



*** MINUTES ***

**Thursday, April 26, 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 March 29, 2001 RPC Minutes
- Executive Committee Minutes of April 18, 2001
- Announcement of Executive Committee Officers
- Statement of Policy

II. VARIANCES

01-09-S-V **W/D** Frank Del Greco – Liberty Twp. – variance to allow 4 lot Common Access Drive subdivision

III. ZONING MAP/TEXT AMENDMENTS

17-01 ZON Berlin Twp. Zoning Commission – text amendments – wireless/cellular telecom. Facility

13-01 ZON **W/D** Robert Take Ro, etc. al – Orange Twp. – 289.87 acres from FR-1 to SFPRD

18-01 ZON Meridian Land Group, Ltd. – Orange Twp. – 50.40 acres from FR-1 to SFPRD

IV. SUBDIVISION PROJECTS

		Township	Lots/Acres
Preliminary			
26-98.1.5/6	Scioto Reserve, Sec. 1, Ph.'s 5 & 6		Concord
03-01	Grand Oak	Genoa	130 lots / 145.20 acres
06-01	Willow Bend	Genoa	123 lots / 87.60 acres
43-00.3.1/2	Golf Village, Sec. 3, Ph's 1 & 2	Liberty	57 lots / 33.67 acres

Preliminary/Final

54-90.A	Resubd. of Lot #1778 of Wedgewood, Sec. 6	Liberty	03 lots / 03.97 acres
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Final

24-97.2.2	Piatt Meadows, Sec. 2, Ph. 2	Berlin	28 lots / 11.16 acres
24-97.2.3	Piatt Meadows, Sec. 2, Ph. 3	Berlin	25 lots / 09.74 acres
26-94.2	Cheshire Cove, Section 2	Berlin	37 lots / 23.99 acres
29-98.1.4 T	Scioto Reserve, Sec. 1, Ph. 4	Concord	40 lots / 14.59 acres
64-93.5	Harvest Wind, Phase 5	Genoa	58 lots / 38.90 acres

22-00	W/D Cambridge	Genoa	64 lots / 28.10 acres
39-00	Wedgewood Comm.Ctr, Sec. 3A	Liberty	09 lots / 27.59 acres
09-01	Bryn Mawr at Delaware, Sec. 2, Pt. 2	Orange	37 lots / 24.66 acres
38-00.13	Walker Wood, Section 13	Orange	56 lots / 21.23 acres
11-98.2.2	Summerfield Village, Sec. 2, Ph. 2	Orange	26 lots / 06.28 acres
11-98.2.3	Summerfield Village, Sec. 2, Ph. 3	Orange	40 lots / 13.33 acres

T=TABLED

V. EXTENSIONS

08-00 Malabar – Liberty Twp. – 12 lots, 20.85 acres – 6 months extension

VI. OTHER BUSINESS

- **Larry Starling Resolution**
- **208 Water Quality plan update for Delaware County - OEPA**

VII. POLICY / EDUCATION DISCUSSION

*****~~50 lots / 19.42 acres~~*****

I. ADMINISTRATIVE BUSINESS

■ Call to Order

Chairwoman Foust called the meeting to order at 7:00 p.m. Since there were only 16 present, Chairwoman Foust asked if the Commission wanted to call an emergency meeting.

Mr. Gladman made a motion for an emergency meeting, seconded by Mrs. Warthman. VOTE: Unanimously For, 0 Opposed. Motion carried.

■ Roll Call

Representatives present: Don Poland, John Schmidt, Robert Hedrick, Debbie Martin, Steve Burke, Dale Simpkins, Tom Hopper, Leslie Warthman, Cy Schmidt, Wilbur Van Houten, Holly Foust, Dick Gladman, Bill Thurston and Larry Starling. Alternates present: Scott Pike and Kim Ceckitti. Arrived after roll call: Kevin Moran and Jeannette Curren.
Staff present: Philip Laurien, Mike Bissett, Paul Deel, Joe Clase, Jiyeong Lee, Da-Wei Liou, and Stephanie Matlack

■ Approval of the March 29, 2001 RPC Minutes

Mr. Gladman made a motion, seconded by Mrs. Warthman to approve the minutes of the last Regional Planning Commission meeting. VOTE: Unanimously For, 0 Opposed. Motion carried.

■ April 18, 2001 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order. Present: Holly Foust, Dick Gladman, Leslie Warthman, and Steve Burke. (Commissioner Ward was absent.) Staff present: Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

- a. March 21, 2001 – Mr. Gladman made a motion to approve the minutes of the last meeting. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. Executive Committee organization

Mr. Gladman made a motion, seconded by Ms. Warthman to nominate Mrs. Foust as Chairwoman for 2001-2002. VOTE: 3 For, 0 Opposed, 1 Abstained (Mrs. Foust). Motion carried.

Mr. Burke made a motion, seconded by Ms. Warthman to nominate Mr. Gladman as Vice Chairwoman for 2001-2002. VOTE: 3 For, 0 Opposed, 1 Abstained (Mr. Gladman). Motion carried.

Mr. Burke made a motion, seconded by Mr. Gladman to nominate Ms. Warthman as 2nd Vice-Chairwoman for 2001-2002. VOTE: 3 For, 0 Opposed, 1 Abstained (Ms. Warthman). Motion carried.

Ms. Warthman made a motion, seconded by Mr. Gladman to nominate Mr. Burke as Member-At-Large for 2001-2002. VOTE: 3 For, 0 Opposed, 1 Abstained (Mr. Burke). Motion carried.

Commissioner Ward was appointed by the County Commissioners as the Commissioner member of the Executive Committee earlier this year.

4. Old Business

- a. Prosecutor’s opinion on office space – Mr. Laurien explained that he spoke with Dave Cannon (County Administrator) and was informed that the County Prosecutor Duncan Whitney has stated that the Regional Planning Commission can buy land and build a building on it. Mr. Laurien requested an official opinion in writing from Mr. Whitney before any land acquisition is considered further. Mr. Laurien also reviewed the history of the RPC’s office space issues with the new members.

Mr. Gladman made a motion, seconded by Mr. Burke to pursue possible land purchase after receipt of written opinion from the County Prosecutor. VOTE: Unanimously For, 0 Opposed. Motion carried.

