

II. VARIANCES

36-00.V Coleman Subd. – Liberty Twp. – variance from 10% slope on Common Access Driveway

III. ZONING MAP/TEXT AMENDMENTS

- 13-01 ZON w/d Robert Taek Ro – Orange Twp. – 85.55 acres from FR-1 to SFPRD
- 04-01 ZON Klaus Gossing – Berk. Twp. – 5.927 acres from FR-1 and A-1 to PCD
- 14-01 ZON Continental Acquisitions – Genoa Twp. – 14.798 acres – PD-2 – amendment to development plan
- 15-01 ZON S. Robert Davis – Berlin Twp. – 3.67 acres – PCD – amendment to development plan

IV. SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
08-01	Hidden Meadows @ Alum Creek	Berlin	11 lots / 25.83 acres
29-98.4.7/8	Scioto Reserve, Sec. 4, Phases 7 & 8	Concord	79 lots / 24.84 acres
07-01.2	The Pines No. 2	Delaware	03 lots / 11.06 acres
27-00	Rattlesnake Ridge	Trenton	04 lots / 21.19 acres

Preliminary/Final (none)

Final

40-99	“The Park” at Greif	Berlin / Lib.	01 lot / 149.71 acres
26-94.2	T Cheshire Cove, Sec. 2	Berlin	37 lots / 23.99 acres
50-99	Scioto Highlands, No. 3	Concord	18 lots / 36.55 acres
29-98.2.4	Scioto Reserve, Sec. 2, Phase 4	Concord	46 lots / 15.20 acres
29-98.4.4	Scioto Reserve, Sec. 4, Phase 4	Concord	43 lots / 14.46 acres
55-96.5A	Tartan Fields Phase 5A	Concord	05 lots / 01.29 acres
26-99.2	The Woods of Dornoch, Section 2	Delaware	09 lots / 03.06 acres
35-97.4	T Highland Lakes East, Sec. 11, Ph. 4	Genoa	24 lots / 11.33 acres

- 35-97.5 T Highland Lakes East, Sec. 11, Ph. 5 Genoa 21 lots / 07.99 acres
- 38-99 T Slane Ridge Genoa 17 lots / 09.80 acres
- 39-00 T Wedgewood Commerce Center, Sec. 3, Pt. A Liberty 09 lots / 27.59 acres

T=TABLED

V. EXTENSIONS

- 06-00 O’Shaughnessy Reserve, Phase 1 – Concord Twp. - requests 6 month extension
- 09-00 Burndt Pond Farms – Scioto Twp. – requests 3 month extension
- 34-00 The Gates at Hoover – Genoa Twp. – requests 6 month extension
- 22-00 Cambridge – Genoa Twp. – requests a 30 table extension

VI. OTHER BUSINESS

- Executive Committee member vote

VII. POLICY / EDUCATION DISCUSSION

I. ADMINISTRATIVE BUSINESS

- **Call to Order**
Chairwoman Foust called the meeting to order at 7:00 p.m.
- **Roll Call**
Representatives present: Don Poland, John Schmidt, Fred Fowler, Commissioner Jim Ward, Steve Burke, Chad Antle, Chris Bauserman, Tom Hopper, Leslie Warthman, Holly Foust, Dick Gladman, Bill Thurston, Hansel Waugh, Bev Alltop, Jeannett Curren, Bonnie Newland, and Kevin Moran. Arrived after roll call: Gary Spanner. Staff present: Philip Laurien, Mike Bissett, Paul Deel, Jiyeong Lee, Da-Wei Liou, Joe Clase and Stephanie Matlack.
- **Approval of the February 22, 2001 RPC Minutes**
Commissioner Jim Ward made a motion to approve the minutes of the February RPC meeting, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.
- **March 21, 2001 Executive Committee Minutes**

1. Call to order

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

2. Approval of Executive Committee Minutes

- a. **February 14, 2001** – Mr. Gladman made a motion to approve the minutes

of the last meeting. Chairwoman Foust seconded the motion. VOTE: 2 For, 0 Opposed, 1 Abstained (Commissioner Ward). Motion carried.

3. Old Business (none)

4. New Business

a. Financial / Activity Reports for February 2000 –

The Financial report for January was presented:

Ending balance as of 01/31/01 **\$526,227.33**

<u>Receipts</u>	<u>February</u>	<u>YTD</u>
General Fees (NPA)	\$ 330.00	\$ 2,805.00
Inspec. Fees (Transfer)	\$ 120.00	\$ 520.00
Fees A (Site Review)	\$ 200.00	\$ 600.00
Membership Fees	\$77,122.00	\$112,761.00
Planning Surcharge (Twp. Assist.)	\$	\$ 3,358.00
Charges for Services A (Prel. Appl.)	\$18,500.00	\$
30,050.00		
Charges for Services B (Final Appl.)	\$	\$
4,050.00		
Charges for Services C (Ext. Fees)	\$ 2,400.00	\$ 2,700.00
Charges for Services D (Table Fees)	\$ 600.00	\$
1,000.00		
Charges for Services E (Appeal/Var)	\$ 300.00	\$ 900.00
General Sales	\$ 449.00	\$ 1,337.50
Health Dept. Fees	\$	\$ 1,370.00
Soil & Water Fees	\$ 425.00	\$ 925.00
Other Reimbursements	\$	\$
Other Reimbursements A	\$	\$
Other Reimbursements B	\$	\$
Canceled Warrants	\$	\$
Inter-fund Revenues	\$	\$
TOTAL	\$100,446.00	\$ 162,376.50

Balance after receipts

Expenditures **\$43,463.07**

End of February balance

\$587,108.59

Mr. Gladman made a motion to approve the Financial reports, seconded by Commissioner Ward. VOTE: Unanimously For, 0 Opposed. Motion carried.

b. March RPC Preliminary Agenda – The Preliminary agenda includes 1 variance, 4 rezonings, 4 Preliminary applications, 12 Final applications and 3 extensions. Mr. Gladman informed the Committee that he is expecting a letter to withdraw from Mr. Ro (case #13-01 ZON). Mr. Laurien stated that The Pines No. 2 is a 3-lot CAD on Berlin Station Road just north of Braumiller Road. He stated that due to the reduced road frontage to the south, this should not be developed as a CAD but as a loop road. Also, The “Park” at Greif is on the agenda as a final. The preliminary plan showed a land application system but the OEPA would not give a permit to install due to the poor soils. They have changed the plan to show it being served by County Sewer. County Engineer Jack Smelker stated that he could not sign the mylar (a condition of final approval) until an agreement has been signed along with a bond. Mr. Laurien said that the final plat doesn’t show a subdivision of a parcel or any (road) improvements therefore he cannot recommend approval to the Commission. He suggested at a minimum that the applicants should do a subdivision of 3 lots with the two new roads on septic systems. At a later time they could bond it and connect to the sewer. The consultant for the applicant would not agree to this. Attorney Don Brosius has advised Mr. Laurien that the approved preliminary plan would be eliminated if the Commission approves the final plat as is (1 lot without roads or easements).

