

MINUTES
 Thursday, April 27, 2000 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 30, 2000 RPC Minutes
- Executive Committee Minutes of April 19, 2000
- MS Consultants Presentation – Thoroughfare Plan Update
- Statement of Policy

II. VARIANCES

01-00.V Gerald & Kelly French – Radnor Twp. – variance request for 25’ wide CAD

III. ZONING MAP/TEXT AMENDMENTS

24-00 ZON T & R Properties, c/o Zacks Law Group – Berlin Twp. – 61.37 acres from FR-1 to PRD
 25-00 ZON Dominion Homes – Genoa Twp. – 46.26 acres from RR to PD-1

IV. SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
11-00	Newland Woods	Berkshire	02 lots / 06.98 acres
26-94.2	Cheshire Cove, Sec. 2	Berlin	38 lots / 22.56 acres
29-98.4.3&4	Scioto Reserve, Sec. 4, Ph.’s 3 & 4	Concord	72 lots / 22.90 acres
12-00.1	Double N No.1	Liberty	03 lots / 05.16 acres
12-00.2	Double N No. 2	Liberty	03 lots / 04.85 acres
08-00	Malabar Farms	Liberty	12 lots / 20.85 acres

Preliminary/Final

13-00	Replat of Lot# 3001 in the Woodlands at Loch Lomond, Sec. 1, Ph. 1	Liberty	01 lot / 03.13 acres
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Final

10-00.1	Bryn Mawr at Delaware, Sec. 2, Pt.1	Orange	33 lots / 22.73 acres
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T=TABLED

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- Consideration for expenditure: Professional Services, Other: \$3199.91 (Comp. Technical Support)
- Consideration for expenditure: Professional Services, Legal: \$3,178.65 (Atty. Don Brosius)

VII. POLICY / EDUCATION DISCUSSION

- **FYI: Teleconference on “Urban Parks and Green Space” – May 25, 2000, 4:00 p.m-5:00p.m**

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I. ADMINISTRATIVE BUSINESS

- **Call to Order**
 Chairperson Foust called the meeting to order at 7:05 p.m.

- **Roll Call**
Representatives present were: Don Poland, John Schmidt, Bill Adams Jr., Fred Fowler, Tom Hopper, Mark Mazzon, Holly Foust, Dick Gladman, Marvin Miller, Lowell Hetzner, Hansel Waugh, Bonnie Newland, and Kevin Moran. *Alternates present were:* Chad Antle and Clyde Seidle. *Arrived after roll call:* Loretta Firis (R), Dale Simpkins (R), Gary Spanner (R). (No quorum).

Staff present: Phil Laurien, Paul Deel, Mike Bissett, Jiyeong Lee and Da-Wei Liou.

Mr. Gladman made a motion to declare an emergency meeting, Mr. Miller seconded. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **Approval of the March 30, 2000 RPC Minutes**
 No corrections. *Mr. Mazzon made a motion to approve minutes of the March meeting . Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- **MS Consultants Presentation** – The Consultants did a 20 minute update presentation on the Thoroughfare Plan.

- **April 19, 2000 Executive Committee Minutes**
Mr. Gladman made a motion to dispense with reading the Executive Committee minutes, seconded by Mr. Miller. VOTE: Unanimously For, 0 Opposed. Motion carried.

1. **Call to order**
Chairman Mazzon called the meeting to order at 8:35 a.m. Present: Mark Mazzon, Holly Foust, Dick Gladman, Jim Ward and Larry Starling. Staff present: Phil Laurien and Stephanie Matlack.

2. **Election of Officers**
Chairman Mazzon made a motion to elect Holly Foust as Chairperson, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Ward made a motion to elect Dick Gladman as Vice Chairman, seconded by Mr. Starling. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Mazzon made a motion to elect Larry Starling as Second Vice Chairman, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Mazzon will serve as Member-At-Large. Mr. Jim Ward will serve as the Commissioner representative.

3. Approval of Executive Committee Minutes

a. **March 21, 2000 – Mr. Mazzon made a motion to approve the minutes of the last Executive Committee meeting, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.**

4. Old Business

a. **Office Space (Mr. Ward left for a previously scheduled meeting prior to discussion of the office space purchase.)** – Mr. Laurien stated that he has met with Commissioner Martin, Commissioner Wuertz and Co. Administrator Dave Cannon regarding options for the purchase of the Elks Building for DCRPC office space. (Commissioner Ward is an Elk’s member, therefore can not be apart of the discussion of the purchase.) There is discussion of a joint agreement/purchase between the Commissioner’s and the DCRPC.

5. New Business

a. **Financial / Activity Reports for March 2000 –**

Ending balance \$573,332.67

<u>Receipts</u>	<u>March</u>	<u>YTD</u>
General Fees (NPA)	\$ 1,650.00	\$ 6,270.00
Inspec. Fees (Transfer)	\$ 280.00	\$ 500.00
Fees A (Site Review)	\$ 400.00	\$ 800.00
Membership Fees	\$ 7,365.00	\$120,176.00
Planning Surcharge (Twp. Assist.)	\$	\$ 5,261.01
Charges for Services A (Prel. Appl.)	\$ 8,650.00	\$ 22,045.45
Charges for Services B (Final Appl.)	\$ 9,550.00	\$ 30,095.45
Charges for Services C (Ext. Fees)	\$	\$ 0
Charges for Services D (Table Fees)	\$ 200.00	\$ 800.00
Charges for Services E (Appeal/Var)	\$	\$ 1,200.00

General Sales	\$ 571.66	\$ 1,759.66
Health Dept. Fees	\$ 4,490.00	\$ 5,080.00
Soil & Water Fees	\$ 475.00	\$ 975.00
Other Reimbursements	\$	\$ 0
Other Reimbursements A	\$	\$ 0
Inter-fund Revenues	\$	\$ 0
TOTAL	\$33,631.66	\$194,962.57
Balance after receipts		\$606,964.33
Expenditures	\$24,891.75	
End of March balance		\$582,072.58