5. New Business

a. Financial / Activity Reports for March 2000

The Financial report for March was presented:

Ending balance as of 02/28/01 \$587,108.59

<u>Receipts</u>	<u>March</u>	<u>YTD</u>
General Fees (NPA)	\$ 2,145.00	\$ 4,950.00
Inspec. Fees (Transfer)	\$ 160.00	\$ 680.00
Fees A (Site Review)	\$ 100.00	\$ 700.00
Membership Fees	\$	\$112,761.00
Planning Surcharge (Twp. Assist.)	\$14,528.28	\$ 17,886.28
Charges for Services A (Prel. Appl.)	\$ 6,050.00	\$
36,100.00		
Charges for Services B (Final Appl.)	\$16,985.55	\$
21,035.55		
Charges for Services C (Ext. Fees)	\$ 450.00	\$ 3,150.00
Charges for Services D (Table Fees)	\$ 400.00	\$
1,400.00		
Charges for Services E (Appeal/Var)	\$ 300.00	\$ 1,200.00
General Sales	\$ 453.10	\$ 1,790.60
Health Dept. Fees	\$ 1,820.00	\$ 3,190.00
Soil & Water Fees	\$ 225.00	\$ 1,150.00
Other Reimbursements	\$	\$
Other Reimbursements A	\$	\$
Other Reimbursements B	\$	\$
Canceled Warrants	\$	\$
Inter-fund Revenues	\$	\$
TOTAL	\$ 43,616.93	\$ 205,993.43
Balance after receipts		\$630,725.52
Expenditures	\$27,495.32	
End of March balance		\$603,230.20

Mr. Gladman made a motion, seconded by Chairwoman Foust to approve the financial reports as presented. VOTE: Unanimously For, 0 Opposed. Motion carried.

b. April RPC Preliminary Agenda – Mr. Laurien presented the preliminary agenda. There is 1 variance (requesting a 4 lot CAD), 2 zoning amendments, 4 preliminary applications, 1 preliminary / final application and 11 final applications. Ms. Warthman stated her concerns regarding the Grand Oak subdivision. She feels that a traffic study should be done prior to submitting the preliminary application. Also, questions whether the storm water detention conforms to the State and Federal regulations.

6. Other Business (none)

7. Personnel (none)

8. Adjourn

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

Meeting adjourned at 10:00 a.m.

The next Executive Committee meeting will be Wednesday, May 23, 2001 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing Street, Delaware, Ohio, 43015.

■ Announcement of Executive Committee Officers

Chairwoman Foust announced the seats of the Executive Committee (which were decided at the Executive Committee meeting on 4/26/01)

- Chairwoman: Holly Foust
- Vice Chairman: Dick Gladman
- 2nd Vice Chairwoman: Leslie Warthman
- Member-At-Large: Steve Burke
- Commissioner: James Ward

■ 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 (none)

III. ZONING MAP/TEXT AMENDMENTS

17-01 ZON Berlin Township Zoning Commission – Berlin Twp.– wireless cellular telecom. facility
or

Applicant: Berlin Township Zoning Commission
Request: Text Amendments to Articles VII, and XIX regarding treatment of telecommunications towers

I. General

The Berlin Township Zoning Commission has initiated revisions to their zoning text to amend the treatment of telecommunications towers. This zoning amendment creates no new map changes.

II. Background

Ohio Revised Code 519.211 was amended in 1998 to give unincorporated townships limited power over the location of telecommunications towers in areas zoned for residential use. The power is:

- ❖ Only conferred to a particular telecommunications tower
- ❖ Only conferred upon objection by a contiguous landowner or by the township trustees after they have been notified of the intent to construct a tower.
- ❖ May be levied by either the township trustees, or the board of zoning appeals with respect to the “location, erection, construction, reconstruction, change, alteration, removal; or enlargement of a telecommunications tower”.
- ❖ May not be used to regulate “the maintenance or use of such a tower or any change or alteration that would not substantially increase the tower’s height.”

III. Comments on the Proposed Amendments

Berlin Township currently permits telecommunications towers as conditional uses in only the Farm Residence-1 and Agricultural zones. They propose to expand on the regulations for telecommunications towers as conditional uses in those zones.

1. The text submitted for review does not state whether the current texts (7.04 N and 19.04 H) are to be amended, or deleted. *This is unclear, and must be changed to clearly state what amendment is proposed.*

2. Berlin Township has prohibited telecommunication towers from its R-2, R-3, and PRD zones. *This power is not conferred by ORC 519.211 prior to required notice. Berlin Township should consider treating all residential zones the same. In other words, telecommunications towers should be treated as a conditional use in all “areas zoned for residential use”, namely R-2, R-3, FR-1, and PRD.*
3. The ORC definition of a telecommunication tower should be added to Article IV, as follows:

Telecommunications Tower: Any freestanding structure, or any structure to be attached to a building or other structure, that meets all of the following criteria:

- 1) *The freestanding or attached structure is proposed to be constructed on or after the effective date of the Ohio Revised Code amendment to Section 519.211 (i.e. 10/31/96).*
- 2) *The freestanding or attached structure is proposed to be owned or principally used by a public utility (or a functionally equivalent provider) engaged in the provision of telecommunications services.*
- 3) *The freestanding or attached structure is proposed to be located in an unincorporated area of the Township, in an area zoned for residential use. Areas zoned for residential use shall include all land located within the following Zoning Districts: Farm Residence District (FR-1); Low Density Residential District (R-2); Multi Type Residential District (R-3), and Planned Residence District (PRD).*
- 4) *The freestanding structure is proposed to top at a height that is greater than 48 feet. In the case of an attached structure, such structure is proposed to top at a height that is eight (8) feet greater than the height of the building or other structure to which it is to be attached.*

- 5) *The freestanding or attached structure is proposed to have attached to it radio frequency transmission or reception equipment.*
4. A new section 5.06 Nature and Classification of Zoning Districts should be added to **Article V**. This section makes distinctions between residential, commercial and industrial districts and their purposes. *Suggest the following language be added after Section 5.05:*

