



Delaware County Regional Planning Commission

109 North Sandusky Street
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Scott B. Sanders, AICP Executive Director



MINUTES

Thursday, April 26, 2018 at 6:30 PM

Delaware County Commissioners Conference Room, 101 N. Sandusky Street,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of March 29, 2018 RPC Minutes
- Executive Committee Minutes of April 18, 2018
- Statement of Policy

II. VARIANCES/EXTENSION

07-05.1-3.V Nelson Farms Assoc. LLC - Liberty Twp. - variance request from Sec. 102.03 and 204.04

III. ZONING MAP/TEXT AMENDMENTS

10-18 ZON Scioto Rookery Properties LLC - Orange Twp. - 1.635 acres from FR-1 to PC

11-18 ZON Michael & Tara Leskovac - Trenton Twp. - 3.124 acres from FR to RR

30-17 ZON Peachblow Land II LLC - Berlin Twp. - 193.3 acres from FR-1 to R-3 with PRD overlay

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
06-18	Hastilow	Berkshire/Trenton	03 lots / 26.67 acres
10-18.4-5	Vinmar Village, Sections 4 & 5	Genoa	71 lots / 74.95 acres

Preliminary/Final (none)

Final

15-17	Grace Haven	Concord	02 lots / 11.181 acres
09-18	Olentangy Crossings, Sec. 4, Lot 7291, Div. #1	Orange	02 lots / 05.124 acres
21-14	Creekside Industrial	Orange	08 lots / 92.55 acres

T=TABLED, W=WITHDRAWN

V. OTHER BUSINESS

- Recognition of Mrs. Thurston - 2018 Central Ohio Farm Bureau Agriculture Woman of the Year
- Executive Committee election results

VI. POLICY / EDUCATION DISCUSSION

VII. RPC STAFF AND MEMBER NEWS

- Chet Heid - retiring

I. ADMINISTRATIVE BUSINESS

▪ Call to Order

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

▪ Roll Call

Representatives: Jim Nelson, Jeff George, Chet Heid, Susan Kuba, Ric Irvine, Fred Fowler, Gary Merrell, Barb Lewis, Mike Frommer, Dave Stites, Tracey Mullenhour, Hal Clase, Bill Thurston, Ed Snodgrass, Josh Vidor, and Mike Dattilo. *Alternates:* Dustin Kent, Tiffany Jenkins, Bill Piper, Claudia Husak, Susan Dorsch, Dave Jackson, Jeff Beard, and Allen Rothermel. *Staff:* Scott Sanders, Phil Bennetch, Da-Wei Liou and Stephanie Matlack.

▪ Approval of the March 29, 2018 RPC Minutes

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

▪ April 18, 2018 Executive Committee Minutes

1. Call to order

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

2. Approval of Executive Committee Minutes from March 28, 2018

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. Position Elections

Mr. George made a motion to elect Dave Stites as Chairman. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Stites made a motion to elect Susan Kuba as Vice Chair, seconded by Mr. George. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Stites made a motion to elect Jeff George as 2nd Vice Chair. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Frommer will serve as Member-at-large and Mr. Merrell will serve as Commissioner member as appointed by the Delaware County Commissioners.

4. New Business

- Financial / Activity Reports for March 2018

REGIONAL PLANNING RECEIPTS		MARCH	YTD TOTAL
General Fees (Lot Split)	(4201)		\$1,535.00
Fees A (Site Review)	(4202)	\$600.00	\$2,099.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$800.00
Membership Fees	(4204)	\$1,264.00	\$75,273.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$0.00
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$15,838.00	\$26,370.00
Charges for Serv. B (Final. Appl.)	(4231)	\$4,532.00	\$10,632.00
Charges for Serv. C (Ext. Fee)	(4232)		\$0.00
Charges for Serv. D (Table Fee)	(4233)	\$400.00	\$600.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$600.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$900.00	\$2,100.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$100.00	\$4,960.00
Soil & Water Fees	(4243)	\$775.00	\$2,075.00
Commissioner's fees	(4244)		\$0.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			\$0.00
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non-Revenue Receipts	(4733)	\$30.00	\$30.00
Sale of Fixed Assets	(4804)		\$0.00
TOTAL RECEIPTS		\$24,839.00	\$127,074.00