5. Other Business

a. Nominating Committee for 2001 Executive Committee members – After a short discussion, the Committee members agreed to nominate Holly Foust, Dick Gladman, Leslie Warthman and Steve Burke. (The Commission will be asked if there are any other nominations prior to voting.)

b. Thoroughfare Plan Update and authorization for supplemental traffic modeling – Mr. Laurien explained that MS Consultants would be presenting a draft of the Thoroughfare Plan at the March RPC meeting. They hope to present the final Plan at the April RPC meeting. The RPC has contributed \$25,000.00 toward the study with the remainder being paid by the County Engineer. Mr. Laurien stated that he was concerned with the layout for the extension of the Sawmill Parkway and a proposed road through the Stratford Ecological Center. The Stratford Ecological Center is

the only one like it in the state. It is used to teach farmers more ecological ways of farming and is toured by many area school children. Mr. Laurien suggested that the RPC fund a specialized study by MS Consultants. This study would look at: (1.) the extension of Sawmill Road to the west around the power plant, across Hyatts Road, west crossing Clark Shaw Road, to cross Bean Oller continue north east of Ford Road past Bunty Station Road and curve west toward US 42 then west to link to Owen-Fraley Road, (2.) The east west connection of US 42 to US 23, connect ½ mile north east of the Scioto River, go south between Bean Oller and Ford Road, east across Liberty Road south of Ford Road to US 23 south of Cheshire Road. Move the US 23 signal south 1000’ and extend this new connector to the Township line (Berlin and Liberty), then north to Glen Road continuing to 36/37 to the I-71 interchange. (3.) Eliminate the proposed interchange (P & Road N) on I-71 at Cheshire Road and increase the capacity of the existing 36 / 71 interchange.

Commissioner Ward made a motion to recommend approval of the RPC paying for the modeling of the above mentioned areas up to \$5,000.00. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

6. Personnel (none)

7. Adjourn – Mr. Gladman made a motion to adjourn the meeting, seconded by Commissioner Jim Ward. VOTE: Unanimously For, 0 Opposed. Motion carried.

Meeting adjourned at 11:00 a.m.

The next Executive Committee meeting will be Wednesday, April 18, 2001 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing Street, Delaware, Ohio, 43015

- MS Consultants - presentation of the Thoroughfare Plan (no action)

Ms. Valerie Croasmun of MS Consultants was present to present the draft Delaware County Thoroughfare Plan. She stated that 27 public meetings were conducted to produce a combined model network. (See attachment (A) for “Road Network Alternatives”.

Mr. Laurien explained that the study is coming to the end and there is a need for additional traffic modeling in a few areas to resolve feasibility issues. The Executive Committee recommended approval to fund an additional study (up to \$5,000.00) of the following areas:

- (1.) the extension of Sawmill Road to the west around the power plant, across Hyatts Road, west crossing Clark Shaw Road, to cross Bean Oller

- continue north east of Ford Road past Bunty Station Road and curve west toward US 42 then west to link to Owen-Fraley Road,
- (2.) The east west connection of US 42 to US 23, connect ½ mile north east of the Scioto River, go south between Bean Oller and Ford Road, east across Liberty Road south of Ford Road to US 23 south of Cheshire Road. Move the US 23 signal south 1000’ and extend this new connector to the Township line (Berlin and Liberty), then north to Glen Road continuing to 36/37 to the I-71 interchange, and
- (3.) Eliminate the proposed interchange (P & Road N) on I-71 at Cheshire Road and increase the capacity of the existing 36 / 71 interchange. Extend Cheshire Road from Domigan to Rt. 3, then east to SR 37.

A resident of Cheshire Road and Galena areas was present in the audience to present the Commission with a signed petition in opposition to new interchange P and new road N on the draft Thoroughfare Plan. The spokesman indicated support for the alternative (3) above.

Mr. Spanner made a motion to approve the additional modeling up to \$5,000.00. Mr. Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

■ Statement of Policy

As is the adopted policy of the Regional Planning Commission, all applicants will be granted 10 minutes to make their formal presentation. The audience will then be granted up to 10 minutes to speak, at which time the chair will allow questions from the members of the Commission. This policy was adopted by the Regional Planning Commission to provide for the orderly discussion of business scheduled for consideration.

II. VARIANCES

36-00.V Dr. Carl Coleman requests a variance from the 10 percent slope requirement for a Common Access Drive in the Coleman Subdivision on SR 315 in Liberty Township.

I. Request

The applicant has a CAD subdivision, which received conditional Preliminary approval in September of 2000. The existing driveway was to be upgraded to meet CAD standards, however the maximum slope of 10% could not be achieved. Therefore the applicant presents two options for a variance.

1. The first 50’ graded at 5% followed by the remaining 246.8’ at 11.8% - a variance of 1.8%.
2. Re-grade to a 10.7% slope over the whole length of the drive– a variance of 0.7%.

II. Facts

1. The Delaware County Subdivision Regulations specify in Section 306.05, item (b.) that there shall be a “maximum gradient: 10%”.
2. The Fire Chief and EMS for Liberty Township is comfortable with the variance and has provided a letter indicating that if a variance is granted they would prefer the first alternative of a 5% slope for the bottom 50’ of the CAD.

III. Criteria For a Variance

The burden is on the applicant to demonstrate in writing, each of the following:

- 1) The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other property.
 - **The Liberty Township Fire department has provided a letter indicating the first option being the safer of the two.**
 - **The CAD shall be constructed of a rough paved surface (as determined by applicants engineer) to aid in stopping on steep inclines. The type of surface determined for the CAD shall be described on the final CAD improvement plans.**
- 2) The conditions, upon which this variance request is based, are unique to the property for which this variance is sought.
 - **The topographic conditions are unique to the property and even if the land is regraded top to bottom, it cannot achieve 10% grade.**
- 3) Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.
 - **The proposed CAD slope is very close to meeting the standard. The slope regulation can not be met by re-grading. Therefore no further subdivision of the proposed site with limited frontage would be possible if required to adhere exactly to the standard.**
- 4.) The granting of this variance will not vary the provisions of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.
 - **The intent of the regulation is for the safety of the public. With the support of the fire chief for the second alternative, the CAD does not impair this intent. It is not contrary to local zoning or the comprehensive plan.**

Staff Recommendation

DCRPC staff recommends that the variance for alternative one be granted from the requirement of a 10% slope to the first 50’ graded at 5% followed by the

remaining 246.8’ at 11.8%, to the RPC, subject to the CAD being constructed with a rough paved surface (determined by applicants engineer) to aid in stopping.