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

- b. **April RPC Preliminary Agenda** – Mr. Laurien stated that there is 1 variance (a request for a CAD width reduction. The CAD is in Radnor Twp. and the lots are in Scioto Twp.), 2 zonings. 6 preliminary, 1 prel./final, and 1 final.
- c. **New Contracts**
 - 1.) **Harlem Twp.** – The Twp. has hired an attorney to revise the zoning resolution. The Twp. will not be requiring the assistance of the DCRPC at this time.
 - 2.) **Brown Twp.** – Mr. Laurien has received a signed contract from the Twp., needs Exec. Comm Chairperson signature.
 - 3.) **Troy Twp.** – Mr. Starling state that the Trustees have approved the funds, now he is awaiting the Zoning Commission approval.
 - 4.) **Village of Shawnee Hills** – The Village has hired an attorney that revised the contract that Mr. Laurien had sent. He will be discussing the changes with the Village’s counsel.
- d. **F.Y.I: 2000 Membership Dues – all collected to date (except Ashley and City of Delaware)**
- e. **Consideration for recommendation for approval: Legal fees, Don Brosius \$3,178.65 – Mr. Ward made a motion to recommend approval of the legal fee expenditure to the Commission. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

- f. **Consideration for recommendation for approval: Computer Technical Support \$3,199.91 – Mr. Gladman made a motion to recommend approval of the Technical support expenditure, seconded by Mr. Mazzon. VOTE: Unanimously For, 0 Opposed. Motion carried.**

6. Other Business

7. Personnel

- a. **Life Insurance – key man insurance-** Mr. Laurien requested permission to inquire about rates for Term Life insurance for staff members. The Committee agreed.

- 8. **Adjourn – Having no further business, Mr. Mazzon made a motion to adjourn the meeting, seconded by Mr. Starling. Meeting adjourned at 9:55 a.m.**

The next Executive Committee meeting will be Wednesday, May 17, 2000 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing Street, Delaware, Ohio, 43015

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■ 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

01-00.V Gerald French – Radnor Twp. – variance from CAD width requirement

Request

The applicant recently purchased a 41.6-acre flag lot that has only 25 feet of frontage on Warrensburg Road in Radnor and Scioto Townships. They desire to subdivide two 10-acre building lots and the existing residence on the remaining 21.6 acres utilizing an existing 1,400-foot +/- driveway as a CAD. The lot has existed since pre-1941 (prior to County Zoning and Subdivision Regulations). To increase the width, they have attempted to purchase additional land from the abutting property owners, but to no avail. The Subdivision Regulations require a minimum width of 60 feet for CAD

ingress/egress and utility easements (Section 306.05©). The applicant is requesting a variance from the required minimum to 25 feet.

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 parties.
- 2) The conditions, upon which this variance request are 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.

Staff Findings

CADs are permitted as an alternative to the construction of public or private streets. The drive surface must be a minimum of 12 feet wide and passing areas an additional 6 feet. Ditches must be provided alongside the driveway to control stormwater runoff. In addition to their purpose of provide ingress and egress, CADs also serve as utility easements. The applicant has submitted plans, including cross sections, demonstrating how the CAD can still function properly with a 35-foot reduction in width. Letters from the utility companies have been provided. The applicant has also received a variance from the township for minimum frontage (60 feet required).

Staff Recommendation

Staff recommends to the RPC that the request by Gerald and Kelly French for a variance to the CAD width requirement be *conditionally approved* subject to:

- 1.) The applicant’s engineer shall certify that the 25’ can accommodate the required CAD improvements, and
- 2.) A note is to be included on the plat prohibiting any further subdividing until such time that the CAD can be upgraded to public street standards.

Commission / Public Comments

Michael Shade, the attorney for the applicant Gerald French was present to represent the applicant. Mr. Shade stated that he and his client have had meetings with Regional Planning staff and have met all the criteria, will meet all requirements and they have BZA approval for the 25' of frontage. Also Mr. French still is negotiating with adjacent property owner (Mrs. Davidson) to option or purchase more land to the east, and have looked at all additional options for access to the site, but found no other convenient way. Mr. Shade also stated that Mr. French and the engineer from Stults and Assoc. were present to answer any questions.

Gary Spanner asked if the applicant was going to place deed restrictions on the lots to prevent future subdivision.

Mr. Shade responded that the two lots without existing homes will have that language in the deed and that the home presently occupied by Mr. French could also have that language through a strawman deed.

Mr. Spanner asked what the distance was between the driveway and the building on the cemetery.

Mr. Mazzon interjected that the distance between the driveway for the out building on the cemetery property and the proposed CAD location is approx. 200'.

Mr. Shade adds that the real problem with the property is the long farm access driveway that has existed since the early 1940's. He indicated that the property is half in Radnor Twp. and half in Scioto Twp. and that they never heard back from the Scioto Twp. fire chief regarding any concern. They have all the necessary pull-offs and turnarounds and have had fire departments on the site on prior occasions.

Mr. Gladden made a motion to approve the variance for Gerald and Kelly French, subject to staff comments. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

24-00 ZON T & R Properties, c/o Zacks Law Group – Berlin Twp. – 61.37 acres from FR-1 to PRD

I. Request

This request is submitted by T & R Properties and P. Ronald Sabatino, c/o Zacks Law Group for developing 116 single family house lots on 61.37 acres on Africa Road in Berlin Township.

