



Delaware County Regional Planning Commission

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www.dcrpc.org

Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, March 30, 2017 at 6:30 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of February 23, 2017 RPC Minutes
- Executive Committee Minutes of March 22, 2017
- Statement of Policy

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

07-17 ZON DNJS Investments LLC - Harlem Twp. - 11.156 acres from AR-1 to FR-1
 08-17 ZON DNJS Investments LLC - Harlem Twp. - 10.445 acres from AR-1 to FR-1
 09-17 ZON Jonathan Cochran - Trenton Twp. - 3.01 acres from FR-1 to RR
 10-17 ZON Berkshire Twp. Zoning Commission - Zoning Resolution amendment (36/37 PMUD)
 11-17 ZON Prairyerth LLC - Harlem Twp. - 5.917 acres from AR-1 to FR-1
 12-17 ZON Serena Staugh - Harlem Twp. - 10.741 acres from AR-1 to FR-1
 13-17 ZON Todd & Tammy Thornton - Harlem Twp. - 5.764 acres from AR-1 to FR-1
 14-17 ZON Boatman Inc. - Berlin Twp. - 24.312 acres from NCD/FR-1 to PID
 15-17 ZON David Weade - Berkshire Twp. - 5.49 acres from A-1 to FR-1
 16-17 ZON Epcon Communities - Concord Twp. - 20.331 acres from FR-1/PRD to PRD

IV. SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
07-17	Heather Ridge	Concord	75 lots / 38.537 acres
<u>Preliminary/Final</u> <i>(none)</i>			
<u>Final</u>			
20-16	Sunset Cove Estates, Reserve A, Division #1	Liberty	03 lots / 5.114 acres
10-15	Wedgewood Park North	Liberty	14 lots / 14.307 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- Consideration for Approval: Dell PC purchase, \$1,357.67
- Executive Committee member elections

VII. POLICY / EDUCATION DISCUSSION

- Development Trends
- 2016 DCRPC Annual Report

VIII. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairman Stites called the meeting to order at 6:30 p.m.

▪ **Roll Call**

Representatives: Jeff George, Chet Heid, Ric Irvine, Fred Fowler, Steve Burke, Joe Shafer, Dave Stites, Tracey Mullehour, Ed Reely, Bill Thurston, Ed Snodgrass, Dan Quick, Bonnie Newland, Mike Dattilo, and Doug Price. Alternates: Cheryl Friend, Doug Riedel, Bill Piper, Michelle Boni, James Gauldin, and Allen Rothermel. Arrived after roll call: Gary Merrell (R) and Jeff Benton (R). Staff: Scott Sanders, Da-Wei Liou, Phil Bennetch and Stephanie Matlack.

▪ **Approval of the February 23, 2017 RPC Minutes**

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

▪ **March 22, 2017 Executive Committee Minutes**

1. **Call to order**

Chairman Stites called the meeting to order at 8:45 a.m. Present: Dave Stites, Susan Kuba and Jeff George. Absent: Mike Frommer and Gary Merrell. Staff: Scott Sanders and Stephanie Matlack.

2. **Approval of Executive Committee Minutes from February 15, 2017**

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

3. **New Business**

- Financial / Activity Reports for February 2017

REGIONAL PLANNING RECEIPTS		FEBRUARY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$410.00	\$410.00
Fees A (Site Review)	(4202)		\$1,200.00
Insp. Fees (Lot Line Transfer)	(4203)	\$400.00	\$600.00
Membership Fees	(4204)	\$32,103.00	\$181,892.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$1,890.74
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)		\$21,795.00
Charges for Serv. B (Final. Appl.)	(4231)	\$3,100.00	\$4,295.00
Charges for Serv. C (Ext. Fee)	(4232)		\$600.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$200.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$300.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$900.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$665.00
Soil & Water Fees	(4243)		\$1,450.00
			\$3.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A		\$229.66	\$229.66
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non-Revenue Receipts	(4733)	\$60.00	\$90.00
Sale of Fixed Assets	(4804)		\$0.00
TOTAL RECEIPTS		\$36,802.66	\$216,520.40

Balance after receipts	\$986,356.46
Expenditures	- \$ 29,649.23
End of February balance (carry forward)	\$956,707.23

Mr. George made a motion to Approve the financial reports as presented for audit. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Site Review
 - Prather CAD - Kingston Twp. - 2 lots / 29.92 acres
- March RPC Preliminary Agenda
 - 1.) Rezoning:
 - DNJS Investments LLC - Harlem Twp. - 11.156 acres from AR-1 to FR-1
 - DNJS Investments LLC - Harlem Twp. - 10.445 acres from AR-1 to FR-1
 - Jonathan Cochran - Trenton Twp. - 3.01 acres from FR-1 to RR
 - Berkshire Twp. Zoning Commission - Zoning Resolution amendment (36/37 PMUD)
 - Prairyerth LLC - Harlem Twp. - 5.917 acres from AR-1 to FR-1
 - Sarena Staugh - Harlem Twp. - 10.741 acres from AR-1 to FR-1
 - Todd & Tammy Thornton - Harlem Twp. - 5.764 acres from AR-1 to FR-1
 - Boatman Inc. - Berlin Twp. - 24.312 acres from NCD/FR-1 to PID
 - David Weade - Berkshire Twp. - 5.49 acres from A-1 to FR-1
 - Epcon Communities - Concord Twp. - 20.331 acres from FR-1/PRD to PRD
 - 2.) Preliminary:
 - Heather Ridge - Concord Twp. - 75 lots / 38.537 acres
 - 3.) Preliminary/Final: none
 - 4.) Final:
 - Sunset Cove Estates, Reserve A, Division #1 - Liberty Twp. - 3 lots / 5.114 acres
 - Wedgewood Park North - Liberty Twp. - 14 lots / 14.307 acres
 - 5.) Variance / Extension: none
- Director's Report
 - 1.) Annual Report: finished except for the Census information available on 3/22;
 - 2.) Development Trends report complete (Da-Wei);

- 3.) Delaware County Trail Committee Plan close to complete, map also close;
- 4.) Liberty Township Comp Plan generally complete with first draft. Phil reformatted to Publisher;
- 5.) Berkshire Township Comp Plan – first meeting, proceeding with chapters;
- 6.) Sunbury Comp Plan – approved late last year, producing “approved” copies.
- 7.) Presented growth statistics and active projects to Delaware General Health District Board;
- 8.) Continued internal meetings (RPC, Sanitary Engineer’s office, County Engineer’s office) regarding subdivision tracking and changes to our GIS process – close to some internal changes, can be incorporated into the Permitting project that the Econ. Dev. office is heading;
- 9.) Continued involvement in the county’s rebranding project;
- 10.) Attended One Community meeting with Powell, Liberty, Concord, OPAL;
- 11.) Attended Regional Data Advisory Committee and Communications sub-committee (MORPC).