Commission / Public Comments

Mr. John Mc Cann of Stults & Associates was present to represent the applicant.

Commissioner Ward made a motion approve exhibit A of the variance request by Dr. Coleman. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

04-01 ZON Klaus Gossing - Berkshire Township - 5.927 acres from A-1 (Agricultural) and FR-1 (Farm Residential) to Planned Commercial and Office district.

I. Request

Klaus Gossing has submitted a zoning request to change 5.927 acres at the southeast corner of South Galena Road and US 36 in Berkshire Township from A-1 zoning (approximately 5.3 acres) and FR-1 (approximately .75 acres) to a Planned Commercial and Office (PCD) zone without a final development plan, pursuant to Section 15.08, Berkshire Zoning Resolution.

Present Use: Vacant lots
Proposed Use: 34,500 square feet of retail, office, and office/warehouse
School District: Big Walnut
Utilities Available- Del Co Water.

II. Existing Conditions

A. Adjacent Existing Land Uses-Large lot single family and agriculture to the west and south;
Commercial on the north side of US 36 (insurance office); Township lands and township cemetery to the east.

B. Water- Del Co Water serves the site.

C. Soils -Soils are:

- CaB and CaC2 (Cardington, 2-6 % slope and 6-12 % slope)
- BeA (Bennington 0- 2% slope)

The site is level with soils that are moderately well drained. Groundwater conditions for these soils are 1-2 feet from the surface. Soils are characterized as severe for septic systems due to wetness and slow permeability.

D. Sanitary Sewer

The land in question lies outside the Delaware County Sanitary Sewer service area. To serve the 34,500 square foot retail/office/warehouse complex, the applicant proposes to construct septic systems. A note on the plan restricts all discharges to the septic system to be only human waste until centralized sanitary sewer is available to the site. No letters from the Board of Health or the OEPA have been submitted that state there is adequate area and soil for this use on septics.

E. Other utilities

- 1.) Gas- No service letter
- 2.) Electric- No service letter

F. Community Facilities

- 1.) Fire- No service letter from the fire chief. Comments related to hydrants, water flow and pressure, response time, access would be appreciated since this will be a commercial use.
- 2.) Police- No service letter from the Delaware County Sheriff.
- 3.) Schools- No impact on school students; property taxes will benefit the school district.
- 4.) Traffic Impacts- No traffic study was submitted. The plan shows a full access driveway on South Galena Road approximately 200 feet south of the intersection of US 36. The driveway to US 36 is 480 feet east of Galena Road. ODOT may require this to be right in right out only, with the potential requirement of a drop or de-acceleration lane into the site. A traffic study definitely should be submitted for this plan prior to final development plan approval. Such a study is needed to determine if a drop lane is needed and if restrictions are needed on left turn movements at the US 36 driveways entrance.

G. Parking

The plan shows a loop road around the main retail and office building, and a total of 86 parking spaces, which meets the local parking requirement. However, Berkshire Township’s zoning requires an unusually low one space per 400 square feet for retail, plus a base five spaces. This is half the normal parking standard for suburban strip malls (five spaces per 1000 square feet gross leaseable area). Similarly the parking requirement for office space is low at one per 400 square feet plus one per employee. One per 300 square feet is more typical. Based upon national accepted standards, it would seem that the site plan is short about 35 parking spaces. A previous plan (now withdrawn) showed 119 spaces by providing parking behind the main building. This parking should be reinstated, or the building reduced.

H. Drainage

The site plan shows no storm water detention or drainage outlet. The land slopes to the east and surface water will drain to the Little Walnut Creek approximately 1700 feet to the east. However, without detention, this unchanneled runoff could flood downstream properties, most notably the Berkshire Township cemetery.

III. Requirements for approval, Section 15.08

Normally, a (final) development plan must be submitted which meets listed criteria, and which is the expectation of what can, and would be built if the PCD were approved and platted. The resolution also permits a preliminary plan to be submitted without a final development plan. “In approving an application for a PCD district, the reviewing authorities shall determine:”

- 1.) If there are unique circumstances or conditions present which prevent the simultaneous submission of a final development plan with the application and whether the absence of a final development plan is materially detrimental to the public health, safety or welfare.
- 2.) If the proposed development is consistent in all aspects with the purpose, intent and applicable standards of this Zoning Resolution.
- 3.) If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.
- 4.) If the proposed development advances the health, safety and general welfare of the township in the immediate vicinity.

IV. RPC Staff findings:

- 1. The proposed retail use conforms to the adopted 1989 Berkshire Township Comprehensive Plan.

2. The key issues are the parking/traffic related to the square footage of retail use, and sewage.
3. Office use may use septic and leach fields for sewage disposal. According to OEPA, retail use may require a sewage treatment plant and surface discharge. This site is just 1700 feet west of Little Walnut Creek, which feeds the Hoover Reservoir. Protection of the health safety and welfare of the community is paramount.
4. The applicant has restricted commercial uses on the plan to those emitting only human waste. If this is acceptable to the OEPA, the preliminary development plan could proceed under Section 15.08, subject to final plan administrative review and amendment to satisfy OEPA for septic and leach fields.
5. By letter from ODOT, a traffic study should be a requirement of the final development plan approval. Right turn in and full egress will initially be permitted on US 36, but right in, right out is a future consideration.
6. Architectural and landscape details are scant: more detail should be provided. This is a gateway to Berkshire, and it replaces one of the oldest homes in the township. Appearance is important.
7. Zoning should be conditioned upon resolution of the following issues:
 - ❖ The size of the retail and office buildings may have to be reduced on the final development plan to provide adequate parking (120 spaces needed, not 86 as provided/required).
 - ❖ The site may not be feasible for retail; final plan approval should be conditioned on an OEPA PTI.
 - ❖ ODOT may place turning restrictions on the US 36 driveway. Final plan approval should resolve this issue via a traffic study.
 - ❖ Drainage retention and treatment for storm water should be provided on the final development plan. This may also reduce the size of the buildings.
 - ❖ Architectural and landscape details are scant: more detail should be provided.