Balance after receipts	\$914,392.28
Expenditures	- \$ 44,001.86
End of March balance (carry forward)	\$870,390.42

Mr. George made a motion to Approve the Financial report as presented subject to Audit. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Site Review
 - 1.) The Reserve - Concord Twp. - 57 lots / 23.2 acres
- April RPC Preliminary Agenda
 - 1.) Rezoning:
 - Scioto Rookery Properties LLC - Orange Twp. - 1.635 acres from FR-1 to PC
 - Michael & Tara Leskovac - Trenton Twp. - 3.124 acres from FR-1 to RR
 - Peachblow Land II LLC - Berlin Twp. - 193.3 acres from FR-1 to R-3 with PRD overlay
 - 2.) Variance/Extension :
 - Nelson Farms Assoc. - Liberty Twp. - requesting additional 1 year extension
 - 3.) Preliminary:
 - Hastilow - Berkshire & Trenton Twp's - 3 lots / 26.67 acres
 - Vinmar Village, Sections 4 & 5 - Genoa Twp. - 71 lots / 74.95 acres

- 4.) Preliminary/Final: none
- 5.) Final:
 - Grace Haven – Concord Twp. – 2 lots / 11.181 acres
 - Olentangy Crossings, Sec. 4, Lot 7291, Div. #1 – Orange Twp. – 2 lots / 5.124 acres
 - Creekside Industrial – Orange Twp. – 8 lots / 92.55 acres
- Director’s Report
 - 1.) **Berlin Township Comp Plan** working on an intro for May, immediately discussing 36/37;
 - 2.) **Convention and Visitors Bureau** attending a rebranding announcement at the Commissioners session;
 - 3.) **Regional Data Advisory Group** attended a regular meeting of this group at MORPC;
 - 4.) **Attended a meeting at the Commissioners’ office** to discuss the difference between reviewing lots 5 acres and smaller versus lots larger than 5 acres, which can simply be recorded with no review. Some farmers are concerned that too much land is being wasted by the quick and cheap 5-acre splits. Data from Soil and Water shows that it’s probably not as significant as people think. Planning to continue discussion with SWCD on a possible minor review;
 - 5.) **Invited by CCAO** to comment on legislative changes proposed in township section of ORC, submitted comments – continuing to discuss the zoning review as well as aggregate mining changes;
 - 6.) **2020 Census** – Nancy Reger agreed to be the chair of the Complete Count Committee. Still working on timeline;
 - 7.) **Annual Report complete**, mailing postcards later today;
 - 8.) **Website migration**: continuing to prep site for conversion. All sites have pushed later than today, and only when they are ready. We are close but probably want to wait until after the RPC meeting.
 - 9.) **Brown Township comp plan** (continuing to prepare background chapters);
 - 10.) **Orange Township, incorporate comp plan student project** (attended third meeting and discussed sub areas and map. Now updating map and sending clips of each sub area for insertion in plan;
 - 11.) **Met with Orange Reps and DCEO** to discuss Preliminary Subdivision process;
 - 12.) **Zoning Inspectors**: meeting on April 24th to discuss drainage issues, other topics;
 - 13.) **Berkshire Township** some zoning code work – helping to combine Mixed Use Districts.
5. **Old Business** (none)
6. **Other Business** (none)
7. **Personnel** (none)
8. **Adjourn**

Having no further business, Mr. George made a motion to adjourn the meeting at 10:30 a.m. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, May 23, 2018 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 comment followed by questions from 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 / EXTENSION

07-05.1-3.V Nelson Farms Assoc. LLC – Liberty Twp. – variance request from Sec. 102.03 and 204.04

Applicant: Nelson Farms Assoc. LLC

Engineer: EMH & T

Preliminary approval: 05/25/06

Extensions granted: 10/25/12 (to begin 3/13 for 1 year), 03/27/14 for 1 year via variance, 02/26/15 for 1 year via variance, 05/25/17 for 1 year via variance

I. Request

Nelson Farms Assoc. LLC. is requesting a variance to sections 102.03 and 204.04 regarding the expiration and extension of the Preliminary Plan. The applicant is requesting a 1-year extension beyond the time limit allowed in the Subdivision Regulations to complete the platting of a subdivision (five years after the first plat is recorded) in the Nelson Farms subdivision in Liberty Township. Sections 2, Phase C and Section 3 remain unplatted to date.