- Consideration for recommendation of Approval: Dell PC purchase, \$1,357.67
Mrs. Kuba made a motion to recommend Approval of the computer expenditure of \$1,357.67.
Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

4. **Old Business** (none)

5. **Other Business**

- Mr. Sanders presented the Committee with a staff succession plan for the employee handbook. The Committee will review and discuss further at the next Executive Committee meeting.

6. **Personnel** (none)

7. **Adjourn**

Having no further business, Mrs. Kuba made a motion to adjourn the meeting at 11:00 a.m. Mr. George seconded the motion. *VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, April 19, 2017 at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

- **Statement of Policy**

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

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

07-17 ZON DNJS Investments LLC – Harlem Twp. – 11.156 acres from AR-1 to FR-1

I. Request

The applicant, DNJS Investments LLC, is requesting an 11.156-acre rezoning from AR-1 to FR-1 to allow the lot to be split into additional residential lots.

II. Conditions

Location: south side of Center Village Road, west of Green Cook Rd.

Present Zoning: Agricultural (AR-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): Vacant

Proposed Use(s): Single-family house lots

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 2 acres

School District: Big Walnut Local School District

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

Critical Resources: none

Soils: BeA Bennington Silt Loam 0-2% slope

CeB Centerburg Silt Loam 2-6% slope

III. Introduction

This is a straight rezoning and does not require a development plan. The assumption is that the lot is being rezoned for future subdivision into additional lots.

According to the survey plat, this parcel has 334.25 feet of frontage along Center Village Road and 671.58 feet of frontage along Green-Cook Road. Harlem Township's zoning resolution requires 2 acres exclusive of all easements and rights-of-way, and frontage of 175 feet for 2-3 acres, 210 feet for 3-4 acres, 250 feet for 4-5 acres, and 300 feet for 5 acres or larger. Flag lots, or lots with less than the required frontage, are allowed on county roads if separated by a lot with full frontage. Center Village Road is a county road; Green-Cook is a township road. Frontage should not be an issue for this parcel.

Further subdivision of this lot into lots smaller than 5 acres (unless combined with other land) will be accomplished through the No Plat lot split process, allowing township and county agencies the opportunity to review and approve the proposed lots.

Staff has generally supported rezoning requests from 5 acres to 2 as land is utilized in a more efficient manner. Staff also recommends that the applicant consult with the Delaware General Health District to determine the feasibility of on-site treatment on the site.

IV. Comprehensive Plan

Harlem Township's 2007 Comprehensive Plan indicates this area would be single-family residential at .5 units per acre without centralized sewer. This rezoning could generate up to 5 lots, below the maximum density.

V. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by DNJS Investments from AR-1 to FR-1 for 11.156 acres to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to:*

- 1.) *Consultation with the Delaware General Health District to determine the feasibility of on-site treatment on the site.*

Commission / Public Comments

No one was present to represent the applicant.

Mr. Irvine made a motion for Conditional Approval of the rezoning request by DNJS Investments for 11.156 acres, subject to staff recommendation. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

08-17 ZON DNJS Investments LLC – Harlem Twp. – 10.445 acres from AR-1 to FR-1

I. Request

The applicant, DNJS Investments LLC, is requesting a 10.445-acre rezoning from AR-1 to FR-1 to allow the lot to be split into additional residential lots.

II. Conditions

Location: south side of Center Village Rd., west of Green Cook Rd.

Present Zoning: Agricultural (AR-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): Vacant

Proposed Use(s): Single-family house lots

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 2 acres

School District: Big Walnut Local School District

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

Critical Resources: none

Soils: BeA Bennington Silt Loam 0-2% slope

BeB Bennington Silt Loam 2-4% slope

CeC2 Centerburg Silt Loam 6-12% slope

CeB Centerburg Silt Loam 2-6% slope

III. Introduction

This is a straight rezoning and does not require a development plan. The assumption is that the lot is being rezoned for future subdivision into additional lots.

According to the survey plat, this parcel has 700 feet of frontage along Center Village Road. Harlem Township's zoning resolution requires 2 acres exclusive of all easements and rights-of-way, and frontage of 175 feet for 2-3 acres, 210 feet for 3-4 acres, 250 feet for 4-5 acres, and 300 feet for 5 acres or larger. Flag lots, or lots with less than the required frontage, are allowed on county roads if separated by a lot with full frontage. Center Village Road is a county road; frontage should not be an issue for this parcel.

Further subdivision of this lot into parcels smaller than 5 acres (unless combined with other land) will be accomplished through the No Plat lot split process, allowing township and county agencies the opportunity to review and approve the proposed lots.

Staff has generally supported rezoning requests from 5 acres to 2 as land is utilized in a more efficient manner. Staff also recommends that the applicant consult with the Delaware General Health District to determine the feasibility of on-site treatment on the site.

IV. Comprehensive Plan

Harlem Township's 2007 Comprehensive Plan indicates this area would be single-family residential at .5 units per acre without centralized sewer. This rezoning could generate up to 5 lots, below the maximum density.

V. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by DNJS Investments LLC from AR-1 to FR-1 for 10.445 acres to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to*:

- 1.) *Consultation with the Delaware General Health District to determine the feasibility of on-site treatment on the site.*

Commission / Public Comments

No one was present to represent the applicant.