SECTION 5.06 - NATURE AND CLASSIFICATION OF ZONING

DISTRICTS: *Each of the Zoning Districts include land so zoned or classified in Berlin Township and differs from others by reason of the uses that are permitted or by reasons of the standards of development that are applicable in the Zoning Districts. The purpose of each Zoning District can be found in the applicable article for each District. The nature and classification of the Zoning Districts are generally three (3): Residential, Commercial and Industrial. The Residential Zoning Districts consist of the Farm Residence District, Low Density Residential District, the Multi Type Residential District, and the Planned Residence District. The Residential Zoning Districts are intended to define and protect residential areas from the intrusion of uses not performing a function appropriate to the principal use of the land for residential dwellings and related facilities desirable for a residential environment. The nature of all land included within these Residential Zoning Districts is for residential use. The Commercial Zoning Districts consist of the Neighborhood Retail District and the Planned Commercial District. The Commercial Zoning Districts are intended to promote a convenient and efficient distribution of a broad range of commercial and retail goods and services in order to meet consumer demands; satisfy commercial land use space requirements; achieve a stable and compatible land use pattern; and encourage a visually satisfying environment. The proper development of commercial areas is not only a right under this Zoning Resolution, but a responsibility to the entire Township. Because these commercial areas are subject to public use, which is a matter of important concern to the whole community, they should provide an appropriate appearance, ample parking, controlled traffic movement, and suitable relationship to adjacent areas. The Industrial Zoning Districts consist of the Industrial District and the Planned Industrial District. The Industrial Zoning Districts are intended to define and protect areas suitable to the development of a variety of industrial activities, and to set forth standards for the mutual protection of*

industrial development and areas for other land use activity in the vicinity. Industry should be protected from the intrusion of other land uses that neither perform a function appropriate to an industrial environment nor provide an essential service to the establishments or the employees of the industrial area. The Industrial Zoning Districts are intended to encourage the appropriate development and maintenance of industrial areas. Important in determining the type, location and size of these industrial areas is the accessibility of the location to regional transportation facilities, the availability of public utilities, suitability to adjacent uses, and the adequacy of fire and police protection.

5. There should be a requirement for notice as provided in ORC 519.22 to trigger the regulation power conferred subsequent to the notice. Suggest there be a certified mail notice sent by the applicant who proposes to construct a tower to:
- a.) “each owner of property as shown on the county auditor’s current tax list, whose land is contiguous to or directly across a street or roadway from the property on which the tower is proposed to be constructed, stating all of the following in clear and concise language:
 - (i.) The person’s intent to construct the tower
 - (ii.) A description of the property sufficient to identify the proposed location
 - (iii.) That, no later than fifteen days after the date of the mailing of the notice, an such property owner may give written notice to the board of township trustees requesting that sections ORC 519.02 to 519.25 apply to the proposed location of the tower”.
 - b.) the board of township trustees

It also would be clearer to state that the power to regulate as a conditional use comes only after notice has been sent and an objection has been filed. If there is no objection after the required notice is sent, it does not appear that the township can treat it as a conditional use, and that the tower must be permitted without regulations by the township. (See ORC 519.211(B)(4)(b).

6. New sentence a)- location of all similar facilities in the county. Not sure the entire county is relevant. Suggest all facilities in the township.
7. Suggest you check with the Prosecutor’s office on the legality of items

1, 2, 3 and 4 under General Requirements For All Wireless Or Cellular Telecommunications Facilities.

8. Design Standards-
- 1.) prohibits cell towers in R-2, R-3 and PRD districts. See previous comments in comment #2 above.
 - 2.) 1000-foot setback from R-2, R-3, PRD or any recorded subdivision, or any dwelling lot containing less than five acres.
 - 3.) Requires a 1000-foot setback to any lot line. Assuming a 50’ x 50’ area for the cell tower and parking, this means that the minimum lot size for a cell tower is 96 acres if the lot is square.

The effect of these three regulations taken together is to restrict cell towers to perhaps four locations in the entire township, three of which are in Alum Creek Park, and probably unfeasible. The fourth location is centered in the Double Eagle golf course. There appear to be No other permissible residentially zoned sites. These four locations may not be advantageous for proper cell reception, and they require a huge lot size, which is a significant added cost to the public utility. Please check with the prosecutor’s office to determine compliance with the (federal) Telecommunications Act of 1996.

9. Design Standards #5 requires that the “telecommunication facility must be aesthetically and architecturally compatible with the surrounding environment.” *Not sure how this language will be interpreted. Check with the Prosecutor.*

IV. Staff Recommendation

Staff suggests that the county Prosecutor be asked to review and rewrite this entire text prior to consideration by the Zoning Commission. DCRPC staff recommends the current text *not be approved* but be significantly amended and resubmitted to the DCRPC for review.

Commission / Public Comments

Mr. John Schmidt questioned the legalities of the proposal. Mr. Laurien stated that they are too restrictive and do not conform to the 1996 Federal Telecommunications Act. He strongly recommended input from the Prosecutor and a total rewrite of the text.

Mr. Gladman made a motion to recommend denial of the proposed text amendments to the Berlin Township Zoning code based on staff comments. Mr. Cy Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

18-01 ZON Meridian Land Grp.–Orange Twp.-50.4 acres from FR-1 to SFPRD

Location: West side of S. Old State Road, south of Villages of Alum Creek, north of Orange Road, in Orange Township

I. Conditions

Present Zoning: Farm Residence (FR-1)

Proposed Zoning: SFPRD

Present Use: Vacant, agriculture

Proposed Uses: PRD subdivision called Delaware Station

- 100 single family lots, minimum 75' x 125'
- 13.1 acres of open space (25% of site)

Existing Density: 1 unit/acre in FR-1

Proposed Density: 2.0 units per acre (gross density overall)

School District: Olentangy

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

Soils: Blount silt loam 0-2 % slope

Blount Silt Loam 2-6 % slope

Glynwood Silt Loam 2-6% slope

Pewamo 0-2 % slope

II. Conformance with Local Comprehensive Plans

The 1991 Orange Township Comprehensive Plan recommends High Density Residential, 2 dwelling Units per acre. The request conforms to the plan.

The draft Orange Township 2001 Comprehensive Plan also recommends residential at 2 dwelling units per acre. The request conforms to the plan.

III. Conformance with Development Standards

- 1.) Provisions for sanitary sewer. A letter from the county sanitary engineer indicates this sewer drainage shed goes to Park Shore and is adequate to handle the 2 units per acre.
- 2.) Storm water –The detention pond is mislocated. If the natural swale (to the north of the current location) is not waters of the US, and OEPA would allow

it to be used for retention, this would be a better location. This would also allow for relocation of the entrance drive, a recommendation for zoning and subdivision plat.