The proposed subdivision is located on the west side of SR 315, north of Home Road.

II. Facts

1. The Subdivision Regulations require that a Subdivision be completely platted within five years of the first Section being recorded;
2. Nelson Farms, Sections 1-3 received Preliminary approval on March 25, 2006;
3. Section 1, Phase A was recorded March 2008, giving the remaining sections until March 2013 to be recorded.
4. The project was given a 1-year extension October 2012 to begin March 2013 until March 2014;
5. Section 2, Phase A was recorded January 13, 2014;
6. A variance was granted March 2014 for a 1 year extension to March 2015;
7. A second variance was granted March 2015 to allow for a 1 year extension to March 2016;
8. Section 2, Phase B was recorded September 16, 2015; and
9. A third one-year extension for the remainder of the subdivision by variance was approved March 2017.

III. Criteria For a Variance

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

- 1) The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other property.

- 2) The conditions upon which this variance request is based are unique to the property for which this variance is sought.
- 3) Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.
- 4) The granting of this variance will not vary the provisions of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.

Applicant's Response: "We hereby request a variance from Sections 102.03 and 204.04 of the Delaware County Subdivision Regulations to allow additional time until May 25, 2019, for the completion of the Nelson Farms development. The reason for this variance is due to the housing recession of the past 12 years, which has resulted in a slower pace of development. The granting of this variance request shall not be detrimental to the public health, safety, and welfare, and not injurious to other parties. The granting of this variance will not vary the provision of the application of the applicable zoning regulations, comprehensive plans or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community."

"We are requesting an additional year to allow for the construction of Nelson Farms, Section 2, Phase C and the subsequent approval of the final plat. This section is now under construction and will be completed this fall or next spring."

Staff comments: This area has been the subject of engineering challenges in extending sanitary sewer through the site, although these improvements have now been completed. Zoning on the site has been extended by the township and development in the area has not changed.

IV. Staff recommendations

DCRPC staff recommends that due to prior engineering challenges and regional sewer improvements and based on the Findings of Fact, the Variance request from Sec. 102.03 & 204.04 for **Nelson Farms, Sections 1-3** and a one-year Extension of the Preliminary be *Approved*.

Commission / Public Comments

The representative did not wish to testify.

Mr. Vidor made a motion to Approve the Variance request for Nelson Farms, Section 13 based on findings of fact and Approval of the 1 year extension. Mr. Fowler seconded the motion. Vote: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

10-18 ZON Scioto Rookery Properties LLC – Orange Twp. – 1.635 acres from FR-1 to PC

I. Request

The applicant, Scioto Rookery Properties LLC, is requesting a 1.635-acre rezoning from FR-1 to PC to allow the development of a business office for a small engineering firm.

II. Conditions

Location: north side of Lewis Center Road, east of Rail Timber Way

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Commercial (PC)

Present Use(s): One single-family house

Proposed Use(s): business office

Existing Density: 1 du / acre

School District: Olentangy Local School District

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

Critical Resources: 500, 100 year floodplain, floodway, streams/drainage course, wetland, slopes \geq 20%

Soils: LyD2 Lybrand Silt Loam 12-18 % slope

LyE2 Lybrand Silt Loam 18-25% slope

LsA Lobdell Channery Substratum-Sloan 0-2% slope

GwB Glynwood Silt Loam 2-6% slope

III. Introduction

The applicant intends to take a residential structure built in approximately 1940, according to the County Auditor's records, rezoning the 1.635-acre site on which it sits for conversion to an office for a small civil engineering consulting firm. The application states that the character of the structure and property will not change and the use will promote the improvement of the structure and property while adding employment and services to the community.