Mr. George made a motion for Conditional Approval of the rezoning request by DNJS Investments for 10.445 acres, subject to staff recommendation. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-17 ZON Jonathan Cochran – Trenton Twp. – 3.01 acres from FR-1 to RR

I. Request

The applicant, Jonathan Cochran, is requesting a 3.01-acre rezoning from FR-1 to RR to allow the lot to be split into two residential lots.

II. Conditions

Location: 3232 N. Co Rd. 605

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Rural Residential (RR)

Present Use(s): One single-family house, barn

Proposed Use(s): Two single-family house lots
Existing Density: 1 du / 5 acres
Proposed Density: 1 du / 3 acres
School District: Big Walnut Local School District
Utilities Available: Del-Co Water and private on-lot treatment systems
Critical Resources: wetland
Soils: BeA Bennington Silt Loam 0-2% slope
BeB Bennington Silt Loam 2-4% slope
PwA Pewamo Silty Clay Loam 0-1% slope

III. Introduction

This is a straight rezoning and does not require a development plan. The assumption is that the lot is being rezoned for the creation of a new lot.

According to the survey plat, this parcel has 285 feet of frontage along County Road 605. Trenton Township's zoning resolution requires 3 acres and minimum frontage of 250 feet. Lots that do not meet the minimum frontage may only be created with a CAD, without some other action by the BZA. If a new 3-acre lot or the remaining 5-acre lot does not have the required frontage, a CAD will proceed through the Subdivision process.

Staff has generally supported rezoning requests from 5 acres to 3 as land is utilized in a more efficient manner. Staff also recommends that the applicant consult with the Delaware General Health District to determine the feasibility of on-site treatment on the site.

IV. Comprehensive Plan

Trenton Township's 2004 Comprehensive Plan indicates this area would be single-family residential at 1 unit per 3 acres without sewer as proposed.

V. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Jonathan Cochran from FR-1 to RR to the DCRPC, Trenton Twp. Zoning Commission and Trenton Twp. Trustees, *subject to:*

- 1.) *Consultation with the Delaware General Health District to determine the feasibility of on-site treatment on the site.*

Commission / Public Comments

No one was present to represent the applicant.

Mr. Shafer made a motion for Conditional Approval of the rezoning request by Jonathan Cochran for 3.01 acres, subject to staff recommendation. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Trenton Twp.). Motion carried.

10-17 ZON **Berkshire Twp. Zoning Commission – Zoning Resolution amendment (36/37 PMUD)**

I. Request

On March 2, 2017, the Berkshire Township Zoning Commission initiated the addition of Article 17 - 36/37 Planned Mixed Use District east of Interstate 71 and north of U.S. 36/S.R. 37 as summarized with comments below.

II. Process

This establishes a new zoning designation in accordance with ORC 519.021(C), which allows a Planned Unit Development to be “floated” over a specific area. A future applicant must submit to the Zoning Commission a Development Plan that meets the standards as outlined in the code. The standards of the 36/37 PMUD would then apply to that defined area of land. The establishment of this zoning designation is a Legislative act and the future approval of any Development Plan is an Administrative act by the Zoning Commission. This is the process known as “floating a cloud.” This process was utilized by Berkshire Township in 2015/2016 on the other side of the Interstate and has been used in some Delaware County township zoning resolutions for the Conservation Subdivision applications.

III. Description

Berkshire Township and Delaware County have identified the U.S. 36/S.R. 37 corridor, especially at the I-71 interchange, as a critical location to create a mix of uses appropriate for undeveloped land with highway and arterial-road access. This approach will allow an initial rezoning to take place now, allowing for development plan reviews in the future. There is a rigorous process with safeguards and standards within the text to ensure appropriate development review.

This application is quite different from the PMUD on the west side of the Interstate and south of 36/37 because all of the property that it applies to is currently zoned Planned Commercial and Office (PCD). The majority of the acreage, shown as Zones 2A, 3A, and 4A, were zoned to PCD in 2001 with the original Northstar zoning case. Although Wilson Road was built and platted in 2007, no commercial development has taken place at Northstar. Residential development has begun to pick up in the last few years east of North Galena Road, with new residential areas created in 2014 and 2016.

Zones 2B, 3B, and 4B, were zoned to PCD in 2013 with similar standards. Zone 4C was zoned in 2004 and 2005 to PCD as additional land for Northstar. These areas do not currently include an approved Development Plan.

The 36/37PMUD is modeled very closely after the previously-approved PMUD. Permitted uses include a variety of office and business uses, including Retail uses, Printing Services, Specialty Food, Health and Personal Care, Data Processing, Finance, Real Estate Agents, Scientific and Technical Services, Health Care Services, Hotels and Motels, Food Services and Drinking Places, Dry Cleaning and Laundry Services, Public Administration, and Residential Uses (which are discussed separately).

Materials, façade treatments, design elements, exterior lighting, signage, landscaping, and other details as typically required in the Planned Districts are required here.

Open space at a minimum of 30% is required. This is allowed to be set aside all at once for the overall site,

or as smaller areas within developed areas. Twenty percent (20%) must be located within an individual development site, with the other 10% allowed to be dedicated elsewhere within the overlay area or mitigated with a contribution to a fund as defined in the code. The code references Net Developable Acreage, which will be determined with each development plan based on the site being developed.

A map representing the area where this district can be applied is required as part of the text amendment. The application includes a graphic that not only defines the overall area, but also subareas as noted above. As mentioned previously in this report, all of this area is reflected on the Berkshire Township Comprehensive Plan as zoned for Planned Commercial and Office.

IV. Issues

1. **The General Design Standards** encourage a balance of open spaces, commercial areas and mixed uses.

Staff Comment: Staff concurs with this approach and notes that it will be critical that an overall development be proposed rather than allowing small areas to be independently developed.