3.) Proposed Traffic Patterns and their relationship to existing conditions- The zoning application did not include a traffic study. The development will generate 1000 new trips per day, most of which will impact S. Old State Road. A traffic study will be required for subdivision plat approval, and should be prepared now to determine the fair share impacts of this and other subdivisions such as Glen Oak (case 13-01) on S. Old State Road and its intersections with Lewis Center and Orange Road.

a.) Arrangement of streets in regard to existing or planned streets- There is good connectivity to Glen Oak (RPC case 13-01 ZON) subdivision to the south.

The entrance to S. Old State Road is poorly located opposite a single family home, and just 900 feet north of the proposed Glen Oak entrance. Furthermore, there is a sight distance problem caused by a dip and high spot, allowing only 250 feet of safe sight distance to the north.

The Delaware Station proposed entrance should be moved further south to align with the Evadell 31-acre tract.

b.) Turn lanes are warranted on S. Old State but the development plan does not show them, either in general plan or in detail. The impacts are great enough to potentially warrant a three lane section in conjunction with new developments Abbey Knoll, Old State Farms, Glen Oak.

4. No sidewalks are shown on the development plan. It should be clear that sidewalks are normally required in Orange Township for PRD lots.

5. There is no letter from the township fire chief. The cul-de-sacs appear to be 150' diameter, township standard.

6. The plan should note who maintains the passive open space recreation shown.

7. Architectural standards are inadequate and no renderings are submitted.

8. The name Delaware Station should not be used. Since the light rail station is proposed at Glen Oak, this would be confusing.

IV. Required Findings for SFPRD

- 1.) That the proposed development is consistent in all respects with the purpose, intent, and general standards of this zoning resolution.

DCRPC Staff Finding: Not yet. The development plan is a work in progress. Subject to amendments to the development plan as noted in III above, staff would find the plan conforms to the standards.

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

DCRPC Staff Finding: Yes.

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

DCRPC Staff Finding: Not yet. Traffic impacts are significant, and without a traffic study and impact mitigation offerings by the applicant, this plan is not ready for rezoning.
The entrance should also be relocated as noted.

V. DCRPC Staff Recommendation

Staff recommends *Denial* of the zoning to PRD for the development plan as submitted. Staff would recommend *conditional Approval* of the zoning change from FR-1 to SFPRD, for case 18-01 ZON, subject to:

- a.) the realignment of the S. Old State Road entrance to the Evadell 31 acre tract;
- b.) the submission of a traffic study to county engineer standards to show the impacts from this subdivision and adjacent planned or approved subdivisions, and a fair share allocation set aside for the mitigation of those impacts in this traffic shed;
- c.) provision of turn lanes or other improvements on S. Old State as required by traffic study;
- d.) provision of sidewalks;
- e.) relocation of the retention pond as noted in III.
- f.) submission of adequate architectural standards and renderings to the

- township;
- g.) letter from fire chief regarding the development;
- h.) notes on maintenance of open space;
- i.) change the name of the development; and
- j.) re-filing of the revised development plan to DCRPC (for staff review only) prior to action by the Township.

Commission / Public Comments

Mr. Jose Caterjon of McGill Smith Punshon, Inc. was present to represent Meridian Land Group. He received the staff comments and has reviewed them with the developer and feels they can meet the additional requirements prior to the Orange Twp. Zoning Commission meeting. He will be working with the neighbors to the south on access issues. He is also currently conducting the traffic study. The development plans have been submitted to the Fire Chief. The developer is awaiting his comments.

Mr. Jason Coffee of RD Zande & Associates (representing the property owners to the south). They withdrew their application due to outstanding sanitary and traffic issues. He hopes to have the case on the May RPC agenda. He is concerned with the access points and how they affect the property that he represents. Mr. Laurien asked whether Mr. Coffee was requesting the Commission to delay decision on the location of the entrance to the Meridian Land Group case (present case) until he had time to work further on the possible entrance to his client's property. Mr. Coffee stated that he doesn't want to delay someone else's application but he does want the Commission to look at the access for both properties. Mr. Pike stated that he hopes the developers can cooperate on these two projects and can come up with a solution that eases the access management concerns that the County Engineer has along the Old State corridor. Old State in the future probably will be expanded to 4 lanes (probably 5) at least in this portion of the road.

Mrs. Warthman made a motion to recommend conditional approval of the zoning request by Meridian Land Group, subject to:

- a.) the realignment of the S. Old State Road entrance to the Evadell 31 acre tract;***
- b.) the submission of a traffic study to county engineer standards to show the impacts from this subdivision and adjacent planned or approved subdivisions, and a fair share allocation set aside for the mitigation of those impacts in this traffic shed;***
- c.) provision of turn lanes or other improvements on S. Old State as required by traffic study;***
- d.) provision of sidewalks;***
- e.) relocation of the retention pond as noted in III.***

- f.) *submission of adequate architectural standards and renderings to the township;*
- g.) *letter from fire chief regarding the development;*
- h.) *notes on maintenance of open space;*
- i.) *change the name of the development; and*
- j.) *re-filing of the revised development plan to DCRPC (for staff review only) prior to action by the Township.*

Mr. Moran seconded the motion. VOTE: 17 For, 0 Opposed, 1 Abstained (Dick Gladman). Motion carried

IV. SUBDIVISION PROJECTS

Preliminary

26-98.1.5/6 Scioto Reserve, Sec. 1, Ph. 5 & 6 – Con. Twp. - 50 lots / 19.42 acres

Applicant: Rockford Homes, Inc.
Subdivision Type: Single-Family Residential
Location: South-side of Home Road, Concord Twp.
Current Land Use: Vacant
Zoned: Planned Residential District (PRD)
Utilities: Del-Co water and sanitary sewer with land application, County maintenance
School District: Buckeye Valley
Engineer: Kevin Kershner, R. D. Zande & Associates

Staff Comments

This is the continued platting of the Scioto Reserve Subdivision. Section 1, Phases 5 & 6 includes 50 lots on 19.42 acres on the south side of Home Road. Phase 5 consists of 38 lots and includes a loop street (Maple Run Lane) off the west side of Tree Lake Boulevard and a cul-de-sac (Over Creek Place). Phase 6 includes the extension of Tree Lake Blvd. to the south and a cul-de-sac to the east (Arrowhead Way). There will be 2.56 acres of open space in 2 reserve lots. The density is 2.63 units per acre. Phase 3 and the Homestead condominiums are north of these phases, Phase 4 is east of Phase 5, and the golf course is located to the west. This development is to be served by a land application sewage system that will be owned and maintained by the County.