V. DCRPC Staff Recommendation

Staff recommends the *conditional approval* of the request for PCD zoning on 5.97 acres by Klaus Gossing subject to the submission of a final development plan that resolves the following issues:

- ❖ The size of the retail and office buildings may have to be reduced on the final development plan to provide adequate parking (120 spaces needed, not 86 as provided/required).

- ❖ The site may not be feasible for retail; plan approval should be conditioned on an OEPA PTI.
- ❖ ODOT may place turning restrictions on the US 36 driveway. Final plan approval should resolve this issue via a traffic study.
- ❖ Drainage retention and treatment for storm water should be provided on the final development plan. This may also reduce the size of the buildings.
- ❖ Architectural and landscape details are scant: more detail should be provided.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service stated that they would look at adding additional parking spaces. The applicant has made an application to the OEPA and has spoken with them regarding this project prior to filing.

Commissioner Ward stated that this is a very dangerous intersection. He questioned whether there were any plans on widening S. Galena Road. Mr. Celio stated he didn't know what ODOT had planed for widening the road but that a traffic signal is planned for the intersection, which will help with the traffic. Mr. Bauserman stated that there has been preliminary discussions with ODOT about adding turn lanes (with the signal) at all four legs of the intersection. Mr. Laurien stated that in talking with Greg Channel of ODOT, one reason they would like to see a traffic impact study is they want to tie it in with the safety study that MS Consultants is doing between Galena Road (on the east) over to 3 B's & K Road. The whole stretch of SR 36/37 is being studied for access management and safety issues.

Mr. Gladman made a motion to recommend conditional approval of the rezoning application by Mr. Gossing, subject to staff comments. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

14-01 ZON Continental Acquisitions – Genoa Twp. – 14.798 acres – PD-2 – amendment to development plan

This application is submitted by Continental Acquisitions to amend an approved Planned Commercial District Development Plan for 14.798 acres in the Northgate Plaza on the northeast corner of S. R. 3 and Maxtown Road in Genoa Township.

Conditions

Present Zoning: Planned Commercial District (PD-2)

Proposed Zoning: Planned Commercial District (PD-2)

Present Use: Vacant land and access road

Proposed Use: 240,789-sq. ft. strip commercial and 10,000 sq. ft. detached specialty store (overall).

Existing Density: N/A

Proposed Density: N/A

School District: Westerville

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

Soils: Udorthents (UdB)

Background

The original development plan approved in 1993 (RPC 02-93 ZON) consisted of approximately 240,000 sq. ft. of strip commercial center including a 62,000 sq. ft. grocery store (Kroger) and a 114,000 sq. ft. department store on 23.5 acres. The development was platted as Maxtown Subdivision in 1996 including 6 lots, one of which was subsequently re-subdivided as the Northgate Subdivision (the large perimeter lot to the north and east).

Continental Acquisitions desires to amend the 14.8 portion of the development plan for lot 3460 of the Maxtown Subdivision. The amended plan would allow a 141,000 sq. ft. big box retail store in the place of the original department store (114,000 sq. ft.) and reduce the number of smaller specialty stores in the plaza (overall retail space to increase by 987 sq. ft.). In addition, a new 10,000 sq. ft. detached specialty commercial building is proposed on the west side of the lot just north of the existing Wendy's restaurant. Access to the site will be via an existing drive (signalized) approximately midway between Northgate Way to the east and the Wendy's entrance drive to the west. Two new access points are proposed along Northgate Way. The parking ratio would remain approximately the same (6 spaces per 1000 sq. ft. of retail). All other elements of the original plan remain the same, including the landscaping and traffic patterns.

Compliance with Comprehensive Plans

The 1998 Genoa Township Comprehensive Plan places this property in Planning Area 1. It recommends that community and regional scale nonresidential, commercial and office, uses should be located along the Maxtown Road corridor and the Polaris interchange. The proposal complies with the plan.

The Delaware County 1993 Regional Land Use Plan for this area shows the land to contain areas that are suitable for development, unsuitable for development, and resource management areas. The Plan states that all developments should be planned developments permitting the township to participate with the County Engineer and DCRPC to review, through zoning requirements and development standards, proposed uses, subdivision plans, etc.

Compliance with PD-2 standards

The following items should be addressed prior to the Township Zoning Commission meeting:

- a.) The rear corner of the large building would encroach on the 100 foot setback from Northgate Way to the east, which the applicant has requested a divergence. The building can be shifted to comply with this setback. *Staff does not support this divergence.*
- b.) Section 524.08 limits the building height to 35 feet. The building cross section on the development plan appears to exceed this.
- c.) Section 405.03 states that the business activity shall be conducted wholly within a completely enclosed building. The plan shows 25,000 sq. ft. of outdoor sales.
- d.) Although the number of parking spaces complies with the standards in the zoning resolution, staffs' opinion is that it is excessive. If a ratio of 4-5 spaces per 1000 were used, more green space and landscaping strips could be provided to break up the sea of asphalt.

Criteria for approval

"Approval for planned development rezoning will be granted only when the plan for the project is such that public health, safety, comfort, morals and general welfare will be promoted", as it pertains to Section 524.23 of the Township Zoning Resolution.

Staff Findings

Staff finds that the amended PD-2 development plan is in general conformance with the Genoa Township 1998 Comprehensive Plan and is compatible with the surrounding land use. It will not create traffic on minor residential streets outside the district. If the plan were revised then it could promote the public health, safety, and general welfare of the township.

DCRPC staff defers to the Genoa Township Zoning Commission to judge whether a lower ratio for parking spaces would be appropriate.

DCRPC Staff Recommendation

Staff recommends *conditional approval* of the amended PD-2 development plan for 14.798 acres in the Maxtown Subdivision to the RPC, Genoa Township Zoning Commission, and Genoa Township Trustees, subject to staff comments.

Commission / Public Comments

Mr. Sean Cullen of Continental Real Estate was present. He stated that they concurred with the staff recommendations and agreed to look at reducing the parking area.

Mr. Bauserman said that this piece of property including the Kroger store and the

entire Maxtown development is part of a Tax Increment Financing (TIF) project between Genoa Twp. and the City of Westerville with the TIF proceeds going to improvements on Rte. 3 (intersection of SR 3 and Old 3). He stated that he is very glad to see this move forward.