II. Conditions

- Present Zoning:** Farm Residential District (FR-1)
- Proposed Zoning:** Planned Residential District (PRD)
- Present Use:** Agriculture and woods
- Proposed Use:** 116 single-family house lots in a PRD
- Existing Density:** 1 unit/acre
- Proposed Density:** 1.89 dwelling units per acre
- School District:** Olentangy
- Utilities Available-** Del Co Water, Delaware County 12" sanitary sewer force main in Africa Road above Sherman Road, 24" gravity sewer below Sherman Road.
- Soils:** BeA & BeB - Bennington
CaB & CaB2 - Cardington
CIF – Colyer
Pw – Pewamo

III. Facts

The applicant requests a density increase from 1.00 unit/acre to 1.89 unit/acre in a PRD to allow the placement of 116 single family house lots east and west of Africa Road and north of Sherman Road. The area west of Africa Road (42.83 acres) contains 81 lots and the area to the east (18.53 acres) contains 35 lots. These 116 lots range from 9,600 square feet to 30,000 square feet, with a majority of the lots between 9,600 to 11,700 square feet.

1. Existing land Use:

To the west, the United States of America land (Alum Creek Reservoir and Park). To the north and south along Africa Road are single-family lots of approximately 2-5 acres, some with large new homes, and agriculture (Zoned FR-1). To the east are single family residences on large lots along Sherman Road and agriculture (Zoned FR-1).

2. Sanitary Sewer

There is a 12" diameter sewer force-main along Africa Road. The applicant's engineer proposes that the sewage can be run by gravity in the Africa Road right of

way to the 24" gravity sewer at Sherman Road, where it will then flow to Cheshire Road.

According to the Delaware County Sanitary Engineer, the 116 single-family houses would use approximately 33,640 gallons per day of sewer capacity. There is capacity in the gravity sewer for this development, but the developer would have to upgrade the lift station at Cheshire Road and at Peachblow Road. The developer has agreed to upgrade both lift stations.

3. Water

Del-Co water is available on Africa Road, however, Del-Co water states that service for this subdivision requires tapping a 16" main on 3 B's & K Road. The developer proposes to construct a 12" line along Sherman Road, but does not specify whether the line is to be within an easement or the road right-of-way. Del-Co prefers to have the line within an easement.

4. Other Utilities

The project would be served by American Electric and Columbia Gas.

5. Traffic and future probable development

Africa Road is a 22' two-lane collector county road, which has recently been resurfaced. The anticipated impact will be approximately 10 new trips per house or 1,160 new trips per day. The plan does not propose any access to Sherman Road. A traffic study has not been submitted, but the County Engineer's Office has stated that one is not required if the developer installs left-turn lanes and widens Africa Road. The developer has shown these improvements on the plan, but should commit to constructing them.

The internal street network on the east side consists of a main cul-de-sac with 2 short cul-de-sacs branching off. The County Engineer may require a stub to the north for potential future developments. The western portion of the development contains a long cul-de-sac along the south and a looped road to the north. This section does contain a stub to the north.

The cul-de-sac west of Africa Road ends just short of the Lands of the U. S. (Alum Creek Reservoir). The developer has proposed a public access easement to the park. This is not desirable according to Robert Wattenschaidt of the U. S. Army Corps of Engineers. It would encourage a higher concentration of people in areas intended for preservation and wildlife habitat. (Via letter dated 4/20/00)

6. Compatibility with existing and future probable uses

Article XI (PRD) of the Berlin Twp. Zoning Resolution requires that the "relationship of the development to existing and probable uses during the development timetable" be shown. This project incorporates seven tracts on Africa Road that the developer plans to develop. He controls additional acres to the north by ownership or option, and at one time proposed 423 housing units for all of these lands. A previous request for PRD zoning on 40.6 acres northeast of this site was denied, appealed to the Court of Common Pleas and dismissed. It has now been appealed to the Court of Appeals.

7. Compliance with the Berlin Township Comprehensive Plan

The current (3/10/88) Berlin Township Land Use Plan recommends single family development at 1 unit per acre for these lands; the request is for 1.89 units/ac.

8. Comprehensive Plan Update

Berlin Township contracted with the Delaware County Regional Planning Commission to update its comprehensive plan. The plan recommendations in this sub-area are for 1 unit/acre on the east side of Africa Road and 1 unit/ 2 acres between Africa Road and Alum Creek State Park.

The force main sanitary sewer in Africa Road was constructed in 1993 to remove the Wendy's and McDonald's restaurants from on-site treatment plants and to provide for commercial growth at the US 36/I-71 interchange. Because of sewer availability on Africa Road, the township, in its comprehensive plan update, has determined that it wishes to reserve some of the limited sewer capacity for commercial uses at the interchange. If capacity is used for residential densities in excess of the plan recommendations, there will be reduced capacity in areas planned for commercial uses, squandering an opportunity to establish a more balanced tax base, not only for Berlin Township, but Berkshire Township as well.

By utilizing a gravity main as opposed to tapping into the force main, the development would leave capacity at the Africa Road (East Alum Creek) lift station to serve development at the interchange and along U. S. 36/37. However, if all of the developments that are proposed within this sewer service area are built, then this proposal would reduce the commercial developable area by 28 acres. This assumption is based on 1200 gallons per day average for commercial use.

IV. Requirements for approval per the "current" Berlin Township Zoning Resolution

Article 11.06, C.

"In approving an application for a Planned Residential Development, the

reviewing authority shall determine:”

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

A final development plan must be submitted which meets all the criteria for approval under the zoning resolution at the time of zoning amendment. The development plan is incomplete:

- a.) Intensity of Use. The table in Section 11.07 permits up to a maximum of 2 dwelling units on any single acre. If any of the following incentives can be met, the zoning commission may allow additional densities (up to 1/2 du/acre per incentive – not to exceed 4 du/acre):
 - 1.) The property is directly adjacent and easily accessible to major thoroughfares. (*Africa Road is not a major thoroughfare. The 1988 Thoroughfare Plan classifies it as a collector street with future plans to be upgraded to a minor arterial*)
 - 2.) The developer provides parks or public open space or recreation space as part of the design of the development. (*The open space provided is for detention ponds and landscape buffering along Africa Road. They are not truly public open spaces*)
 - 3.) Pedestrian or bike trails are provided as part of the design of the development. (*None provided*)
 - 4.) Natural or historic areas are retained and protected. (*Not done. In fact it appears that the plan destroys the existing treeline and woods near Alum Creek Reservoir*)

The applicant therefore could request a net density up to a maximum of 2 units per acre. The net density proposed is 3.61 units per acre (116 units / 32.09 acres of developable area). If the applicant reduced the net density to 2 units per net acre, then the yield would be 64 houses. This would be a gross density of 1.04 units per acre, which would be more in line with the 1988 Berlin Land Use Plan, but still higher than the 1999 plan update.