The original plan has been revised to eliminate a 2 lot CAD at the end of Arrowhead Way in Phase 6. These lots were not part of the approved development plan or the overall preliminary. This is now an open space lot, but no access has been provided.

A technical review was held on April 17th, 2001, after which the applicant has addressed all of the required changes, except the following:

- A 10' access strip needs to be provided to the open space.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of Scioto Reserve, Sec. 1, Phases 5 & 6 to the RPC, subject to staff comments.

Commission / Public Comments

Mr. Kevin Kershner of RD Zande was present to represent the applicant. He agreed with providing access to the open space.

Mr. Gladman made a motion for conditional Preliminary approval of Scioto Reserve, Sec. 1, Phases 5 & 6, subject to the applicant providing access to the open space. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

03-01 Grand Oak – Genoa Twp. - 130 SF lots, 66 condos / 145.20 acres

Applicant: Bob Webb Builders
Subdivision Type: Single-Family Residential
Location: North side of Big Walnut Road, west of Worthington Road, Genoa Twp.
Current Land Use: Agriculture and wooded with three existing residences.
Zoned: Planned Residential Development (PD-1)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Shawn Lanning, EMH&T, Inc.

Surrounding Land Use

North: Single family residential along Jaycox Road, large agricultural tract (Sheffield Park proposal)

South: Willow Bend proposal

West: Agricultural tract, I-71 and proposed residential

East: Agricultural tracts and single family residential along Big Walnut.

Staff Comments

Grand Oak Subdivision (f.k.a. Big Oak Subdivision) is a 196-unit subdivision with 130 single-family lots and 66 condos on 145.20 acres on the north side of Big Walnut Road, just east of I-71. The site received approval from Genoa Township for PD-1 zoning in November of 2000. The development plan was revised and re-approved on April 23rd 2001 to resolve issues regarding existing buildings, lot splits and drainage. The density of the development is 1.35 units per acre with 80.7 acres of open space. There are agricultural fields to the south and large wooded ravines to the north. There is approximately 17 acres set aside along the southwestern portion for a potential school site. The 15-acre condo area is located directly to the north of the new school site and will have 5 acres of open space. The large ravines to the north are in reserves and are to be dedicated to the Genoa Conservation Trust and maintained by the Grand Oak Homeowners Association. There will be a 5' gravel trail throughout the reserves on the site. There will be three ponds on the site for stormwater management. All jurisdictional streams, ponds and wetlands are being preserved on this property.

There will be entrances at the west and at the east of the site creating two new intersections along Big Walnut Road. A traffic study completed by EMH&T determined that intersection improvements are warranted at the Big Walnut Road and Worthington Road intersections as well as at the new intersections along Big Walnut Road. Turning lanes are warranted and traffic signals are near warrant levels for the traffic produced by Grand Oak and Willow Bend. When the developments of the Oaks at Highland Lakes and Sheffield Park are included, a signal at Worthington Road and Big Walnut Road would be warranted. The County Engineer and developers will determine what improvements need to be made based on traffic from all developments in the area and set up a cost sharing arrangement.

The subdivision of the original parcels will leave out two areas, which must be lot split prior to final approval of the plan.

A technical review was held on April 17th, 2001, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of Grand Oak Subdivision to the RPC, *subject to a resolution of the cost sharing for needed road improvements*

and the splitting of the remaining acreage.

Commission / Public Comments

Mr. Shawn Lanning of EMH & T was present to represent the applicant. He agreed with the staff comments.

Mr. Starling made a motion for conditional Preliminary approval of the Grand Oak subdivision, subject to a resolution of the cost sharing for needed road improvements and the splitting of the remaining acreage. Mr. Gladman seconded the motion. VOTE: 17 For, 0 Opposed, 1 Abstained (Commissioner Martin). Motion carried.

06-01 Willow Bend – Genoa Twp. - 123 lots / 87.60 acres

Applicant: Big Walnut Associates

Subdivision Type: Single-Family Residential

Location: South side of Big Walnut Road, west of Worthington Road, Genoa Twp.

Current Land Use: Agriculture/wooded with one existing residence.

Zoned: Planned Residential Development (PD-1)

Utilities: Del-Co water and public sewer

School District: Olentangy

Engineer: Shawn Lanning, EMH&T

Surrounding Land Use

North: Grand Oak Subdivision proposal

South: Highland Lakes North Subdivision

West: Highland Hills at the Lakes Subdivision

East: Wesleyan Church and Highland Lakes North Subdivision

Staff Comments

Willow Bend Subdivision is a 123-lot subdivision on 87.60 acres on the south side of Big Walnut Road, just east of I-71. The site received approval from Genoa Township for PD-1 zoning in November of 2000. The development plan was revised and re-approved on April 23rd 2001 to resolve issues regarding drainage. The density of the development is 1.4 units per acre with 26.5 acres of open space.

The site is located to the south of the Grand Oak Subdivision. There are open fields along the northern portion and a large wooded ravine along the southern portion. There is an existing 10-acre pond along the northern boundary, which will be used for drainage. The drainage on the south of the property will be directed to

the southwest into Alum Creek Lake. The large ravine to the south will be in a reserve and owned and maintained by the Willow Bend Homeowners Association. Jurisdictional wetlands, ponds and streams that are affected have received nationwide permit approval from the Army Corps of Engineers. There will be a 5' gravel trail throughout the reserves on the site.

The site will be accessed by one street aligned with the western entrance for Grand Oak. A traffic study completed by EMH&T determined that intersection improvements are warranted at the Big Walnut Road and Worthington Road intersections as well as at the new intersection along Big Walnut. Turning lanes are warranted and traffic signals are near warrant levels for the traffic produced by Grand Oak and Willow Bend. When the developments of the Oaks at Highland Lakes and Sheffield Park are included, a signal at Worthington Road and Big Walnut Road would be warranted. The County Engineer and developers will determine what improvements need to be made based on traffic from all developments in the area and set up a cost sharing arrangement.