2. **Multi-Family Density** – the proposed code provides significant detail for the development of multi-family residential within the site. In addition to design standards related specifically to residential use, the language is also included which directs density to certain specific areas. The overall number of units may not exceed 1,000 and no single development may have more than 500 units.

In area 2B, an area close to existing homes on N. Galena Road, multi-family can be built at a minimum of 4 units per n.d.a and a maximum of 10 units per n.d.a. Otherwise, units can be built between 6 and 10 units per n.d.a. Further, residential uses in areas 4A and 4C must be set back at least 400 feet from 36/37, unless they are part of a mixed-use building, where they may not be located on the ground floor. This is an effort to maintain the most valuable frontage for commercial and office uses.

Staff Comment: As in the previous review of the original PMUD, staff recommends some conceptual plans and an overall schematic design during the review and development process. The County is considering using a consultant to create conceptual designs in the Interchange area, which will assist the community in understanding this code.

There is language allowing other densities at 4 - 6 d.u./n.d.a. which apply to single-family, attached units, and four-unit structures. It is difficult to see how such uses would fit into an overall development, but it is possible that lower density (relative to the multi-family) residential uses could be used to step-down density against existing undeveloped areas. It should be noted that the design language requires side yards of 25 feet and structure separation of 25 feet unless masonry which allows separation of 15 feet. If such uses are truly anticipated, different standards may need to be created.

The township will need to track projects carefully as each multi-family project will have an impact on the overall unit count. RPC staff may be able to assist in this.

3. **Building Height** - The maximum building height is based on zone and proximity to the highway. In zone 4A and 4C, a maximum height of four (4) stories is allowed. In zone 3A, a height

of three (3) stories is allowed. In zones 2A, 2B, 3B, and 4B, maximum height of two (2) stories.

Staff Comment: This is typically expressed in feet rather than number of stories, but stories is reasonable. Again, some conceptual designs would be beneficial.

4. Roads and Circulation – the text references input by the County with regard to roads, circulation, and emergency access. It also references platting being a requirement, which will allow another opportunity for the county agencies to review the proposed development for appropriate access.

Staff Comment: Because the future Development Plan stage does not involve the County Engineer, Sanitary Engineer, or Regional Planning by other statute, it is important that the Zoning Commission seek input at that point. This could be via the RPC's Site Review process. Staff is particularly concerned with achieving the various road connections within the area ensuring that they are built to accommodate the proposed uses. All projects should be platted so that the proper easements, stormwater management, and other public improvements can be put in place.

V. Staff Recommendations

Staff recommends **Conditional Approval** of the text amendments to the Berkshire Township Zoning Resolution to the DCRPC, Berkshire Twp. Zoning Commission, and Berkshire Twp. Trustees, *subject to the issues discussed under Item IV above.*

Commission / Public Comments

Mr. Price made a motion for Conditional Approval of the text amendments to the Berkshire Twp. Zoning Resolution, subject to staff recommendation. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

11-17 ZON Prairyerth LLC – Harlem Twp. – 5.917 acres from AR-1 to FR-1

I. Request

The applicant, Prairyerth LLC, is requesting a 5.917-acre rezoning from AR-1 to FR-1 to allow the lot to be split into two residential lots.

II. Conditions

Location: east side of Green Cook Rd., north of Lewis Rd.

Present Zoning: Agriculture (AR-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): Vacant

Proposed Use(s): Single-family house lots

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 2 acres

School District: Big Walnut Local School District

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

Critical Resources: none

Soils: BeA Bennington Silt Loam 0-2% slope

BeB Bennington Silt Loam 2-4% slope
PwA Pewamo Silty Clay Loam 0-1% slope

III. Introduction

This is a straight rezoning and does not require a development plan. The assumption is that the lot is being rezoned for future subdivision into additional lots.

According to the survey plat, this parcel has 760 feet of frontage along Lewis Road and 340 feet of frontage along Green-Cook Road. Harlem Township's zoning resolution requires 2 acres exclusive of all easements and rights-of-way, and frontage of 175 feet for 2-3 acres, 210 feet for 3-4 acres, 250 feet for 4-5 acres, and 300 feet for 5 acres or larger. Assuming the parcel is split into two equally sized lots, acreage and frontage should not be an issue for either. Additional lots may be possible by combining land to the north which is also being requested for rezoning.

Further subdivision of this lot (unless combined with other land) will be accomplished through the No Plat lot split process, allowing township and county agencies the opportunity to review and approve the proposed lots.

Staff has generally supported rezoning requests from 5 acres to 2 as land is utilized in a more efficient manner. Staff also recommends that the applicant consult with the Delaware General Health District to determine the feasibility of on-site treatment on the site.

IV. Comprehensive Plan

Harlem Township's 2007 Comprehensive Plan indicates this area would be single-family residential at .5 units per acre. This rezoning could generate up to 2 lots (unless combined with other property), below the maximum density.

V. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Prairyerth LLC from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to*:

- 1.) *Consultation with the Delaware General Health District to determine the feasibility of on-site treatment on the site.*

Commission / Public Comments

Mr. Joe Clase, Plan 4 Land was present to represent the applicant.

Mr. Merrell made a motion for Conditional Approval of the rezoning request by Prairyerth LLC for 5.917 acres, subject to staff recommendation. Mr. Gauldin seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

12-17 ZON Serena Staugh – Harlem Twp. – 10.741 acres from AR-1 to FR-1

I. Request

The applicant, Serena Staugh, is requesting a 10.741-acre rezoning from AR-1 to FR-1 to allow the lot to be split into two residential lots.

II. Conditions

Location: east side of Green Cook Rd., north of Lewis Rd.

Present Zoning: Agriculture (AR-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): One single-family house

Proposed Use(s): Single-family house lots

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 2 acres

School District: Big Walnut Local School District

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

Critical Resources: none

Soils: BeA Bennington Silt Loam 0-2% slope

III. Introduction

This is a straight rezoning and does not require a development plan. The assumption is that the lot is being rezoned for future subdivision into additional lots. The site includes an existing home with on-site treatment system.