- b.) The applicant needs to show the existing conditions, including woods and drainage courses. The relationship of the development to the existing and probable uses has not been

fully demonstrated.

- c.) No sign plan is included.
- d.) The architectural design criteria do not include structural renderings.
- e.) The County Sanitary Engineer has verbally approved the concept of a gravity main; however, engineering feasibility is not shown for the plan as submitted. If the sewer can be made to gravity flow to the 24” main, there is adequate capacity in the 24” sewer to service the development, but capacity would be reduced for commercial development at the interchange.
- f.) It is not noted whether the existing treeline or wooded areas will be preserved. These are natural features that should be retained via PRD (Art. 11.01 and 23.03D).
- g.) The U. S. Army Corps of Engineers does not desire the public access easement to the Lands of the U. S. They also prefer additional buffering between the homes along the western boundary and the Park. (4/20/00 letter)

3.) “If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.”

- a.) The original Berlin Township Land Use Plan (3/10/88) recommends this area for residential use at one unit per acre. The request is for 1.89 per acre.
- b.) Berlin Township contracted with the Delaware County Regional Planning Commission to update its comprehensive plan. The plan recommendations in this sub-area are for 1 unit/acre on the east side of Africa Road and 1 unit/ 2 acres between Africa Road and Alum Creek State Park.

The Township has planned for commercial uses at the interchange and along U. S. 36/37 to provide a more balanced tax base. The 116 houses proposed would remove approximately 28 acres from the commercial corridor.

- c.) The Delaware County 1993 Regional Land Use Plan for this area shows much of the land to contain resource management areas (approximately 65%) and the remaining areas considered suitable for development and unsuitable for development, but does not recommend uses or densities. Resource management areas that are inside sewer service

areas are comprised of land considered to be marginal for development due to hydric and/or erosive soils. Development of these areas should require a Land Evaluation and Site Assessment Review and a mandatory engineer-certified plan for stormwater and erosion sediment control.

In order to protect the wildlife in the Central Planning Area, wildlife preserves and movement corridors are proposed. Wildlife preserves would provide a safe and natural living environment where the animals could be protected from the intrusion of development in their area. The Central Planning Area wildlife preserve is the area around the Alum Creek Lake (Page 20, Central Area Master Plan DCRPC 1993 Master Plan).

4.) “If the proposed development advances the general welfare of the township and the immediate vicinity.”

- a.) At this time, Staff believes the development plan proposed does not advance the general welfare of the township and the immediate vicinity for the reasons and deficiencies stated above.

V. Staff Findings

1. The applicant’s requested 61.37 acre PRD zoning appears to be a stand-alone subdivision in a rural area that has recently been provided limited sanitary sewer service.
2. The applicant has not adequately shown how the development plan relates to future probable development;
3. The development plan is incomplete, according to current standards. See, item IV 1 a-g.
4. The proposal does not conform to the 1988 Berlin Township Land Use Plan, or the proposed 1999 Land Use Plan update. It does not conform fully to the recommendations of the DCRPC 1993 Master Plan for the Central Planning Area.
5. The applicant is requesting 116 units of housing at a transitional time when the comprehensive plan is being updated, and the township’s planning policies and PRD regulations are changing to somewhat lower densities. The master plan update will refine the township’s 1988 (Land use plan) vision of locations and densities of neighborhoods.
6. The 116 housing units would remove approximately 28 acres of land set aside for planned commercial at the interchange and along U. S. 36/37

from sanitary sewer service.

7. The plan would provide unwanted, concentrated access to the Lands of the U. S. and intrude into the wildlife preserve corridor.

VI. DCRPC Staff Recommendation

DCRPC staff recommends that the application for PRD zoning on 61.37 acres by T & R Properties and P. Ronald Sabatino on Africa Road, Berlin Township be *denied*, at this time based on the findings in item V above.

Commission / Public Comments

Benjamin Zacks, attorney for the applicant T & R Properties was present to represent the applicant. Mr. Zacks pointed out that they had attempted to table the application because they felt they had insufficient time to prepare for the meeting due to not receiving the staff report until late Wednesday afternoon. Mr. Zacks then asked the commission to consider the tabling.

Mr. Mazzon responded that he does not believe that the commission can table it.

Mr. Miller also responded stating that the application for rezoning has been filed at the township level and the township has presented it to the RPC for review according to statute. RPC’s role is strictly advisory.

Mr. Zacks responds that the RPC has the ability to not go forward with the recommendation to the township at this time. He states that the time RPC staff makes the recommendation to the township is not 15 days from the time of submission of the application and that is the reason for the tabling request.

Mr. Mazzon stated that he feels that there is no intention to table.

Mr. Laurien adds that the staff position is ready when it is ready which could be the day of the meeting, and the RPC staff did not promise the report to be provided any earlier. Mr. Laurien continues that if the applicant wishes to withdraw the case they may do so, and reapply at a later time, or ask the township to table the application prior to the RPC recommendation. RPC’s attorney has advised that RPC staff are bound to present to the zoning commission at their scheduled hearing a recommendation of yes or no.