Commissioner Ward made a motion to recommend approval of the rezoning request by Continental Acquisitions, subject to staff comments. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-01 ZON S. Robert Davis, owner - Berlin Township – 3.67 acres - request to amend approved Planned Development zoned Planned Commercial (PC), 5079 Columbus Pike, east side of US Route 23, south of Peachblow Road

I. Conditions

- Present Zoning:** Planned Commercial, sale of garden sheds
- Proposed Zoning:** Planned Commercial used car lot
- Present Use:** Vacant commercial lot, two metal pole buildings, old brick residence, gravel parking areas.
- Proposed Use:** Used car sales
- School District:** Olentangy
- Utilities Available-** Del Co Water
- Soils:** Pewamo; Blount and Glynwood 2- 4 and 4-6% slope
- Surrounding Land Uses:** East- farmland; South, vacant agricultural and commercial ground, West, US 23 and Greif Bros. office park; North, Fairview cemetery.

II. General Background

The 3.67 acres was previously zoned in 1991 for boat sales. The township amended this administratively for garden shed sales in 1993.

Neither zoning case was completed by the recording of a subdivision plat.

It seems clear that PC zoning was previously established, but the status of the previous development plan is in question, especially if relied upon for used car sales.

There is no language in the Berlin Township zoning resolution that explains how a Planned Commercial district administrative review is authorized (without a citizen’s right of referendum). PC zoning could be amended to a two step process that permits administrative review, (as in the new Berlin Township PRD) but it does not currently read that way.

Although used car sales are not a stated permitted use in the PC zone, the resolution permits “commercial and office establishments of all types” and “other commercial ventures not provided by other sections of this resolution if approved as part of the plan”.

III. Issues

1. The development plan does not dedicate a half of the 60’ wide easement for the backage road “C” as recommended on the Berlin Township 2000 Comprehensive Plan, and the ODOT US 23 Access Management Plan.
2. Sign details are sketchy. The 2000 Comprehensive Plan recommends only ground signs on US 23; The proposed wooden pole sign does not comply. There should also be notes on the plan prohibiting temporary signs and banners, etc.
3. The development plan is still incomplete or improper with regard to:
 - a.) Landscaping plan. Landscaping is incorrectly shown on the State right of way.
 - b.) Architectural standards- none offered.
 - c.) Drainage- none shown other than sheet drainage.
 - d.) Setbacks- the car lot is being paved to the edge of the State right of way. Green belt is actually State right of way. Car sales parking should be setback at least 30 feet from State ROW for safety in case of widening. If the State decided to widen up to its right of way the car lot auto bumpers would literally touch the edge of the paved surface of US 23.

- e.) Access rights from ODOT must be resolved. This previous use (garden shed sales) does not automatically entitle this curb cut to be used for a used car lot, especially with this development plan. By letter, ODOT has stated a traffic study will be required.
- f.) The septic system needs to be checked by the Board of Health to ascertain that it is functioning.

development plan (as submitted) for 3.67 acres on US 23 in Berlin Township be denied. Staff would recommend a conditional approval if the development plan is amended to include:

- ❖ A 30 foot easement for a US 23 backage road dedicated on the east side of the property as depicted on the Berlin Township Comprehensive Plan, Road “C” and the US 23 Access Management Plan.
- ❖ Sign details for a ground sign, not pole sign, no banners or portable signs.
- ❖ Landscaping plan with size and type of plantings located within the applicants property, not on state right of way.
- ❖ Architectural details of structures or their reuse.
- ❖ Drainage plan, both detention/treatment and outlet.
- ❖ 30 foot landscaped green belt between the U.S. Route 23 right of way and the edge of paving for parked cars.
- ❖ All parking sales and service areas to be paved, not gravel.
- ❖ Access rights from ODOT- these may have to be purchased, and there will be stipulations as to access. Note that the median break in front of this lot is to be closed by ODOT, so traffic will be right in right out only.
- ❖ Proof the septic system is functioning and acceptable for this use from OEPA or the Board of Health.
- ❖ Development plan must be recorded as a subdivision plat.

Commission / Public Comments

Mr. Michael Synk was present representing the tenant (Mr. Davis was out of the state and not able to attend.) He stated he recently received the staff comments and between the two parties involved will try to address the staff comments prior to the Berlin Twp. meeting on April 4th.

Mr. Schmidt agreed with the staff comments and will request advice from counsel.

Mr. Bauserman made a motion for denial of the rezoning application by S. Robert Davis, based on staff comments. Mr. Spanner seconded the motion. VOTE: 16 For, 0 Opposed, 2 Abstained (Berlin Twp., Orange Twp.). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

08-01

Hidden Meadows @ Alum Creek – Berlin Twp. - 11 lots / 25.83 acres

IV. Required Findings for PCD

The Zoning Commission and Trustees may approve a 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 development plan is still not consistent with the general standards of the resolution.

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

DCRPC Staff Finding: The development plan conforms to the proposed commercial use of this property on the 2000 Berlin Township Comprehensive Plan. The development plan does not conform to the plan’s recommendation of dedication of 30 feet across the east side of the lot for future backage road “C” as shown in the 2000 Township Comprehensive Plan and the US 23 Access Management Plan.

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

DCRPC Staff Finding: The proposed zoning to PC for a used car lot as proposed does not advance the general welfare of the township and the immediate vicinity. If redesigned to resolve the issues noted; it could advance the general welfare.

V. DCRPC Staff Recommendation

DCRPC staff recommends to the DCRPC, the Berlin Township Zoning Commission and the Berlin Township Trustees that the request for an amended

Applicant: Tom Mechenbier
Subdivision Type: Single-Family residential
Location: west side of Old State Road, south of SR 36/37
Current Land Use: Agriculture
Zoned: FR-1
Utilities: Del-Co water and private septic
School District: Olentangy
Engineer: John McCann, Stults & Associates

Applicant: Home Road Ltd.
Subdivision Type: Single-family residential
Location: North side of Home Road approximately 1300 feet north of Houston Pond Drive
Current Land Use: vacant, undeveloped
Zoned: Planned Residential District (PRD)
Utilities: Del-Co water and sanitary sewer with land application, County maintenance
School District: Olentangy
Engineer: Jason Francis, RD. Zande

Staff Comments

Hidden Meadows at Alum Creek is an 11-lot subdivision on 25.83 acres on the west side of South Old State Road north of Berlin Station Road. The site is an open field with a significant swale in the eastern portion of the site where there is a small wooded area. The site is zoned FR-1 with the surrounding land uses including the Alum Creek State Park to the east and large lot residential north, south and west. The design includes an 1,100-foot cul-de-sac with lots between 1.86 and 3.13 acres served by Del-co water and private septic. The plat includes a note indicating that lots 423 and 424 of the Mechenbier subdivision will take access from the new LVLD street and not South Old State Road. The applicant has agreed to remove the non-build lot # 12 from the plan and transfer the acreage to lot 423 of the Mechenbier subdivision prior to the final plat being submitted.