According to the survey plat, this parcel has 605.38 feet of frontage along Green-Cook Road. Harlem Township's zoning resolution requires 2 acres exclusive of all easements and rights-of-way, and frontage of 175 feet for 2-3 acres, 200 feet for 3-4 acres, and 250 feet for 4-5 acres. Flag lots, or lots with less than the required frontage, are allowed on county roads if separated by a lot with full frontage. Frontage should not be an issue for this parcel.

Further subdivision of this lot for any lot smaller than 5 acres (unless combined with other land) will be accomplished through the No Plat lot split process, allowing township and county agencies the opportunity to review and approve the proposed lots. If the existing home is divided into a lot smaller than 5 acres with also require the NPA process.

Staff has generally supported rezoning requests from 5 acres to 2 as land is utilized in a more efficient manner. Staff also recommends that the applicant consult with the Delaware General Health District to determine the feasibility of on-site treatment on the site.

IV. Comprehensive Plan

Harlem Township's 2007 Comprehensive Plan indicates this area would be single-family residential at .5 units per acre. This rezoning could generate up to 5 lots, below the maximum density.

V. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Serena Staugh from AR-1 to FR-1 to the

DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to:*

- 1.) *Consultation with the Delaware General Health District to determine the feasibility of on-site treatment on the site.*

Commission / Public Comments

Mr. Joe Clase, Plan 4 Land was present to represent the applicant.

Mr. Shafer made a motion for Conditional Approval of the rezoning request by Serena Staugh for 10.741 acres, subject to staff recommendation. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

13-17 ZON Todd and Tammy Thornton – Harlem Twp. – 5.764 acres from AR-1 to FR-1

I. Request

The applicants, Todd and Tammy Thornton, are requesting a 5.764-acre rezoning from AR-1 to FR-1 to allow the lot to be split into two residential lots.

II. Conditions

Location: northwest corner of Lewis Rd.

Present Zoning: Agriculture (AR-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): Vacant

Proposed Use(s): Two single-family house lots

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 2 acres

School District: Big Walnut Local School District

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

Critical Resources: none

Soils: BeA Bennington Silt Loam 0-2% slope

BeB Bennington Silt Loam 2-4% slope

III. Introduction

This is a straight rezoning and does not require a development plan. The assumption is that the lot is being rezoned for future subdivision into additional lots.

According to the plat survey, this parcel has 778.18 feet of frontage along Lewis Road along the southern boundary and 316.97 feet on the eastern boundary. Harlem Township's zoning resolution requires 2 acres exclusive of all easements and rights-of-way, and frontage of 175 feet for 2-3 acres, 200 feet for 3-4 acres, and 250 feet for 4-5 acres. Frontage should not be an issue for this parcel.

Further subdivision of this lot (unless combined with other land) will be accomplished through the No Plat lot split process, allowing township and county agencies the opportunity to review and approve the proposed lots.

Staff has generally supported rezoning requests from 5 acres to 2 as land is utilized in a more efficient manner. Staff also recommends that the applicant consult with the Delaware General Health District to determine the feasibility of on-site treatment on the site.

IV. Comprehensive Plan

Harlem Township's 2007 Comprehensive Plan indicates this area would be single-family residential at .5 units per acre. This rezoning could generate up to 2 lots, below the maximum density.

V. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Todd and Tammy Thornton from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to:*

- 1.) *Consultation with the Delaware General Health District to determine the feasibility of on-site treatment on the site.*

Commission / Public Comments

Mr. Joe Clase, Plan 4 Land was present to represent the applicant.

Mr. Merrell made a motion for Conditional Approval of the rezoning request by Todd and Tammy Thornton for 5.764 acres, subject to staff recommendation. Mr. Heid seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

14-17 ZON Boatman Inc. – Berlin Twp. – 24.312 acres from NCD/FR-1 to PID

I. Request

Boatman Inc. is requesting a 24.312-acre rezoning from NCD and FR-1 to PID for the development of a cement plant and other outlots for future industrial uses, referenced in the materials as "Savco Commerce Park."

II. Conditions

Location: 5427 State Route 37 East

Present Zoning: Neighborhood Commercial (NCD) and Farm Residential (FR-1)

Proposed Zoning: Planned Industrial (PID)

Present Use(s): Former automobile salvage yard

Proposed Use(s): Various Industrial type businesses

Proposed Density: N/A

School District: Olentangy Local School District

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

Critical Resources: none

Soils: PwA Pewamo Silty Clay Loam 0-1% slope

BoA Blount Silt Loam 0-2% slope

III. Introduction

The current site is zoned Neighborhood Commercial for the first approximately 460 feet from 36/37 with the remaining property zoned FR-1. It was most recently used as an automobile salvage yard along with a single-

family rental home at the southeast corner of the site.

The Development Plan shows a single access point at the same location as the existing driveway and highway crossover, approximately 830 feet west of the intersection of North Old State Road and 36/37. The entry road will enter the site and travel up the eastern edge of the property, providing access to four lots. At approximately 775 feet from 36/37, an easement is proposed for the creation of a backage road as indicated on ODOT's Access Management Plan for the highway.

The two metal buildings (A and B on the plan) are intended to be renovated and leased, with the barn and rental home (both closest to the road) to be removed. The concrete plant will be located north of the future backage road in a parcel that will include paved circulation areas, parking for both cars and trucks, and a five to seven foot mound for screening.

IV. Comprehensive Plan

Berlin Township's 2008 Comprehensive Plan acknowledges the existing zoning on the southern end of the site and recommends commercial and office uses along U.S. 36/S.R. 37 to a depth of the recommended backage road. The road in ODOT's AMP is generally located on the plan. Land to the west was rezoned to Planned Commercial just north of the current structure there. Rezoning the entire parcel would be a departure from the strict interpretation of the Comprehensive Plan. Based on limited existing commercial and industrial development in the township (and lack of industrial sites in the county in general) it could be reasonable to rezone the entire area to Planned Industrial if the plan includes the proper commitments to road construction and appropriate screening is provided to adjacent uses.