Mr. Zacks stated that on the prior occasion when they attempted to table at the zoning commission level, Mr. Laurien had stated that they could not do it because the application had been received and now he is taking the opposite position. Mr. Zacks continues, stating that since the RPC is determined that they are going to

follow the legal recommendations he will proceed with the problems that are in the staff report. Mr. Zacks first states that there are many false statements contained in the report being: Item 4 part 1 - a final development plan must be submitted which meets all the criteria for approval under zoning resolution at the time of the zoning amendment. Mr. Zacks states that the Berlin Twp Zoning regulation does not actually provide for that, it talks about a two-step process. Also Mr. Zacks adds that the citing of section 11.07 as cited in the staff report does not apply, because their request is for under two per acre. Mr. Zacks continues on that the Berlin Twp plan talks about gross acreage, not net and that Africa Rd. is defined as a Class A Road on page 43 of the Berlin Twp. Zoning Regulations. Mr. Zacks disagrees with the staff position regarding open space stating that the development has a large amount of open space.

Ed Bischoff, engineer for the applicant was also present to represent the applicant. Mr. Bischoff states that he does not know where the RPC staff got the net density numbers. The current Berlin Twp. zoning code does not have a net density issue in it, only gross density.

Mr. Zacks adds that there is sewer capacity and the development is not affecting the density at the interchange.

Mr. Bischoff states that this is an ongoing issue and that the sewer system is meant to meet needs for a set period of time and that freezing the sewer system does not work. He goes on that the sanitary sewer system will be expanded when it reaches capacity, which has been done in Powell. He says that the system continues to grow as the need arises and that use of the system should be based on need and not on the basis of a planning document.

Mr. Zacks adds that the 1999 Berlin Comprehensive Plan has not been adopted but is the basis for many of the staff reports recommendations.

Mr. Bischoff states that the soils of the site are not a factor and is a design problem not a planning problem.

Tim Halter, a resident of Berlin Twp. living on Sherman Road from the audience stated that the development does not meet requirements of the Twp and that he believes the developer is not interested in the opinions of adjacent property owners. He also adds that the developer is irresponsible (referring to problems with another development called Dooley's Orchard in Orange Twp. and other cases) and therefore the development does not advance the general health and welfare of the Township. He continues to state that the developer knew what the

zoning was prior to purchasing the property and that the developer had stated in a prior meeting that no non-adjacent property owners within the township should have any right to oppose the development. Mr. Halter concludes that the court case with this developer suing Berlin Township is costly and time consuming which takes away from the betterment of life in the township and the county.

Rick Gemeinhardt, a resident of Berlin Twp. states that the applicant is using filibuster tactics. He also adds that he takes Mr. Zacks' statements regarding the false statements in the staff report as serious allegations and points out that a final plan is needed under the PRD zoning regulation. He adds that the open space is not active but for retention of storm water. Mr. Gemeinhardt emphasizes the seriousness of the limited sewer capacity issue in the county.

Mr. Seidle proposed a motion to remove any recommendations from the report that refer to the proposed Berlin Land Use Plan.

Mr. Mazzon asks what the reference on page 8 of the report regarding intensity of use is referring to.

Mr. Deel responds that it is referring to the current zoning code and that the current master plan has this area designated as one unit per acre.

Mr. Seidle made a motion to strike any reference to the proposed 1999 comprehensive land use plan in Staff Findings Section V # 4 & 5 as the basis for the recommendations. Mr. Fowler seconded the motion. Unanimously For, 0 Opposed. Mr. Schmidt of Berlin Twp. abstains. Motion carried.

Mr. Miller made a motion to recommend denial of the zoning change requested by T & R Properties, based on the amended recommendation of the RPC staff. Mr. Mazzon seconded the motion. VOTE: 17 For, 0 Opposed. Mr. Schmidt of Berlin Twp. abstains. Motion carried.

25-00 ZON Dominion Homes c/o Donald Plank, South Old 3C Highway, Genoa Township, request to rezone 46.26 acre Wright Tract from RR to PD-1 with Conservation Development Standards

I. Request

This request is for a Planned Residential Development zone with more than 50% common open space to construct 93 single-family homes on lots typically sized 50' x 110' with 24 acres of common open space.

II. Conditions

Present Zoning: Rural Residential

Proposed Zoning: Planned District 1 with conservation standards for density bonus up to 2.2 units/ac.

Genoa Township Comprehensive Plan Designation- Area I (1.8-2.2 units per acre single family)

Open Space required: 50%, with conservation standards

Open Space provided: 52% or 24 acres

Present Use: Agriculture and woods

Proposed Use: 93 single-family house lots in a Planned “cluster” development; open space

Existing Density: 1 unit/acre

Proposed Density: 2 dwelling units per acre

School District: Westerville

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

Soils: BeA and BeB Bennington 0-2%; 2- 6% slope

CnA Condit Silt Loam 0-2 %

Pewamo

III. Facts

1. Adjacent Existing Land Use:

West: Single family development west of State Route 3.

North: Large (2-6 acre) single-family house lots with frontage on Big Walnut Road.

South: The 26-acre Blateri farm.

East: East side of Old 3C Highway is Covington Meadows, a PD-1 subdivision with conservation standards (under construction) with densities of 2.2 units per acre.

3. Sanitary Sewer

According to the Delaware County Sanitary Engineer, there is capacity in the gravity sewer for only 90 units of housing. Any additional sewer usage in this area will require a parallel sewer line 2100 feet long between manholes in the Medallion subdivision at an approximated estimated cost of \$105,000 (figures from Delaware County Sanitary Engineer’s office). As a result of this development and other sewer user subdivisions in this area, the Blateri property to the south will not be able to be served by sanitary sewer without such improvements through the Medallion subdivision. This would constitute a “hole” in the township sanitary sewer service.

3.) Water

Del-Co water is available; the developer will be required to extend a 12” line from State Route 3.