A technical review was held on March 20th, 2001, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of Hidden Meadows at Alum Creek to the RPC, subject to the non-build lot #12 being removed from the plan and transferred to lot 423 of the Mechenbier subdivision to the north.

Commission / Public Comments

Mr. John McCann of Stults & Associates was present to answer any questions. The applicant has agreed to transfer the unbuildable lot to the adjoining lot to the north (lot 423), so the lot north and south can access the new LVLD road instead of taking access off of South Old State Road.

Mr. Gladman made a motion for Preliminary approval of Hidden Meadows at Alum Creek, subject to staff comments. Mr. Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-98.4.7/8 Scioto Reserve, Sec. 4, Phases 7 & 8 – Concord Twp. –
79 lots / 24.84 acres

Staff Comments

Scioto Reserve Section 4, Phases 7 and 8 consist of 79 lots on 30.56 acres as part of the overall Scioto Reserve subdivision on the north side of Home Road east of South Section Line Road. These phases are zoned PRD with a density of 3.42 du/acre and two open space lots (one with a pond) making up 7.49 acres or 25%. Section 4 Phase 4 is located to the south, with future phases to the east, west and north. The golf course is located to the south and to the west. The subdivision will extend Scioto Chase Boulevard to the north, and Scioto Parkway will be constructed to the east and end in a cul-de-sac. This development is to be served by a land application sewage system that will be owned and maintained by the County.

A technical review was held on March 20th, 2001, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *preliminary approval* of Scioto Reserve, Section 4, Phases, 7 and 8 to the RPC.

Commission / Public Comments

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

Mr. Laurien stated that a street that ends in a cul-de-sac should not be called a “Parkway”. Ms. Sniechowski agreed to change the street name prior to final application.

Commissioner Ward made a motion for conditional Preliminary approval of Scioto Reserve, Section 4, Phases 7 & 8, subject to staff comments and changing the name of the “parkway”. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

07-01.2 The Pines No. 2 – Delaware Twp. - 03 lots / 11.06 acres

Applicant: Brad Holbert
Subdivision Type: Single-family residential with a Common Access Driveway (CAD)
Location: east side of Berlin Station Road, 3000 feet north of Braumiller Road
Current Land Use: agriculture
Zoned: FR-1
Utilities: Del-Co Water and private septic systems
School District: City of Delaware
Engineer: Frank Celio, Scioto Land Surveying Service

Staff Comments

The Pines No. 2 is a proposed 3 lot CAD on the east side of Berlin Station Road immediately south and adjacent to the Pines No. 1, which was approved February 2001. The lots are 1.747, 2.625, and 6.634 acres in size with the CAD part of lot 8 (large lot). An existing pond will remain on lot 8. The Norfolk and Southern Railroad Tracks run along the east boundary of the subdivision. Each of the lots will be served by private septic and Del-Co water. Pretreatment of sewage effluent will be required on all 3 lots because of the Blount soils on the site. The site is surrounded by agriculture and large residential lots along Berlin Station Road. The zoning of the site and surrounding area is Farm Residential with a one acre minimum lot size.

Note: The Staff would have preferred the applicant to construct a public road for this site (including The Pines No 1 and 2) that could potentially provide access to the adjacent lands to the north and south. These tracts have minimal frontage due to numerous 1 to 5 acre lot splits along Berlin Station Road. However, because these comments were not made in the sketch plan/site review evaluation, the applicant has already invested time and money based on that endorsement of the CAD. Future CAD proposals will be looked at with connectivity and access management as a primary goal. If there are large tracts that would benefit by public looped streets, staff will not endorse side by side CAD subdivisions.

A technical review was held on March 20th, 2001, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of **The Pines No. 2**, to the RPC.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service was present.

Mr. Gladman made a motion for Preliminary approval of the Pines, No. 2, seconded by Mr. Moran. VOTE: Unanimously For, 0 Opposed. Motion carried.

27-00 Rattlesnake Ridge – Trenton Twp. - 04 lots / 21.19 acres

Applicant: Jeff Baldauf
Subdivision Type: Single family residential with a Common Access Driveway (CAD)
Location: East side of State Rte. 605, about 300 feet north of State Rte. 37, Trenton Twp.
Current Land Use: Vacant
Zoned: Farm Residential District (FR)
Utilities: Del-Co water and private septic
School District: Big Walnut
Engineer: Ron Leonard; Bauer, Davidson & Merchant, Inc.

Staff Comments

Rattlesnake Ridge was previously granted Preliminary approval for 5 lots on 27.396 acres, including a 1,000-foot public street and CAD. The plan has been changed to a 4 lot CAD with the public access road shortened to the CAD. There is a 100-year floodplain to the south within a ravine as well as a 200-foot power line easement. The site is surrounded by the Rattlesnake Ridge golf course and is zoned FR. The lots will include mounding in the backyards that will be maintained by the golf course. The final plat shall include an easement for these mounds. The lots are all 5 acres and will have leach fields or mound systems and Del-Co water.

In regards to the Electric Power line on the site, the following note shall be placed on the final plat:

“NOTE: Potential health and environmental impacts associated with high-voltage power line electromagnetic fields are not completely understood at this time.”

A technical review was held on March 20th, 2001, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of **Rattlesnake Ridge Subdivision** to

the RPC.

Commission / Public Comments

Mr. Jeff Baldauf was present in the audience but had nothing additional to add to the staff comments.

Mr. Gladman made a motion for Preliminary approval of the Rattlesnake Ridge Subdivision, seconded by Mr. Schmidt.

Preliminary/Final (none)

CONSENT AGENDA

Chairwoman Foust asked if there were any subdivision's the Commission would like removed from the Consent agenda. Mr. Deel stated that staff was recommending approval of all the final applications (except those that have requested for a tabling). None were requested for removal.

Mr. Gladman made a motion for Final approval of "The Park" at Greif Brothers, Scioto Highlands No. 3, Scioto Reserve, Section 2, Phase 4, Scioto Reserve, Section 4, Phase 4, Tartan Fields Phase 5A, The Woods of Dornoch, Section 2. Mr. Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final

40-99 "The Park" at Greif - Berlin / Liberty Twp.'s - 01 lot /149.71 acres

Applicant: Greif Brothers Cooperage Cooperation

Subdivision Type: Commercial

Location: west side of US 23, about 2000 feet south of Winter Road

Current Land Use: Agriculture

Zoned: Planned Commercial (PCD) in Liberty and Berlin Twp's

Utilities: Del-Co water and Del. County Sanitary sewer

School District: Olentangy

Engineer: Stults & Associates

Staff Comments

"The Park" at Grief will occupy 149 acres of vacant agricultural field west of US 23 in Liberty Township. The property received a PCD zoning approval in March of 1999 (RPC# 51-98 ZON) in both Liberty and Berlin Townships. A new road will be constructed to service the park. An easement is dedicated for a future commercial rear access road to control curb cuts on US 23. The Parkway aligns with the future GUBS commercial park on the east side of US 23, with this intersection being signalized in the future.