The footprint of the structure will remain the same while interior renovations and a new roof are planned. The current flat roof will be replaced with a truss roof. The structure meets the 70' setback from the future ROW after the County Engineer completes improvements in this area. The portion of the site that falls within the regulated floodplain area will remain open space and offer a buffer to the residential neighborhood to the west and north.

IV. Comprehensive Plan

Orange Township's 2010 Comprehensive Plan acknowledges the existing zoning of the area. Although the existing plan does not recommend conversion of current residential uses to offices or other uses, the Zoning Commission is considering changes that would recommend similar conversion to offices and other uses for some residential properties along the southern side of Lewis Center Road here as well as areas adjacent to the commercial portion of Evans Farm. This proposal complies with that intent.

V. Issues

Traffic and access: Access is not changing and the conversion to office use will not add significantly to the traffic generated at the site. However, DCEO will require a Traffic Memo to document the number of trips

before and after the change of use.

Drainage: Site is not changing – floodplain will be preserved.

Signage: The proposal specifically states that no signage is proposed.

Lighting: Existing lighting will be maintained. This includes coach lights and security lights mounted on the building. Based on location, these will not impact adjacent properties.

Sanitary Treatment: Applicants intend to use the existing on-site treatment system.

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Scioto Rookery Properties LLC from FR-1 to PC to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to:*

- 1.) Ensuring the existing parking is properly screened from the road;
- 2.) Checking with the Health District regarding the current on-site system; and
- 3.) Applicant should work with the County Engineer on Traffic Memo requirements.

Commission / Public Comments

Mr. Brian Ringley was present to answer questions from the Commission.

Mr. Clase made a motion to recommend Conditional Approval of the rezoning request by Scioto Rookery Properties LLC, based on staff recommendations. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

11-18 ZON Michael & Tara Leskovac – Trenton Twp. – 3.124 acres from FR to RR

I. Request

The applicants, Michael and Tara Leskovac, are requesting a 3.124-acre rezoning from FR to RR to allow for a future lot split.

II. Conditions

Location: South side of Hartford Rd., west of County Line Rd.

Present Zoning: Farm Residential (FR)

Proposed Zoning: Rural Residential (RR)

Present Use(s): One single-family house

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: Wells 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
CeB Centerburg Silt Loam 2-6% slope

III. Introduction

The applicant seeks to rezone a portion of a 17.36-acre site to create a lot with a 3-acre minimum lot size. Previously a home existed on the eastern portion of this site. Recently, that house was removed and a new house was built on the western portion of this parcel. The applicant seeks to split approximately three acres to replace the home on the eastern side of the property.

A new 3-acre lot would require 250 feet of frontage based on Trenton Township zoning, with no allowance in the code for a flag lot. A survey is included, showing the proposed 3.124-acre lot with 247 feet of continuous frontage on Hartford Road, plus a small strip that surrounds the existing 1.157-acre Downen parcel on Hartford. This small strip provides the additional 3 feet of frontage as required by zoning.

The remaining 14.234-acre lot will only retain 191.41 feet on Hartford Road where 300 is the required frontage. This deficiency in frontage will require that the lot be accessed with a Common Access Driveway.

IV. Comprehensive Plan

Trenton Township's 2004 Comprehensive Plan generally acknowledges that 3-acre lots are less land consumptive than 5-acre lots. Staff typically recommends approval if the proposed split can conform to zoning.

V. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Michael and Tara Leskovac from FR to RR to the DCRPC, Trenton Twp. Zoning Commission and Trenton Twp. Trustees, *subject to*:

- 1.) *The applicant gaining approval to use the existing on-site sewage treatment system from the Health District.*

Commission / Public Comments

No one was present to represent the applicant.

Mr. Nelson made a motion to recommend Conditional Approval of the rezoning request by Michael and Tara Leskovac, subject to staff recommendations. Mrs. Kuba seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Trenton Twp.). Motion carried.