V. Issues

Building design: Under "architectural designs," the text notes that the concrete plant is to be less than 35' in height with silos less than 50' and to have an approximately 4,300 s.f. of storage. The equipment shop is planned to be 5,200 s.f. with 1,200 square feet of storage/office and 4,000 s.f. of mechanic shop with 3 to 4 service bays.

Staff comment: Design will be critical for an industrial use to ensure it blends well with the surrounding uses. The Zoning Commission should expect detailed elevation drawings indicating the various faces and heights of any new building.

Traffic and access: A letter from ODOT is included within the application package. The letter agrees that the crossover may "remain in place subject to the following conditions:

- * Eliminating the second existing access point;
- * Commitment to preserve a corridor and donate land for the future backage road to connect to North Old State Road;
- * Understanding that the crossover will be eliminated once access to your site is available via the backage road."

Drainage: Several locations of potential stormwater management are shown. A letter from the County Engineer's office acknowledging the conceptual layout of the stormwater management system is included in the application. The additional pavement will require proper pond sizing and will take place during the development process, should the zoning be approved.

Signage: Signage is not shown, but there is a commitment that the sign regulations will be followed since “no divergence is sought.” Text notes that an unlit monument sign will be platted at the entry with non-lighted small directional signs from the private drive to each use. Additional detail can probably be handled sufficiently at the Final Development Plan phase.

Lighting: Similar to the signage comments above, no lighting plan is included but “no divergence is sought.” Township should expect a commitment to the lighting fixtures to be used, all of which should utilize a “cut-off” design to minimize glare on adjacent properties.

Sanitary Treatment: A letter from the Regional Sewer District confirms that sewer is not available to the site. Correspondence from the Health District indicates that the site does have feasibility for an on-site system under current rules. An initial soil test by a private firm indicates the presence of contaminants in the subsoils, the test did not indicate exceedance when compared to EPA’s Standards for Commercial land use. The firm does not recommend further environmental impact evaluation at this time, but does recommend investigation of the potential indoor air impact in the final building locations.

Platting: As a development with multiple lots accessed with a common drive, the site will need to be platted under the Subdivision Regulations. The Development Plan notes three Parcels, but two other “Residual Industrial Future Lease Areas.” These areas must be incorporated into the parcels when the site is platted. Leasing may take place within those lots, in accordance with the approved Development Plan.

VI. Divergences

Two divergences are requested:

1. One divergence is proposed for a decrease in the required buffer opacity along 36/37 from the required 6-feet to 3-feet, based on the need for the frontage lot to have visibility. Depending on use, the 6-foot height may be utilized.

Staff Comment: As an example, the text references that storage units would be a required implementation of the 6-foot height. This may be appropriate but difficult to enforce. The Zoning Commission may need a list of uses (or conditions) that would require the higher buffer and those that would not.

2. A second divergence is requested to allow a retail and/or wholesale point of sale transactions on the parcels south of the proposed backage road, where this would typically be found in the PCD zoning designation instead.

Staff Comment: This is a reasonable request. Applicant should assume such retail use as part of any traffic study since it would generate additional traffic from 36/37.

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Boatman Inc. from NCD/FR-1 to PID to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, *subject to:*

- 1.) Continued consultation with ODOT on the requirements for access to the site;
- 2.) Additional detail as to the building design and signage package (may be deferred to Final Development Plan approval);
- 3.) Specifying uses or conditions that would allow for the divergence of the opaque buffer area along the roadway;
- 4.) Additional detail and a larger area dedicated to tree preservation along the northern edge of the site; and
- 5.) Additional detail as to the commitment to build the backage road.

Commission / Public Comments

Mr. Mike Shade, attorney for the applicant was present. He stated that the northern area of the project would be donated to Delco Water Co. to assist with the water supply issue in this area. He explained there would be a large water container inside the building.

Mr. Snodgrass expressed concern with dust and noise from the cement production. He asked what discussions with neighbors or procedures have been put in place to reduce the dust and noise to neighboring homes. Mr. Shade explained that the cement production would take place within the building. There is also a high tech filtration system to be installed. The area of the cement manufacturing is to be a paved surface. They have not spoken with neighbors about this proposal but were not opposed to doing so. Chairman Stites strongly encouraged the applicant to reach out to the neighbors.

Mr. Price made a motion for Conditional Approval of the rezoning request by Boatman Inc. for 24.312 acres, subject to staff recommendations #1-5. Mr. George seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

15-17 ZON David Weade – Berkshire Twp. – 5.49 acres from A-1 to FR-1

I. Request

The applicant, David Weade, is requesting a 5.49-acre rezoning from A-1 to FR-1 in order to split the lot.

II. Conditions

Location: West side of N. Galena Rd., south of Berkshire Rd.

Present Zoning: Agricultural (A-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): Barn, pond

Proposed Use(s): two single family house lots

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 1.95 acres

School District: Big Walnut Local School District

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

Critical Resources: pond

Soils: PwA Pewamo Silty Clay Loam 0-1% slope

CaB Cardington Silt Loam 2-6% slope

BeA Bennington Silt loam 0-2% slope

III. Introduction

This is a straight rezoning and does not require a development plan. However, a preliminary copy of a lot split survey indicates that 3.272 acres will be created with frontage on North Galena Road. The remaining 2.219-acres to the west will be transferred to 8410 Berkshire Road, an adjacent lot with the same ownership.

According to the survey plat, this parcel has 122.44 feet of frontage along North Galena Road but takes its access from an adjacent property on Berkshire Road. Berkshire Township's zoning resolution requires 1.95 acres

exclusive of all easements and rights-of-way when not served by centralized sewer, and frontage of 175 feet for 2-3 acres, and 200 feet for 3-4 acres. Flag lots, or lots with less than the required frontage, are allowed on county roads if separated by a lot with full frontage. This new lot would qualify as a flag lot since it would not meet the minimum frontage, but there is adequate lot width where a house could be located.

Subdivision of this lot will be accomplished through the No Plat lot split process, allowing township and county agencies the opportunity to review and approve the proposed lot.