The plat submitted is an interim plat, filed pending the completion of improvements in the field. The one lot in this plat shows all easements for roads and utilities approved on the preliminary plan and development plan. The 14 lots approved on the preliminary plan in September of 1999 will be created in the future with a new plat. The preliminary plan was conditionally approved subject to county approval of the land application sewage treatment plant. The developer has since determined that county sewer would be more practical and feasible.

Signature of the sanitary engineer on the mylar has been secured but the pending surety for sewer improvements will not be submitted until March 30, 2001. County Commissioners are aware of the bond timing and support the plat approval.

Staff Recommendation

Staff recommends *Final approval* of the plat for "The Park" at Greif Brothers to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of "The Park" at Greif Brothers. Mr. Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

26-94.2 Cheshire Cove, Sec. 2 – Berlin Twp. - 37 lots / 23.99 acres

Applicant: Maronda Homes of Ohio
Engineer: Hockaden & Associates, Inc

Staff Comments

The applicant has requested a 30-day tabling of Cheshire Cove, Section 2 in order to secure lot numbers.

Staff Recommendation

Staff recommends approval the 30-day table request for Cheshire Cove, Section 2 to the RPC.

Commission / Public Comment

Mr. Gladman made a motion to approve the 30-day table request for Cheshire Cove, Section 2. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

50-99 Scioto Highlands, No. 3 – Concord Twp. - 18 lots / 36.55 acres

Applicant: S. Robert Davis
Subdivision Type: Single Family Residential
Location: East side of South Section Line Road, South of Hyatts Road
Current Land Use: Vacant
Zoned: FR-1
Utilities: Del-Co Water, On site septic
School District: Buckeye Valley
Engineer: EMH&T, Inc.

Staff Comments

Scioto Highlands No.3 is a proposed subdivision of 18 single-family house lots on

36.55 acres located on the east side of South Section Road, south of Hyatts Road. The development is an eastward extension of Scioto Highlands No. 2. Homes flank the site to the west, with open space and agriculture to the north, east and south. The site is gently sloping with a wooded area and ravine along the southeast boundary. The site is zoned FR-1 and will have a through road called Highlands Dr. connecting west to South Section Line Road and later connect to future development to the east. There will be two cul-de-sacs extending north from Highlands Dr.

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 **Scioto Highlands No. 3** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Scioto Highlands No. 3. Mr. Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-98.2.4 Scioto Reserve, Sec. 2, Phase 4 – Concord Twp. - 46 lots / 15.20 acres

Applicant: Home Road Ltd.
Subdivision Type: Single Family Residential
Location: South side of Home Road East of State Route 257
Current Land Use: Vacant Land
Zoned: PRD (Planned Residential District)
Utilities: Del-Co Water, Private sewage system
School District: Olentangy
Engineer: R.D. Zande and Associates, Inc.

Staff Comments

Scioto Reserve Section 2, Phase 4 consists of 46 lots on 15.2 acres as part of the overall Scioto Reserve subdivision on the south side of Home Road east of South Section Line Road. Phase 4 is located south of Phases 1, 2 and 3 that gain access from Home Road. Glenmore Drive connects Phase 1 and 2 to Phase 4. The golf course is located to the south, west and east, and a 1.83-acre reserve open space area is located in the northern portion of Phase 4. Section 2, Phase 4 received preliminary approval with Phase 3 on March 30th 2000.

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 Scioto Reserve, Section 2, Phase 4 to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Scioto Reserve, Section 2, Phase 4. Mr. Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-98.4.4 Scioto Reserve, Sec. 4, Phase 4 – Concord Twp. - 43 lots / 14.46 acres

Applicant: Home Road, Ltd.
Subdivision Type: Single Family Residential
Location: North side of Home Road west of Steitz Road
Current Land Use: vacant
Zoned: PRD (Planned Residential District)
Utilities: Del-Co Water, private sewer system
School District: Olentangy
Engineer: R.D. Zande & Associates, Inc.

Staff Comments

Scioto Reserve Section 4, Phase 4 consist of 43 lots on 14.64 acres as part of the overall Scioto Reserve subdivision on the north side of Home Road east of South Section Line Road. The site is zoned PRD with a density of 3.28 du/acre and an open space area of 1.34 acres (9.31%). Section 4 Phase 4 is located north of Section 4 Phase 2 and 3 which gain access from Home Rd. through the existing Scioto Chase Blvd. Phase 4 consists of the continuation of Scioto Chase Blvd. to the north along with a cul-de-sac (Hunter Lake Drive) extending to the east, and a stub (Glen Lakes Drive) extending to the west. There is a creek running east-west through Phase 4 where an open space reserve is located. The golf course is located to the east and west of the site. This development is to be served by a land application sewage system owned and maintained by the County. Section 4 Phase 4 received preliminary approval on April 27th, 2000.

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 Scioto Reserve, Section 4, Phase 4 to the

RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Scioto Reserve, Section 4, Phase 4. Mr. Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

55-96.5A Tartan Fields Phase 5A – Concord Twp. - 05 lots / 01.29 acres

Applicant: T.A. Developments, Ltd.
Subdivision Type: Single Family Residential
Location: West of Tillinghast Dr. about 1000 feet east of Mackenzie Way
Current Land Use: Vacant Land
Zoned: PRD (Planned Residential District)
Utilities: Del-Co Water, Private sewage system
School District: Dublin
Engineer: R.D. Zande and Associates, Inc.

Staff Comments

This is a re-subdivision of lots 4874, 4875, 4876, 4877 and 4878 in Tartan Fields Phase 5. This amendment of the plat will rearrange the lot lines but not increase or decrease the number of lots.

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 Tartan Fields Phase 5 to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Tartan Fields Phase 5A. Mr. Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

26-99.2 The Woods of Dornoch, Section 2 – Delaware Twp. - 09 lots / 03.06 acres

Applicant: New Green Highlands Development, Ltd.