30-17 ZON Peachblow Land II LLC (et al) – Berlin Twp. – 193.3 acres from FR-1 to R-3 with PRD overlay

I. Request

The applicants/owners, Peachblow Land II LLC, Kenney Asset Management LLC, and Triangle Properties are requesting a 193.3-acre rezoning from FR-1 to R-3 with PRD overlay for the development of Berlin Meadows.

II. Conditions

Location: north side of Shanahan Rd., south side of Peachblow Rd.

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: R-3 with PRD overlay

Present Use(s): vacant

Proposed Use(s): 425 single-family house lots

Existing Density: 1 du/ac

Proposed Density: 2.2 du/ac (gross), 2.72 du/ac (net)

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: wetlands, streams, slopes $\geq 20\%$

Soils: GwB Glynwood Silt Loam 2-6% slope

GwC2 Glynwood Silt Loam 6-12% slope

PwA Pewamo Silty Clay Loam 0-1% slope

BoA Blount Silt Loam 0-2% slope

III. Introduction

This project was initiated in Berlin Township and reviewed by the Regional Planning Commission in September, 2017. This review updates information that has changed from the previous submission.

Berlin Meadows is a proposed single-family development of 425 lots on 193.3 acres between Peachblow and Shanahan Roads west of proposed Evans Farm. Two accesses are proposed, one via Peachblow Road and one via Shanahan Road. The road layout combines curvilinear and grid patterns.

The access from Peachblow is an unloaded arterial street which was added at the request of the County Engineer. This will serve as an extension of North Road and will form an important north/south connection from Home Road in Orange Township all the way to the City of Delaware north of Peachblow. Two entrances into the project are provided from this North Road extension.

Other future connections are made through road stubs for future development to the east, west, and north. Two of these stubs are provided for a future section of the Evans Farm development, which has Preliminary Zoning approval but has not entered the subdivision process. (The staff report will recommend an additional stub to the Evans property.) Three other stubs are provided for future potential development.

According to the site and landscape plans, sidewalks and street trees are provided throughout on both sides of the streets. There are three lot configurations generally grouped together in areas of the development. The smallest lots, at 57' x 120' or 6,840 square feet, are located in the middle of the site. There are 141 lots at this size (5 more lots than the previous design).

To the south and west are 145 lots that are 60' x 140' or 8,400 square feet. To the north are 139 lots at the largest size of 65' x 140' or 9,100 square feet (5 fewer than the previous design).

Open space totaling 72.67 acres (37.59% of total area) is slightly less than the previous application and still exceeds the required 20%. This open space includes 9 detention basins, 8' wide asphalt paths throughout, and 10' wide asphalt paths on Peachblow and Shanahan Roads. A large central wooded area of 14.4 acres is proposed as a preservation area. Approximately 15 acres are located under the powerlines that cross diagonally across the western portion of the site. Other open space areas are provided as a buffer adjacent to the Worthington Arms manufactured home park, a gazebo, a tot lot, and a community green with benches. Brick entry features are shown along Shanahan Road and Peachblow Road. Open space has been distributed through the site as recommended after the first review.

IV. Comprehensive Plan

Berlin Township's 2010 Comprehensive Plan indicates that part of this area is recommended for single-family residential use at 1.85 units per net developable acre to the northeast and planned industrial or commercial to the south and west. The plan also indicates that a road extending east from the U.S. 23 intersection with Greif Parkway will be continued to the east. This proposal does not conform to the recommendations of the Comprehensive Plan, an issue that will be discussed within the Divergence section of the report. Based on approved developments to the east of the site, the residential use is appropriate for this area. Based on the commitment to build a portion of the no-load arterial extension of North Road through a portion of the site, this applicant may be provided additional density beyond the density recommended in the Sub Area.

V. Issues

Traffic and access: A letter from Smart Services, Inc. is included noting that upon successful rezoning, the developer will need to perform a traffic impact study at the final development plan stage.