IV. Comprehensive Plan

Berkshire Township's 2008 Comprehensive Plan indicates this area would be single-family residential at .5 units per acre without centralized sewer. This rezoning generally complies with this recommendation.

V. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by David Weade from A-1 to FR-1 to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees, *subject to*:

- 1.) *Consultation with the Delaware General Health District to determine the feasibility of on-site treatment on the site.*

Commission / Public Comments

No one was present to represent the applicant.

Miss Boni made a motion for Conditional Approval of the rezoning request by David Weade for 5.49 acres, subject to staff recommendation. Mr. Gauldin seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

16-17 ZON Epcon Communities – Concord Twp. – 20.331 acres from FR-1/PRD to PRD

I. Request

The applicant, Epcon Communities, is requesting a 20.331-acre rezoning from FR-1 and PRD to PRD for the development of a 61-unit condominium development known as The Courtyards at Manley Road.

II. Conditions

- Location:** North side of Manley Rd., northwest of Glick Rd.
- Present Zoning:** Farm Residential (FR-1) and Planned Residential (PRD)
- Proposed Zoning:** Planned Residential (PRD)
- Present Use(s):** Vacant
- Proposed Use(s):** 61 single-family condominiums
- Existing Density:** 1 du / 1.5 acres
- Proposed Density:** 3 du / acre
- School District:** Dublin Local School District
- Utilities Available:** Del-Co Water and central sanitary sewer
- Critical Resources:** slope \geq 20%, wetland
- Soils:** UdB Udorthents, Clayey-Urban Land Complex

III. Issues

Epcon is proposing a 61-unit condominium development along Manley Road just west of the Glick Road/Avery Road roundabout. The site is adjacent to Muirfield Phase 22 to the east and Muirfield Phase 43 to the southwest, both in the incorporated area of Dublin. Lots are generally 1/3 acre in size in both phases. Directly north are sections of Tartan Fields in Concord Township, with the wastewater treatment plant to the northwest.

A portion of this site was reviewed by the RPC in December of 2014 for a similar product and density, but the available acreage is now increased along with the number of units requested. A development project adjacent to the northwest border of this site that was intended to connect Tartan Field Drive to Manley Road at the intersection of Corazon Drive was proposed but never completed.

The proposed layout uses a single access to Manley Road, approximately 550 east of Corazon Drive. Building sites are arranged around a circulating drive, with open space provided along Manley Road utilizing an approximately 90-foot setback from centerline. Other open space is provided around the perimeter of the site, with mounding and landscaping along Manley and to the east. The total amount of open space is 8.51 acres, or 41.86% of the overall acreage. Sidewalks are provided along one side of the private streets, with a wider multi-use path along the northwest boundary which could connect Tartan Fields to the existing underpass at Manley and Corazon. A potential fire access is located at the northern end of the site, allowing possible access from Tartan Fields Drive, with another potential access located at the other circular drive at Manley.

The “Courtyard” housing product is a design that has been built in several areas of the county. Units are typically between 1,800 and 2,500 square feet. Two bedrooms are standard (three with an optional bonus suite). They have front-load garages, with adequate space in front of the garage for two additional parking spaces. Units have ample windows and openings along one side, leading to a courtyard. The wall of the adjacent unit does not have windows or openings (except for the possibility of small areas of glass-block). Minimum building spacing is 10 feet, according to the development plan.

IV. Process

Concord Township’s Planned Residential District is a single-step process. While some changes can be made to the approved Development Plan over the course of development, detail must be provided at the time of initial rezoning. If approved, the land would be rezoned and the Development Plan would be viable for three years. Extensions can be granted.

V. Comprehensive Plan

Concord Township’s Comprehensive Plan was recently updated. The plan recommends densities of 2 units per acre for single-family uses, but allows higher densities when the traffic generation and student population generation is estimated at a comparable impact. This project indicates 3 units per acre. Based on the parcel’s size and location, this use and density are appropriate for the site. Although at a higher density than the units to the east and south, the development will appeal to empty-nesters. Based on traffic models each unit likely will generate half the trips per day as the typical single-family lot.

VI. Issues

A. Density

No divergences are requested as the zoning code allows for certain density increments of one-half unit per acre be allowed for each item in a list of features, as long as the overall density does not exceed 3 units per acre. This plan appears to achieve #3) useable parks...as part of the design and #4) pedestrian or bike trails provided as part of the design. Language within the draft Comprehensive Plan is proposed to note that multi-family and condominium developments may be acceptable at densities above those recommended within the Land Use Recommendations, provided the impact to traffic and other community impacts are comparable to a single-family density on the same acreage.

B. Building spacing

As a condominium development, there are no parcel lines and therefore no side yard setbacks, although the plan indicates “lots” that will be created via the exempt condominium process. The design indicates a minimum 10-foot building separation between most buildings, with a larger separation between the rears of buildings down the center of the development.

Staff response: These are designed as courtyard units, with windows and openings primarily on the front and one side, minimal openings on the opposing side and no features or openings on the rear of each unit.

C. Road Composition

Concord Township has experienced areas where the private nature of condominium roads has generated maintenance problems over time. Such standards need to be provided for in the Development Plan through the zoning process. The proposed cross section shows 1.5 inches of 448 asphalt over 6 inches of Roller Compacted Concrete and 204 Subgrade Compaction. This has been the usual cross-section proposed for condominium projects. Staff recommends the township consult with the County Engineer for the appropriate language.

D. Utilities

The application includes a utility feasibility plan indicating sewer service coming from the plant that serves Tartan Fields. There is a letter from the County approving a discharge for 63 units with capacity available at the Tartan Fields plant. (This is a change from the prior rezoning request.)

There is no letter from the County Engineer’s office, but staff has confirmation that the office has reviewed the plan and made preliminary comments. A Traffic Impact Study will be required. The access point appears to be appropriate but will need to be confirmed by the developer. Stormwater appears to outlet into an existing system in Muirfield. This would require coordination between the County, the applicant, and the City of Dublin.