4.) Traffic

A traffic study by RD Zande indicates 1000 new trips per day will be generated. “Background traffic will necessitate a northbound left turn lane (225 foot long with 50 foot taper) from old 3C to Freeman Road but this improvement is not related to this development.” Staff feels that an intersection improvement may be needed on Freeman Road with the Covington Meadows Drive and Wright Tract four-way intersection. Consideration should be given to providing a left turn lane into the Wright tract from northbound Old 3C. Furthermore, since the 93 homes are located on a dead end road without assurances of future development of the Blateri tract, the County Engineer may require an internal loop. ODOT District Six has noted that the subdivision may not connect to State Route 3 on the west. They also note that the intersections of SR 3 at Old 3C, SR3 at Big Walnut and SR 3 at Freeman Road should also have been studied.

5.) Drainage- the land is generally flat with some poorly drained soils located in proposed open spaces. RD Zande's drainage feasibility study determined there are adequate outlets for the revised drainage after development. A pond is shown on the plan, but additional detention/retention may be required.

6.) Compatibility with existing and future probable uses

The uses and densities proposed are compatible with the surrounding land uses, but large lot owners on the north side of the Wright tract may request more buffering.

7.) Compliance with the Genoa Township Comprehensive Plan

The current Township Comprehensive Land Use Plan recommends single family development at 1.8-2.2 units per acre for these lands; the request is for 2 units/ac

with conservation standards and 50% open space. The request complies with the comprehensive plan.

IV. Section 524.17 Application Procedure

The Development Plan lacks the following information.

- 1.) Landscaping details are incomplete - only general notes were submitted on the development plan.
- 2.) The architectural design criteria are partially lacking. The stone entrance sign wall is detailed, but there is no definitive information on mailbox treatments, home facades or materials. An unlabeled black and white photocopy of a streetscape is enclosed.
- 3.) Sanitary sewer capacity is inadequate for 93 units. Only 90 units of capacity remain in this area without offsite upgrades.
- 4.) The proposed traffic patterns may need to be adjusted by the addition of a left turn lane into the tract from northbound Old 3C as described in paragraph III. 4. Without development of the Blateri tract to the south, and the likelihood of its development reduced by its lack of sewer service, the design may be required to loop back to Old 3C.
- 5.) There are no statements regarding the timetable for project phasing.
- 6.) There is no commitment to the future ownership and maintenance of common open space. The open space is described as prairie grass. Since lots are small, there should be some mowed, active recreation area for children to throw a baseball, etc.

V.) Section 524.19 - Required findings for Approval of a Planned Development

The Final Development Plan must “support the following requirements”:

- a.) The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site from probability of flooding, erosion, subsidence, or slipping of the soil or other dangers, annoyances or inconveniences.
DCRPC Staff Finding: Yes, if amended to correct deficiencies noted in IV.
- b.) Any Exception from the zoning resolution requirements is

warranted by the design and amenities incorporated in the development plan.

DCRPC Staff Finding: No exceptions are requested.

- c.) Land surrounding the proposed development can be planned in coordination with the proposed development and that it be compatible in use.
DCRPC Staff Finding: If this requirement intends to mean comparable use and density, then at some point off site sewer capacity increases would be needed to restore Blateri’s capacity for the normal 1.8 units per acre permitted in this district.
 - d.) The proposed change to a planned development district is in conformance with the standards, objectives and policies of the Genoa Township Land Use Policy Statements.
DCRPC Staff Finding: Yes
 - e.) The site must have direct access to a major street without creating traffic on minor residential streets outside the district.
DCRPC Staff Finding: Yes
 - f.) Existing and proposed utility services are adequate for the proposed development.
DCRPC Staff Finding: Increased sanitary sewer pipe capacity must be provided off site or the number of units must be reduced to 90.
 - g.) Each phase of the development as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and suitable environment.
DCRPC Finding: Yes.
- 524.19 h), i.) and j.) are to be determined during the course of the Zoning Commission review.

VI. DCRPC Staff Recommendation

DCRPC staff recommends that the application for PD-1 zoning on 46.26 acres by Dominion Homes Wright Tract be *approved* subject to:

- 1.) Landscaping details being included on the development plan.
- 2.) Architectural design criteria being augmented to describe materials and elevations of home facades.
- 3.) Sanitary sewer pipe-capacity (either) being upgraded to allow for 93 units, or the density of this development plan being reduced
- 4.) Traffic patterns being adjusted by the addition of a left turn lane into the tract from northbound Old 3C if required by the county engineer. The subdivision plat may require an internal looped street.
- 5.) Statements regarding the timetable for project phasing.
- 6.) A commitment to future ownership and maintenance of common open space.

Commission / Public Comments

Gary Schmidt, from Schmidt Land Design was present to represent the applicant. He introduced Jason Coffee from R.D. Zande and Associates and Donald Plank who are also representatives of the applicant. Mr. Schmidt stated that they are in agreement with the conditions of the staff report.

Mr. Seidle had additional comments, one being the requirement for a turnaround on the long street that would prevent certain lots from being buildable at this time. If the road were extended then those lots would be buildable. The second comment was that the road that stubs to the land to the south must have a preliminary alignment established for the future connection back out onto Old 3 C Highway. The final additional comment was that the loop street must conform to the loop street standards.

Mr. Antle asked if the applicant had decided with regards to the extra lots that would cause the development to exceed the available sewer capacity.

Mr. Plank responded that those lots would be placed in a reserve to be built when capacity is available.

Mr. Mazzon adds that the township may be leery in approving the development as presented because of the sanitary sewer capacity problem.

Mr. Plank added that they have the Blateri property under option.

Mr. Mazzon continues that the applicant reconsider possibly amending the application to include the Blateri Tract as well and then attempt to fix the problems with one application.