Staff has a letter from the County Engineer's office. The reconfiguration of North Road as an unloaded road through the site appears to conform to the request by staff. This road will continue to the parcel to the east and be continued by development there. The first project to submit a Preliminary Plan will dictate the final geometry of the road.

The County Engineer letter also notes a minor question regarding the tangent length of some road segments. Two small radii on Road "I" do not meet the loop street criteria. Also, a road connection to the east should be provided as an extension of either Road "I" or Road "F."

Lighting: No separate lighting plan was provided, but the proposal commits to conform to the zoning resolution.

Sanitary Treatment: A service letter is included stating conditional capacity to the site because "construction of regional offsite improvements is necessary to provide sanitary service to the development and construction sequencing might impact the proposed development." The utility plan shows that initial sanitary access would likely come from the west down the north side of Shanahan Road.

VI. Divergences

Six divergences are requested:

1. To allow the reduction of the minimum lot area from 10,890 square feet to 6,840 square feet, noting that a divergence was granted for Evans Farm.

Staff Comment: Staff does not generally oppose smaller lots if certain conditions are met. As the width of the lot is reduced, the quality of the design and materials must be increased. Divergences were granted for Evans Farm for several reasons. The chief reason was the mix of uses and walkability of the site. Sidewalks and open space make this project walkable, but there is no mix of uses. Evans Farm provided a book of potential house styles that indicates a commitment to architectural details and additional guidance as to the placement of garages. Many of the narrower lots in areas adjacent to this proposal are designed with alleys to reduce the "snout house" effect of front-projecting garages. No such guidance is provided with this application.

	Proposal	R-3
Density	2.72 N.D.A.	1.85 N.D.A.
Min. Lot Size (w/PRD)	6,840, 8,400, 9,100 s.f.	10,890 s.f.
Frontage	57', 60', 65'	80'
Open Space	37.59%	20%

A portion of the northern parcel (Kenney Asset Management) with frontage on Peachblow Road is not included in the application for rezoning. This area is adjacent to a parcel zoned Planned Industrial and could potentially be incorporated as a non-residential use of some sort for the benefit of the development and surrounding community.

2. To allow the reduction of the minimum lot frontage from 80 feet to 39 feet.
Staff Comment: This appears to only apply to a few lots and only at frontage – otherwise, the lots meet the dimensions of 57', 60', and 65'. Previous proposal requested 44' 7". Comments under #1 above regarding the overall design of the proposal apply here as well.

3. To allow a reduction in the minimum side yard setback from 12.5 feet to 5 feet.
Staff Comment: This reduces the building spacing to less than half of that currently required, or 10 feet between buildings. The application notes the cluster-style new urbanist development that can be created with tighter spacing and that the request will comply with the provisions and requirements of the Ohio Residential Building Code. However, as noted above, the other standards for New Urbanism are absent. Also, drainage improvements and access for service vehicles is limited with such narrow spacing.

4. To allow the rear yard setback to be reduced from 50 feet to 25 feet on all lots adjacent project boundaries.
Staff Comment: This is probably reasonable, given the adjacent use of the properties, but is being driven by the higher densities and is not necessarily justified by the fact that Evans Farm received a similar divergence.

5. To allow the density to exceed 1.85 du/n.d.a. up to 2.72 du/n.d.a.
Staff Comment: The application notes that this density divergence was recently approved for Evans Farm. The comments under #1 above apply here as well. The Comprehensive Plan called for commercial/industrial development in much of this area based on its location between U.S. 23 and the railroad, although proposed Evans Farm blocks the railroad. Access from U.S. 23 is limited for commercial development at this eastern location. It is unlikely that significant non-residential development would be viable this far from the highway, so residential is appropriate. However, the only mix of uses is single-family residential and open space. The single use design of the site is more comparable to the developments around Cheshire and Piatt, which are approved at lower densities.

6. To allow two marketing signs to be posted instead of one.
Staff Comment: The site has frontage on two different roads as noted in the application. This request is reasonable.