A technical review was held on April 17th, 2001, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of Willow Bend Subdivision to the RPC, *subject to the resolution of the cost sharing for needed road improvements.*

Commission / Public Comments

Mr. Shawn Lanning of EMH & T was present to represent the applicant.

Chairwoman Foust asked for an explanation of “cost sharing”. Mr. Bissett said that it is the cost sharing of the improvements between those new developments that are impacting the intersection.

Mr. Gladman made a motion for conditional Preliminary approval of Willow Bend subdivision, subject to a resolution of the cost sharing for needed road improvements. Mr. Moran seconded the motion. VOTE: 17 For, 0 Opposed. Motion carried.

43-00.3.1/2 Golf Village, Sec. 3, Ph.'s 1 &2 – Liberty Twp. - 57 lots / 33.67 acres

Applicant: Triangle Real Estate
Subdivision Type: Single-Family Residential
Location: South side of Rutherford Road, west of Liberty Road, Liberty Twp.
Current Land Use: Agriculture/wooded with a ravine
Zoned: Planned Residential (PR)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Kevin Kershner, R. D. Zande & Associates

Staff Comments

Golf Village Section 3, Phases 1 & 2 contains 57 lots on 33.67 acres on the south side of Rutherford Road west of Liberty Road. This section received preliminary approval in January 2001, however Triangle Properties did not own a portion of the land in the northeast corner along Rutherford Road. This revised plan shortens Highground Court and moves three lots to the former open space lot. The detention pond has been relocated to the north with a portion outside the new subdivision boundary. The entire pond will have an easement placed around it for maintenance. Access to the pond and open space is via an easement from Rutherford Road.

Surrounding land use includes mostly vacant land with scattered single-family homes. Future land use will include mostly single-family homes with multi-family to the west and offices to the southwest. A golf course will also be constructed to the west of this section.

A technical review was held on April 17th, 2001, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of Golf Village, Sec. 3. Ph.'s 1 & 2 subdivision to the RPC.

Commission / Public Comments

Mr. Kevin Kershner of RD Zande was present.

Mr. Simpkins made a motion for Preliminary approval of Golf Village, Section 3, Phases 1 and 2. Mr. Thurston seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

54-90.A Resubd. of Lot #1778 of Wedgewood, Sec. 6 – Liberty Twp. – 03 lots, 03.97 acres

Applicant: Bill Bonner, RENNOB, INC.
Subdivision Type: Commercial
Location: South side of Powell Road, west of Wedgewood Blvd., Liberty Twp.
Current Land Use: First Merit Bank
Zoned: Planned Commercial District (PC)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Franklin Consultants, Inc.

Staff Comments

This application is for the re-subdivision of Lot #1778 of Wedgewood, Section 6 on the southwest corner of Powell Road and Wedgewood Boulevard in Liberty Township. The applicant is requesting to divide the original 3.965-acre parcel into three (3) separate commercial lots. The lots will have access to two locations on Wedgewood via shared access easements. No access is permitted to Powell Road. Existing land use includes the existing First Merit Bank on proposed Lot #1. Surrounding land use includes single-family homes (Big Bear Farms) to the north and The Greens at Wedgewood to the west. The Wedgewood Golf Course is located to the south with a 5.05-acre parcel for sale for commercial use to the east across Wedgewood Boulevard.

A technical review was held on April 17th, 2001, after which the applicant has addressed all of the required changes. The applicant has also presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final Approval.

Staff Recommendation

Staff recommends *Preliminary and Final approval* of the re-subdivision of Lot #1778 of Wedgewood, Section 6 to the RPC.

Commission / Public Comments

Mr. Bill Bonner was present.

Mr. Gladman made a motion for Preliminary and Final approval of the re-subdivision of Lot # 1778 of Wedgewood, Section 6. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Mr. Deel stated that the Cambridge subdivision had been withdrawn by the applicant and that Scioto Reserve, Sec. 1, Ph. 4 was requesting a table for 30 days.

Chairwoman Foust asked if the Commission would like any others removed from the Consent Agenda. Hearing none asked for a motion.

Mr. Cy Schmidt made a motion for Final approval of Piatt Meadows, Section 2, Phase 2, Piatt Meadows, Section 2, Phase 3, Cheshire Cove, Section 2, Harvest Wind, Phase 5, Wedgewood Commerce Center, Section 3A, Bryn Mawr at Delaware, Section 2, Part 2, Walker Wood, Section 13, Summerfield Village, Section 2, Phase 2, and Summerfield Village, Section 2, Phase 3. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final

24-97.2.2 Piatt Meadows, Sec. 2, Ph. 2 – Berlin Twp. – 28 lots, 11.16 acres

Applicant: Dominion Homes, Inc.
Subdivision Type: Single-family residential
Location: North side of Hollenback Road, about 2000 feet west of S. Old State Road
Current Land Use: Agriculture - Farm
Zoned: Planned Residential District, (PRD)
Utilities: Del-Co water and public sewer
School District: Olentangy S.D.
Engineer: R. D. Zande & Assoc., Inc.

Staff Comments

Piatt Meadows is a development of 126 lots on 60.36 acres (2.02 du/ac) including 9.9 acres of open space and a detention pond. It received overall preliminary approval in August 1997. Section 2, Phase 2 is the extension of Griffin Drive north and then east. This phase contains 28 lots on 11.16 acres, including an open space strip for access to an open space lot in the future phase 3 to the north. Lots will be typically 85' by 125'. The surrounding land use includes several single-family residences and some agriculture along Hollenback Road. Arrowhead Elementary school is to the west of Piatt Meadows.

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

Recommendation

Staff recommends *Final approval* of **Piatt Meadows Subdivision Section 2, Phase 2** to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval of Piatt Meadows, Section 2, Phase 2. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

24-97.2.3 Piatt Meadows, Section 2, Phase 3 – Berlin Twp. - 25 lots, 9.74 acres

Applicant: Dominion Homes, Inc.
Subdivision Type: Single-family residential
Location: north side of Hollenback Road, about 2000 feet west of S. Old State Road
Current Land Use: Agriculture - Farm
Zoned: Planned Residential District, (PRD)
Utilities: Del-Co water and public sewer
School District: Olentangy S.D.
Engineer: R. D. Zande & Assoc., Inc.