Mr. Miller made a motion to recommend approval of the zoning change request by Dominion Homes, subject to the comments stated by staff as well as by the Commission. Mr. Gladman seconded the motion. VOTE: 17 For, 0 Opposed. Mr. Mazzon of Genoa Twp. abstains. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

11-00 Newland Woods – Berkshire Twp. - 2 Lots (CAD), 6.976 acres

Applicant: Kermit and Sue Newland

Subdivision Type: Single-family Residential (CAD)

Location: North side of Dustin Road west of Rome Corners Road

Current Land Use: Residential

Zoned: FR-1 (Farm Residential)

Utilities: Del-Co Water, Individual on-site septic

School District: Big Walnut

Engineer: Stults and Associates

Staff Comments

Newland Woods is a 2 lot CAD subdivision of 6.976 acres with the lots being 3.668 and 3.267 acres in size. The site contains one existing house and proposes a second to the north. The site is located on the north side of Dustin Road approximately 2500 feet west of Rome Corners Road. The surrounding land uses include residential along Dustin Road to the east, west and south and agriculture to the north. The property is zoned Farm Residential (FR-1) while the surrounding area is Agricultural (A-1) with scattered FR-1 along Dustin Road. The site is wooded and will drain southwest through a swale between the two homes.

This subdivision was originally approved as a 3 lot CAD in July of 1993 (RPC #39-92) and included the adjacent flag lot to the west, but expired August 1994. An extension was subsequently granted in November 1994 (RPC # 66-94) but once again, the subdivision expired in January 1995. The applicant now request approval for only a 2

lot CAD, leaving the adjacent lot with its own access to Dustin Road rather than the CAD.

The application received a technical review on April 18th, 2000, after which the applicant has addressed all of the required changes, except for the following:

- Fire Chief approval for the “T” turnaround location at the woods rather than at the end of the CAD.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of Newland Woods subdivision to the RPC, subject to staff comments.

Commission / Public Comments

Chuck Orth from Stults and Associates was present to represent the applicant and pointed out that the fire department did want to see the plan and they will work out that issue with them. Another item pointed out by Mr. Orth was that the front setback needed to be revised on the eastern portion of the site at the request of the Berkshire Twp. zoning officer.

Mr. Gladman made a motion for Preliminary approval of Newland Woods, subject to staff comments. Mr. Spanner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

26-94.2 Cheshire Cove Section 2– Berlin Twp. - 36 Lots, 23.955 acres

Applicant: Maronda Homes Inc. of Ohio
Subdivision Type: Single Family Residential
Location: South side of Cheshire Road west of Lackey Old State Rd.
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, which will have an easement and ultimately outlet into the large existing pond on the property to the east.

The application received a technical review on April 18th, 2000 after which the applicant has addressed all of the required changes, except for the following:

- In order for the current design to occur, the developer must acquire a 15’ strip of land along the eastern boundary of the site from the adjacent property owner. This land is necessary for the development to meet zoning setbacks along Blacksmith Court. The developer has yet to ensure staff that this land will be acquired, and for that reason the current design may have to be changed. The developer either needs the adjacent property owners signature on the application or a signed option.
- Issues regarding sanitary sewer capacity must be resolved.

Staff Recommendation

Staff recommends *denial* of Cheshire Cove Section 2 to the RPC, due to staff comments regarding the developer not having control over adjacent land necessary to the current design.

Commission / Public Comments

Kurt Zissler from Hockaden and Associates was present to represent the applicant. Mr. Zissler provided a letter signed by the adjacent property owner, Dorothy Jones stating that an agreement has been signed allowing the transfer for the 15’ strip. Mr. Bissett stated that staff would accept the letter and amend the staff position to conditional approval subject to the sanitary sewer capacity issue being resolved. Mr. Laurien explained the sanitary sewer capacity issue Mr. Antle verified it and stated that the issue could be resolved by either extending a new line from Africa Road or by upgrading lift stations.

Mr. Schmidt asked if the larger pond on the site should have improvements made during this phase.

Mr. Zissler responded stating that the larger pond would be utilized to take storm water from all sections and the smaller pond would be designed specifically for Section 2.

12-00.1 Double N Subdivision, No. 1 – Liberty Twp. – 3 Lots (CAD), 5.163 acres

Applicant: Richard & Jennifer Miller
Subdivision Type: Single Family Residential (CAD)
Location: West side of Steitz Road, North of Rutherford Road
Current Land Use: Vacant/woods
Zoned: FR-1 (Farm Residential)
Utilities: Del-Co Water, individual on-site septic
School District: Olentangy
Engineer: Scioto Land Surveying Service, Inc.

Staff Comments

Double N Subdivision No. 1 is a 3 lot CAD subdivision of 5.163 acres on the west side of Steitz Road, north of Rutherford Road. The site is vacant and covered in woods. The zoning is FR-1 with proposed lot sizes between approx. 1.4 and 2.5 acres. This phase consists of a CAD extending west from Steitz road to serve the 3 lots. The site consists mainly of Glynwood soils and will use leach fields. The surrounding land uses are all residential with Phase 2 to the south. There are also residential lots along Steitz Road to the east as well as to the north and west. The site has a swale that will be re-routed along the southern ditch of the CAD, which drains east to west into a drainage easement in the northwestern corner.

The application received a technical review on April 18th, 2000 after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *preliminary approval* of the Double N Subdivision, No. 1 to the RPC.

Commission / Public Comments

Frank Celio from Scioto Land Surveying Service was present to represent the applicant. No comments.

Mr. Simpkins made a motion for Preliminary approval of the Double N Subdivision, No. 1. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

12-00.2 Double N Subdivision No. 2 – Liberty Twp. - 3 Lots (CAD), 4.842 acres

Applicant: Richard & Jennifer Miller
Subdivision Type: Single Family Residential (CAD)
Location: West side of Steitz Road north of Rutherford Road
Current Land Use: Vacant/woods
Zoned: FR-1 (Farm Residential)
Utilities: Del-Co Water, individual on-site septic
School District: Olentangy
Engineer: Scioto Land Surveying Service, Inc.