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Peachblow Land II LLC, Kenney Asset Management LLC, and Triangle Properties from FR-1 to R-3/PRD to the DCRPC, Berlin Twp. Zoning

Commission and Berlin Twp. Trustees, *subject to:*

- 1.) *Reduction of the density to 2 units per acre, since 1.85 is the density within other parts of the Subarea and the developer has committed to building a portion of the North Road extension;*
- 2.) *Discussion of the purpose of the land along Peachblow Road, part of the northern parcel and whether it could be incorporated into the development; and*
- 3.) *Provide additional road stub to the east at Road "I".*

Commission / Public Comments

Mr. Todd Faris with Faris Planning & Design was present. He explained that there has been some redesign since the last plan presented, including redistribution of the open space, a commitment with the Township on materials used for the side of the homes. He presented a graphic to show the density is consistent with what has been proposed and approved in the surrounding areas. He stated they would continue to work with the Township on specifics. Mr. Faris stated that the developer has agreed to join the Community Authority (for Evans Farms).

Mr. Frommer made a motion to recommend Conditional Approval of the rezoning request by Peachblow Land II LLC, Kenney Asset Management LLC, and Triangle Properties from FR-1 to R-3/PRD, subject to staff recommendations. Mrs. Lewis seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

06-18 Hastilow – Berkshire & Trenton Twp.s - 03 lots / 26.67 acres

I. Conditions

Applicant: Christine Hastilow
Subdivision Type: Single family residential, CAD
Location: East side of SR 61, south of Stockwell Rd.
Current Land Use: single family home
Zoned: Residential
Utilities: Del-Co water and private on-lot treatment systems
School District: Big Walnut Local Schools
Engineer: Kramer Engineers

II. Staff Comments

Hastilow is a Common Access Driveway subdivision to allow an existing flag lot to serve an existing house as well as two new house sites. The CAD comes off the east side of S.R. 61 in Berkshire Township and enters Trenton Township where the lots are located. The access and utility easement will utilize the existing driveway and will add a T-turnaround. Each lot will be larger than the 5-acre minimum per the zoning district and will utilize on-site waste treatment.

A technical review was held on April 18, 2018, after which the applicant has addressed all of the required

changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Hastilow** to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mrs. Kuba made a motion for Preliminary Approval of Hastilow Subdivision. Mr. Heid seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

10-18.4-5 Vinmar Village, Sections 4 & 5 - Genoa Twp. - 71 lots / 74.95 acres

I. Conditions

Applicant: Vince Romanelli
Subdivision Type: Planned Residential
Location: West side of Old 3 C, south of Lewis Center Rd.
Current Land Use: Vacant, former agricultural
Zoned: Planned Residential
Zoning Approval: 12/08/17
Utilities: Del-Co water and central sanitary sewer
School District: Big Walnut Local Schools
Engineer: Advanced Civil Design

II. Staff Comments

Vinmar Village, Sections 4 and 5 is a 71-lot single-family subdivision with frontage on South Old 3C Highway, to be platted in two sections. The project includes a future Del-Co water tower site located away from the residences. Its main entrance is via S. Old 3C through Section 1 from the south. One road enters the site heading north and intersects with a loop street. The loop curves south and west ending in a cul-de-sac. That road also travels north and west intersecting with a north-south road, stubbing to the north. One road extending from the loop also stubs to the north on the eastern end of the site. Sidewalks are proposed on both sides of streets.

Four reserve areas will be created. On the eastern border along S. Old 3C is a 5.38-acre open space parcel, which includes a small wetland. In the middle of the site, and providing a buffer to the southern lots, is a 13.09-acre reserve that includes a wetland pond, a drainage course, and a retention basin. To the north is a 0.45-acre open space parcel that includes a wetland. On the western boundary adjacent to S.R. 3 is a 15.47-acre open space parcel that includes the future water tower site. This reserve also includes a 10' wide asphalt path that connects to the Ohio to Erie Trail, the top priority in the Delaware County Trail System Master Plan.

A technical review was held on April 18, 2018, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Vinmar Village, Sections 4 & 5** to the DCRPC.