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request for 20.331-acre rezoning by Epcon Communities from FR-1/PRD to PRD to the DCRPC, Concord Twp. Zoning Commission and Concord Twp. Trustees, *subject to:*

1. Check building spacing, emergency access, and other design details with the Fire Department; and
2. Confirm proper site distance is provided at the entrance location, continue working with the County Engineer’s office with traffic study issues related to the additional units.

Commission / Public Comments

Mr. Joel Rhodes of Epcon Communities was present.

Mr. Price made a motion for Conditional Approval of the rezoning request by Epcon Communities for 20.331 acres, subject to staff recommendations. Mr. Gauldin seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

07-17 Heather Ridge – Concord Twp. - 75 lots / 38.537 acres

I. Conditions

Applicant: Schottenstein Homes
Subdivision Type: Planned Residential
Location: north side of Hyatts Rd., west of Steitz Rd.
Current Land Use: Vacant, former agricultural with house
Zoned: Planned Residential District (PRD)
Zoning Approval: December 9, 2015
Utilities: Del-Co water and central sanitary sewer
School District: Olentangy
Engineer: Advanced Civil Design

II. Staff Comments

Heather Ridge is a 75-lot single-family subdivision with frontage on Hyatts Road, from which it takes its main access. The subdivision will also be accessible via the proposed Clarkshaw Moors development from the north. A single road enters the site from the southeast corner going north and curving towards the northwest corner of the site. Two roads intersect the main road and go west, one of them ending in a cul-de-sac. Another road enters the site from the northwest corner of the site going south, intersecting with two of the roads and ending in a cul-de-sac.

Four reserve areas are being created. In the southeast corner of the site, east of the entrance is a .67-acre parcel which includes an 8'-wide asphalt path along Hyatts Rd. West of the entrance along Hyatts, and extending north along the western edge, and entering into the middle of the site is a 6.45-acre parcel that includes an 8'-wide asphalt path along Hyatts Rd., a retention basin and a 5'-wide asphalt path along the basin. In the northwest corner of the site is a .93-acre open space parcel. The last reserve is a 4.38-acre parcel in the northeast corner which includes a retention basin and 5'-wide asphalt paths.

A technical review was held on March 21, 2017, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Heather Ridge** to the DCRPC.

Commission / Public Comments

Mr. Scott McClintoch with Schottenstein Homes was present.

Mr. George made a motion for Preliminary Approval of Heather Ridge. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (none)

CONSENT AGENDA

Final

20-16 Sunset Cove Estates, Reserve A, Division #1 – Liberty Twp. - 03 lots / 5.114 acres

I. Conditions

- Applicant:** Gerald & Lois Borin
- Subdivision Type:** Single Family Residential
- Location:** 9694 Sunset Dr., Powell
- Current Land Use:** Single-family residence
- Zoned:** Farm Residential (FR-1)
- Preliminary Approval:** October 27, 2016
- Utilities:** Del-Co Water, private on-lot treatment systems
- School District:** Olentangy
- Contact:** Joe Clase, Plan 4 Land

II. Staff Comments

Sunset Cove is a 3-lot residential subdivision with frontage on Sunset Court and Sunset Drive. The northwest lot would have frontage on Sunset Court to the north, the northeast lot would have frontage on both Sunset Court to the north and Sunset Drive to the east, and the south lot would have frontage on Sunset Drive to the east and south. There is an existing house on septic on the south lot.

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

III. Staff Recommendation

Staff recommends *Final Approval* of Sunset Cove Estates, Reserve A, Division #1 to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Sunset Cove Estates, Reserve A, Division #1. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

10-15 Wedgewood Park North – Liberty Twp. - 14 lots / 14.307 acres

I. Conditions

Applicant: The Paragon Building Group
Subdivision Type: Single Family Residential
Location: north of Creighton Dr., south of Seldom Seen Rd.
Current Land Use: Single family home with several outbuildings, pond
Zoned: Planned Residential District (PRD)
Zoning Approval: November 4, 2014
Preliminary Approval: July 30, 2015
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: Bird + Bull

II. Staff Comments

Wedgewood Park North is a subdivision of 14 lots that serves as an extension of the Wedgewood Park subdivision. The section of Creighton Drive and the McDowall Drive road stub was platted in 2006, providing access to the site. McDowall Drive is extended into the site and a new road, Krendale Drive, goes east and stubs to adjacent property. The site includes 14 building lots and a 4.741-acre open space area. This open space includes a detention pond, a portion of an existing pond, and provides pedestrian access to Seldom Seen Road. Several years ago, county agencies held a site review on the site and determined that a full road connection through the development was not desired at this location.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **Wedgewood Park North** to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Wedgewood Park North. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- Consideration for Approval: Dell PC purchase, \$1,357.67
Mr. Heid made a motion for Approval of the Dell PC purchase of \$1,357.67. Mr. Gauldin seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Executive Committee member elections

Mr. Stites stated that the Nominating Committee had not received any notes of interest to serve on the Executive Committee. He also stated that the current members were willing to serve on the Committee again.

Mr. Price made a motion to Approve the Executive Committee members of Dave Stites, Susan Kuba, Mike Frommer and Jeff George. Mr. Heid seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried. (The fifth member of the Executive Committee is appointed by the County Commissioners. Mr. Gary Merrell has been appointed for 2017.)

VII. POLICY / EDUCATION DISCUSSION

- The new Development Trends report is available at www.dcrpc.org/files/dvtrend2017.pdf
- The 2016 Annual Report is complete and will be posted next week at www.dcrpc.org/RESOURCES/annual_reports.htm
www.dcrpc.org/RESOURCES/files/AnnRep2016.pdf

Postcard notice will be sent to each Trustee and Mayor, with an e-mail noting the direct link to the digital copy going to various stakeholder groups.

VIII. RPC STAFF AND MEMBER NEWS (none)

Having no further business, Mr. Price made a motion to adjourn the meeting at 7:30 p.m. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, April 27, 2017, 6:30 PM at the Delaware County Commissioners, 101 N. Sandusky St., Conference Room, Delaware, Ohio 43015.