Staff Comments

Piatt Meadows is a development of 126 lots on 60.36 acres (2.02 du/ac) including 9.9 acres of open space and a detention pond. It received overall preliminary approval in August 1997. Section 2, Phase 3 is the extension of Weyant Street and Houser Drive north and west from Phase 2 to stub to the west. This phase contains 25 lots on 9.7 acres, including a 1.375 acre open space lot for drainage with access from Houser Drive and Griffin Drive in Phase 2. Lots will be typically 85' by 125'. The surrounding land use includes several single-family residences and some agriculture along Hollenback Road. Arrowhead Elementary is to the west of Piatt Meadows.

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

Recommendation

Staff recommends *Final approval* of **Piatt Meadows Subdivision Section 2, Phase 3** to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval of Piatt Meadows, Section 2,

Phase 3. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

Applicant: Maronda Homes Inc. of Ohio
Subdivision Type: Single Family Residential
Location: South side of Cheshire Road west of Lackey Old State Road
Current Land Use: Agricultural/Vacant
Zoned: R-2 (Low Density Residential District)
Utilities: Del-Co Water, Public Sanitary Sewer
School District: Olentangy
Engineer: Hockaden and Associates, Inc.

Staff Comments

Cheshire Cove Section 2 is a 36 lot subdivision of 23.955 acres with lots averaging approx. ½ an acre in size. The site is located on the south side of Cheshire Road west of Lackey Old State Road. There is a through street extending south from Cheshire Road which will connect to the stub in Phase 1 as well as a road stubbing to the east with a cul-de-sac extending south. The surrounding land uses include the Smith farm CAD to the west with residential along Cheshire Road and the Cross Creek Campground to the south and Alum Creek Park Land to the east. The site is zoned for low-density residential (R-2) while the surrounding area is Farm Residential (FR-1) with Alum Creek Park land to the east across Lackey Old State Rd. The site is to drain into a small retention pond to the east with an offsite easement and ultimately outlet into the large existing pond on the property to the east. This subdivision received preliminary approval in April of 2000.

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

Recommendation

Staff recommends *Final approval* of **Cheshire Cove, Section 2** to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval of Cheshire Cove, Section 2. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-98.1.4 Scioto Reserve, Sec. 1, Ph. 4 – Concord Twp. – 40 lots, 14.59 acres

Applicant: Oakmont Partners; Donald Kenney and Charles Vince
Engineer: R. D. Zande and Assoc., Inc.

Staff Comments

The applicant has requested a tabling for 30-days to obtain lot numbers.

Recommendation

Staff recommends approval of the 30-day tabling request for **Scioto Reserve Section 1, Phase 4** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the table request of Scioto Reserve, Section 1, Phase 4 for 30 days. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

64-93.5 Harvest Wind, Phase 5 – Genoa Twp. – 58 lots, 38.90 acres

Applicant: Romanelli and Hughes Building Co.
Subdivision Type: Single-family Residential
Location: west side of Sunbury Road, north of Maxtown Road.
Current Land Use: Vacant
Zoned: Planned Residential Development (PD-1)
Utilities: Del-Co water and public sanitary sewer
School District: Westerville
Engineer: Stults and Associates, Inc.

Staff Comments

Harvest Wind Phase 5 is the extension of Harvest Wind to the west and connects to Barrington Estates to the south through Spring Run Drive. On the west side of Spring Run Drive will be two large open space lots with ponds for detention and a connection to Center Green Drive extending to the west. Sidewalks will be constructed by the developer on the south side of Center Green Drive and on the west side of Spring Run south of Center Green Drive. The open space lot on the south side of Center Green Drive will be transferred to the Genoa Township Trustees for public use. There are 55 lots in this phase typically a quarter acre in

size. The subdivision received overall preliminary approval in October of 1993.

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

Recommendation

Staff recommends *Final approval* of **Harvest Wind, Phase 5** to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval Harvest Wind, Phase 5. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

39-00 Wedgewood Comm. Ctr, Sec. 3A – Liberty Twp. – 09 lots, 27.59 acres

Applicant: The Kroger Company
Subdivision Type: Commercial
Location: south side of Powell Road, west of Sawmill Parkway
Current Land Use: Vacant
Zoned: Planned Commercial District (PCD)
Utilities: Del-Co water and public sanitary sewer
School District: Olentangy
Engineer: Chad Turner, C.F. Bird + Bull, Inc.

Surrounding Land Use

West: Wedgewood Section 1 (zoned PC) and a golf course (FR-1).

East: Big Bear Farms Section 6A (PC).

North: Proposed Market at Big Bear Farms (PC) and Big Bear Farms Section 1 (PR) across Powell Road.

South: Wedgewood Commerce Center Section 3 (PC).

Staff Comments

This subdivision includes the re-division of lots in Wedgewood Commerce Center Section 3, a portion of a lot in Wedgewood Section 1, and a 5.48-acre parcel. The result will be 9 lots on 27.59 acres. There will be 2 large lots (8.914 and 9.181 acres) and 7 smaller lots (ranging from 1.016 to 1.834 acres). The principle tenant will be a Kroger store. Three curb cuts on Powell Road will provide access to the development, 2 full turn movement and 1 right in/right out only. A new street will also connect to Fairway Drive in the Wedgewood Commerce Center Section 1 to the west. Interior traffic will utilize private drive easements rather than dedicated

streets. Stormwater will be detained within the paved parking lots. Conditional preliminary approval was granted on September 28, 2000. The final plat has been slightly modified from the preliminary by removing one outlot on Powell Road.

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 Wedgewood Commerce Center, Sec. 3, Pt. A to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval of Wedgewood Commerce Center, Section 3A. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-01 Bryn Mawr at Delaware, Sec. 2, Pt. 2 – Orange Twp. – 37 lots, 24.66 acres

Applicant: M/I Schottenstein Homes, Inc.
Subdivision Type: Single Family Residential
Location: West side of South Old State Road north of Lewis Center Road
Current Land Use: Vacant
Zoned: Single Family Planned Residential (SFPRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Shawn Lanning – EMH&T, Inc.