Commission / Public Comments

Mr. Jeff Guggenbiller, Advanced Civil Design was present to represent the applicant.

Mr. Vidor made a motion for Preliminary Approval of Vinmar Village, Sections 4 & 5. Mr. Frommer seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.

Preliminary/Final (none)

CONSENT AGENDA

Final

15-17 **Grace Haven – Concord Twp. - 02 lots / 11.181 acres**

I. Conditions

Applicant: David & Phyllis Grauer
Subdivision Type: Single Family Residential, Common Access Driveway
Location: South side of Cook Rd., west of Concord Rd.
Zoned: FR-1 (Farm Residential)
Preliminary Approval: 11/30/17
Utilities: Del-Co Water, private on-lot treatment systems
School District: Dublin City Schools
Engineer: Scioto Land Surveying, Terrain Evolution

II. Staff Comments

Grace Haven is a Common Access Driveway subdivision to allow an existing flag lot to serve an existing house as well as a second house site. The CAD and utility easement will utilize the existing driveway, which runs south from Cook Road along the flag portion of the lot, and will be extended. The lots will utilize on-site waste treatment as there is no sanitary line available at this time. Easements are secured for future service should sewer become available. The two lots are 6.524 acres and 4.616 acres in size.

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 **Grace Haven** to the DCRPC.

Commission / Public Comments

Mr. Irvine made a motion for Final Approval of Grace Haven. Mr. Clase seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-18 Olentangy Crossings, Sec. 4, Lot 7291, Div. #1 – Orange Twp. - 02 lots / 05.124 acres

I. Conditions

Applicant: Continental Olentangy Crossing
Subdivision Type: Commercial
Location: East side of Artesian Run, between Gallopers Ridge and Coal Bend
Zoned: PC (Planned Commercial)
Preliminary Approval: 03/29/18
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: CT Consultants

II. Staff Comments

Olentangy Crossings, Section 4, Lot 7291, Div. #1 is a 2-lot commercial subdivision with frontage on U.S. 23, Gallopers Ridge, and Artesian Run. The southern 1.8 acres will be developed as a 7,219 square foot Panera restaurant and retail space. It will take its access from the existing private drive currently used by The Ohio State Bank to the south.

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 Olentangy Crossings, Sec. 4, Lot 7291, Div. #1 to the DCRPC.

Commission / Public Comments

Mr. Irvine made a motion for Final Approval of Olentangy Crossings, Sec. 4, Lot 7291, Div. #1. Mr. Clase seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

21-14 Creekside Industrial - Orange Twp. - 08 lots / 92.55 acres

I. Conditions

Applicant: Highdev II, LLC.
Subdivision Type: Single Family Residential, Common Access Driveway
Location: US 23, behind Menards
Zoned: Planned Industrial (PI)
Preliminary Approval: 10/31/14
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: Kleingers

II. Staff Comments

This is a large area of Industrial property located between Menards and the railroad. The applicant is splitting

the site into a number of speculative lots for future use. Development includes the extension of both Green Meadows Drive from the south and Corduroy Road from the west. This will complete Green Meadows through to Orange Road. Any future division of lots will require a platted “Division #1” type process.

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 Creekside Industrial to the DCRPC.

Commission / Public Comments

Mr. Irvine made a motion for Final Approval of Creekside Industrial. Mr. Clase seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. OTHER BUSINESS

- Noted the recognition of Mrs. Shirley Thurston (wife of RPC Representative, Bill Thurston) – she was posthumously honored as one of the 2018 Central Ohio Farm Bureau Agriculture Women of the Year
- Executive Committee election results: Chairman – Dave Stites, Vice-Chair – Susan Kuba, 2nd Vice-Chair- Jeff George, Member-at-large – Mike Frommer, Commissioner member – Gary Merrell

VI. POLICY / EDUCATION DISCUSSION (none)

VII. RPC STAFF AND MEMBER NEWS

- Ched Heid – retiring (April 2018)

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 7:05 p.m. Mrs. Lewis seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, May 31, 2018, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.