Subdivision Type: Single-family residential
Location: west side of Braumiller Road, about 1500 feet north of Cheshire Road
Current Land Use: vacant
Zoned: Planned Residential District (PRD)
Utilities: Del-Co water and private sewer system
School District: Olentangy
Engineer: Thom Ries, M-E Companies

Staff Comments

This plat was approved in August of 2000 and is now being amended to create an open space landscaping reserve lot on the northwestern corner of Royal Dornoch Circle and Covered Bridge Drive. This lot will be used for an entrance feature to the subdivision and will be owned and maintained by the homeowners association.

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 the Woods of Dornoch, Section 2 to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of The Woods of Dornoch, Section 2. Mr. Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

35-97.4 Highland Lakes East, Sec. 11, Ph. 4 – Genoa Twp. - 24 lots / 11.33 acres

Applicant: DHMI Lakes, Ltd.
Engineer: Matt Kirk, EMH & T

Staff Comments

The applicant has requested a 90-day tabling of the Highland Lakes East, Section 11, Phase 4.

Staff Recommendation

Staff recommends a 90-day tabling of the Highland Lakes East, Section 11, Phase 4.

Commission / Public Comment

Mr. Gladman made a motion to approve the 90-day table request for Highland Lakes East, Section 11, Phase 4. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

35-97.5 Highland Lakes East, Sec. 11, Ph. 5 – Genoa Twp. - 21 lots / 07.99 acres

Applicant: DHMI Lakes, Ltd.
Engineer: Matt Kirk, EMH & T

Staff Comments

The applicant has requested a 90-day tabling of the Highland Lakes East, Section 11, Phase 5.

Staff Recommendation

Staff recommends a 90-day tabling of the Highland Lakes East, Section 11, Phase 5.

Commission / Public Comment

Mr. Gladman made a motion to approve the 90-day table request for Highland Lakes East, Section 11, Phase 5. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

38-99 Slane Ridge – Genoa Twp. - 17 lots / 09.80 acres

Applicant: The Slane Company
Engineer: John Miller, Kramer Engineering

Staff Comments

The applicant has requested a 90-day tabling of the Slane Ridge subdivision in order to obtain street plan approval.

Staff Recommendation

Staff recommends approval of the 90-day table request for Slane Ridge to the RPC.

Commission / Public Comment

Mr. Gladman made a motion to approve the 90-day table request for the Slane Ridge. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

39-00 Wedgewood Commerce Center, Sec. 3, Pt. A – Liberty Twp. - 09 lots / 27.59 acres

Applicant: The Kroger Company
Engineer: Chad Turner, C.F. Bird + Bull, Inc.

Staff Comments

The applicant has requested a 30-day tabling in order to secure all appropriate signatures on the Final plat.

Staff Recommendation

Staff recommends approval of the 30-day table request for Final plat for **Wedgewood Commerce Center, Sec. 3, Pt. A** to the RPC.

Commission / Public Comment

Mr. Gladman made a motion to approve the 30-day table request for Wedgewood Commerce Center Section 3A. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS

06-00 O’Shaughnessy Reserve, Phase 1 – Concord Twp. - requests 6 month extension

Applicant: Countrytyme, Inc.

Engineer/Surveyor: Frank Celio, Scioto Land Surveying Service

Staff Comments

The applicant is requesting a six-month extension of O’Shaughnessy Reserve, Phase 1 preliminary plan. The applicant indicated that construction of the road and utilities began last fall but has progressed slowly due to the winter weather. Work is scheduled to restart in the spring.

Staff Recommendation

Staff recommends approval of the six month extension of O’Shaughnessy Reserve, Phase 1 to the RPC.

Commission / Public Comment

Mr. Moran made a motion to approve the 6 month extension request for O’Shaughnessy Reserve, Phase 1. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-00 Burndt Pond Farms – Scioto Twp. – requests 3 month extension

Applicant: Bruno Voltolini
Engineer/Surveyor: Behzad Vedaie, Innovative Engineering Group

Staff Comments

The applicant is requesting a three-month extension of Burndt Pond Farms Subdivision until all engineering plans are completed. The County Engineer’s office requested a change in the subdivision entrance location to meet stopping distances at Burndt Pond Road. Preliminary approval of the entrance has been received. The applicant’s engineers are preparing the final engineering drawings to submit to the County Engineer.

Staff Recommendation

Staff recommends approval of the three-month extension of Burndt Pond Farms Subdivision to the RPC.

Commission / Public Comment

Mr. Moran made a motion to approve the 3-month extension request for Burndt Pond Farms. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

34-00 The Gates at Hoover – Genoa Twp. – requests 6 month extension

Applicant: Hoover Gate, LLC

Engineer/Surveyor: Frank Celio, Scioto Land Surveying Service

Staff Comments

The applicant is requesting a six-month extension of The Gates at Hoover. The applicant indicated that construction of the road and utilities began last fall but has progressed slowly due to the winter weather. Work is scheduled to restart in the spring.

Staff Recommendation

Staff recommends a six-month extension of The Gates at Hoover to the RPC.

Commission / Public Comment

Mr. Moran made a motion to approve the 6-month extension request for The Gates at Hoover. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

22-00 Cambridge – Genoa Twp. – requests a 30-day extension

Applicant: Cambridge Land Investments, Ltd.

Engineer: Tom Hughes, Franklin Consultants

Staff Comments

The applicant is requesting a 30-day extension of the Cambridge subdivision in order to obtain additional easements.

Staff Recommendation

Staff recommends approval of a 30-day extension of the Cambridge subdivision to the RPC.

Commission / Public Comment

Mr. Moran made a motion to approve the 30-day extension request for the Cambridge subdivision. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

• Executive Committee member vote

Chairwoman Foust explained that the Nominating Committee has recommended the following persons for the Executive Committee. Holly Foust, Dick Gladman, Leslie Warthman and Steve Burke. Chairwoman Foust asked if there were any more nominations. Hearing none, closed the nominations.

Mr. Moran made a motion to appoint Holly Foust, Dick Gladman, Leslie Warthman and Steve Burke to the Executive Committee for 2001. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Laurien suggested a resolution of thanks for Mr. Larry Starling for his contributions to the Executive Committee this past year. Due to working conflicts, he was not able to serve on the Executive Committee for a second year. The resolution will be presented at the April 26, 2001 RPC meeting.

VII. POLICY / EDUCATION DISCUSSION (none)

Having no further business, Mr. Gladman made a motion to adjourn, seconded by Commissioner Ward. VOTE: Unanimously For, 0 Opposed. Motion carried.

Meeting adjourned at 8:45 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, April 26, 2001, 7:00PM at the Delaware Joint Vocational School North Campus, 1610 St. Rte. 521, Delaware, Ohio 43015.