Staff Comments

Part 2 of Section 2 includes the extension of Meadow Bend Drive into the northern portion of the Bryn Mawr subdivision with a stub to the north from Rock Drive. The site contains 37 half-acre lots, with some larger lots to the northeast that have a large drainage easement. There is a landscape buffer along the eastern boundary of the subdivision along South Old State Road. The site is surrounded by vacant land owned by Evans Investments to the north and west and prior phases of the Bryn Mawr subdivision to the south. The overall preliminary for Bryn Mawr was granted in July of 1993.

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

Recommendation

Staff recommends *Final approval* of **Bryn Mawr at Delaware, Section 2, Part 2** to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval of Bryn Mawr at Delaware, Section 2, Part 2. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

38-00.13 Walker Wood, Section 13 – Orange Twp. – 56 lots, 21.23 acres

Applicant: Planned Communities, Inc.
Subdivision Type: Single Family Residential
Location: East side of South Old State Road, north of Powell Road, Orange Twp.
Current Land Use: Vacant
Zoned: Single Family Planned Residential (SFPRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Shawn Lanning – EMH&T, Inc.

Staff Comments

This is the continued platting of the Walker Wood Subdivision. Sections 13 includes 56 lots on 21 acres with lot sizes range from 9,600 to 12,500 sq., ft. This section includes the extension of Reeves Avenue from Section 6 to the east where it will connect with section 14 and continue to Maxwell Avenue. Emanuel Drive will be extended from Section 8 and connect to Wilshire Estates Section 3 to the north. There will also be two cul-de-sacs (Barnet Court and Earldale Court). A detention pond will be constructed on a 1.1-acre reserve lot to the north. This site was rezoned to SFPRD from FR-1 in April 1996 (case # 12-96). The preliminary subdivision plan for Section 13 and 14 was approved in September of 2000.

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

Staff Recommendation

Staff recommends *Final approval* of the **Walker Wood, Section 13** to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval of Walker Wood, Section 13. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

11-98.2.2 Summerfield Village, Sec. 2, Ph. 2 – Orange Twp. – 26 lots, 6.28 acres

Applicant: Dominion Homes, Inc.
Subdivision Type: Single-family residential
Location: North side of Orange Road, west of South Old State Road
Current Land Use: vacant land
Zoned: Single-Family Planned Residence District, (SFPRD)
Utilities: Public sewer and Del-Co water
School District: Olentangy S.D.
Project Engineer: R.D. Zande & Assoc., Inc.

Staff Comments

Section 2, Phase 2 is the extension of Chicory Court to the north to stub to the vacant Franklin real Estate Land. Phase 3 is located to the west with the open space of phase 1 to the east. The plan includes 26 lots typically 0.17 acres in size with a density of 4.13 du/ac. A portion of the subdivision contains an open space easement within the Phase 1 plat. This open space is now partially within a buildable lot (5116). The developer has agreed that the open space easement within that lot will be vacated. The purpose of the open space along the northern boundary is for a path connection between to two larger open spaces within Phase 1 and the future Phase 3. The plan was rezoned from FR-1 to SFPRD (Case #27-97ZON) by Orange Township in early 1998 and received preliminary approval in April of 1998.

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

Staff Recommendation

Staff recommends Final approval of the **Summerfield Village, Section 2, Ph. 2**, to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval of Summerfield Village, Section 2, Phase 2. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

11-98.2.3 Summerfield Village, Sec. 2, Ph. 3 – Orange Twp. – 40 lots, 13.33 acres

Applicant: Dominion Homes, Inc.
Subdivision Type: Single-family residential
Location: North side of Orange Road, west of South Old State Road
Current Land Use: vacant land
Zoned: Single-Family Planned Residence District, (SFPRD)
Utilities: Public sewer and Del-Co water
School District: Olentangy S.D.
Project Engineer: R.D. Zande & Assoc., Inc.

Staff Comment

Section 2, Phase 3 is the extension of Lavendor Lane to the west from Phases 1 and 2. The large Colemet parcel is located to the west with other phases of Summerfield Village to the south and east and the vacant Franklin Real Estate land to the north. The plan includes 40 lots typically 0.17 acres and a 4.246-acre open space lot along the western boundary. The density is 2.93 du/ac. The open space lot is a no-build zone and has a strip for access from Lavender Lane access to the open space on the east side in Phase 1 through the north side of the Phase 2 plat. The plan was rezoned from FR-1 to SFPRD (Case #27-97ZON) by Orange Township in early 1998 and received preliminary approval in April of 1998.

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

Staff Recommendation

Staff recommends Final approval of the **Summerfield Village, Section 2, Ph. 3**, to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval of Summerfield Village, Section 2, Phase 3. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS

08-00 Malabar Subdivision – Liberty Twp. – 12 lots, 20.85 acres – requesting 6 months extension

Applicant: Tel-Del Corporation

Engineer: Stults and Associates, Inc.

Staff Comments

The Tel-Del Corporation is requesting a six-month extension of the Malabar 12-lot subdivision in order to complete construction of the project. The project received conditional preliminary approval in April of 2000 and is due to expire this month.

Staff Recommendation

Staff recommends approval of the 6-month extension of the Malabar Subdivision to the RPC.

Commission / Public Comments

Mr. Starling made a motion to approve the 6-month extension of the Malabar Subdivision. Mr. Cy Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

• **OEPA meeting**

Mr. Laurien stated that the OEPA is in the process of updating their 1979 Central Ohio Water Quality 208 Plan. This Plan precedes sanitary sewer facilities. The City of Delaware precipitated the meeting by making application for two items: 1.) an expansion to their sewage treatment plant and increase discharge to the Olentangy River, 2.) expansion of extra territorial service area. The OEPA recommends working with the City of Delaware, Delaware County and the Village of Sunbury. More information to follow.

• **Larry Starling Resolution**

Mr. Laurien read a resolution for Mr. Larry Starling who served on the Executive Committee during 2000 - 2001 but due to other commitments needed to resign his position. (See attached resolution.)

VII. POLICY / EDUCATION DISCUSSION (none)

Mr. Gladman made a motion to adjourn. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Meeting adjourned at 8:10 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, May 31, 2001, 7:00PM at the Delaware Joint Vocational School North Campus, 1610 St. Rte. 521, Delaware, Ohio 43015.