Staff Comments

Double N Subdivision No. 2 is a 3 lot CAD subdivision of 4.842 acres on the west side of Steitz Road north of Rutherford Road. The site is vacant and covered in woods. The zoning is FR-1 with proposed lot sizes between approx. 1.1 and 2.3 acres. This phase consists of a CAD extending west from Steitz Road to serve the 3 lots. The site consists mainly of Glynwood and Blount soils and will use leach fields. The surrounding land uses are all residential with Phase 1 to the north. The site has a slight slope dropping towards the west.

The application received a technical review on April 18th, 2000 after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *preliminary approval* of Double N Subdivision No. 2 to the RPC.

Commission / Public Comments

Frank Celio from Scioto Land Surveying Service was present to represent the applicant. No comments.

Mr. Simpkins made a motion for Preliminary approval of the Double N Subdivision, No. 2. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

08-00 Malabar Farms – Liberty Twp. - 12 Lots, 20.846 acres

Applicant: Tel-Del Corporation
Subdivision Type: Single Family Residential
Location: East side of Liberty Rd. South of Bean-Oller Rd.
Current Land Use: Agricultural/Open Space
Zoned: FR-1 (Farm Residential)
Utilities: Del-Co Water, Individual on-site septic
School District: Olentangy
Engineer: Stults and Associates, Inc.

Staff Comments

Malabar Farms is a 12-lot subdivision of 20.846 acres on the east side of Liberty Rd. south of Bean-Oller Rd. The surrounding land uses include open space to the south, single family residential to the north and east and agricultural land to the west. The site is zoned Farm Residential (FR-1) and the lots average just under one and a half acres with two larger lots on the eastern portion of the site. The design of the subdivision consists of a long single loaded cul-de-sac called Malabar Court with 18' of pavement width and a 60' right of way. The larger right of way is to accommodate an upgrade to the road if the land to the south were to be developed in the future and utilize Malabar Court for access. The rolling terrain of the site consists of a large swale cutting through its eastern boundary, which will be used as a drainage outlet. Each lot will be served by leach fields, which have been inspected by the OEPA.

The application received a technical review on April 18th, 2000 after which the applicant has addressed all of the required changes, except for the following:

- A variance has yet to be granted from the County Engineer's standard for a LVLD maximum street length of 1500 ft.
- The soils scientist report requested by the County Health Department has not yet been received.
- Due to the name "Malabar Farms" being trademarked, another name must be used.

Staff Recommendation

Staff recommends *conditional preliminary approval* of Malabar Farms to the RPC, subject to staff comments.

Commission / Public Comments

Tim Huffman from Stults and Associates was present to represent the applicant. Mr. Huffman stated that they are waiting on the variance and the soil scientist report and expect them soon.

Mr. Seidle added that he believes the variance will soon be granted.

Mrs. Foust asked who would ensure that the road would be upgraded in the future if more lots are to gain access from the road.

Mr. Laurien stated that it would have to come through RPC staff before approval and that it would be required as a part of subdivision plat approval.

Mr. Huffman stated that the final plat will have language stating that any more than 8 lots added to the current design would require an upgrade. He also stated that the name would be changes to Malabar Subdivision instead of Malabar Farms Subdivision.

Mr. Adams made a motion for conditional Preliminary approval of Malabar Farms subdivision, subject to staff comments. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

13-0 Replat of lot 3001 of The Woodlands at Loch Lomond, Sec. 1, Phase 1 – Liberty Twp – 1 lot, 3.133 acres

Applicant: James and Lois Blumensteil
Subdivision Type: Single Family Residential
Location: East side of Woodland Place Cul-de-sac within The Woodlands at Loch Lomond Subdivision located west of SR 315 just north of the Delaware/Franklin County Line.
Current Land Use: Residential
Zoned: PR (Planned Residential)
Utilities: Del-Co Water, public sanitary sewer
School District: Olentangy
Engineer: Art Hergatt & Associates

Staff Comments

The replat of lot 3001 of The Woodlands of Loch Lomond Sec.1 Phase 1 will increase the size of the lot, which was approved with the subdivision plat on June 25th, 1998, from 1.6850 to 3.1333 acres. The applicant wishes to move the building location further east from the original plan. The site is zoned Planned Residential and the surrounding land use is residential with vacant land and agriculture to the south in Franklin County. The site has large ravines on either side and the house is proposed to be located on the crest between the two ravines. The site had to be re-platted so as to create a new rear lot line and enable the new building location to meet the zoning requirements and to be part of the Loch Lomond Subdivision.

The application received a technical review on April 18th, 2000 after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *preliminary and final approval* of the Replat of lot 3001 of The Woodlands at Loch Lomond, Sec.1, Phase 1 to the RPC.

Commission / Public Comments

Ken Manning was present to represent the applicant. No comments

Mr. Miller made a motion for Preliminary and Final approval of the replat of Lot# 3001 in the Woodlands at Loch Lomond, Sec. 1, Phase 1. Mr. Spanner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Final

10-00.1 Bryn Mawr at Delaware, Section 2, Part 1 - Orange Twp. – 33 Lots, 22.733 acres

Applicant: M/I Schottenstein Homes, Inc.
Subdivision Type: Single Family Residential
Location: West side of South Old State Rd. north of Lewis Center Rd.

Current Land Use: Vacant/Agriculture
Zoned: SFPRD (Single Family Planned Residential District)
Utilities: DEL-Co Water, public sanitary sewer
School District: Olentangy
Engineer: EMH&T, Inc.

Staff Comments

The Bryn Mawr at Delaware subdivision consists of 33 lots on 22.733 acres of the overall Bryn Mawr Subdivision of 113 lots located on the west side of South Old State Rd. north of Lewis Center Rd. The overall development received preliminary approval on July 23rd, 1992. The site is zone SFPRD and the surrounding land use includes Bryn Mawr Section 1 to the south and the future development area to the north. The west is open agricultural land and the east is residential along South Old State Rd. The design consists of Prairie Drive extending from South Old State Rd. to the west until it meets Sandy Drive, which connects Section 2 to Section 1 to the south. The design matches the preliminary plan.

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 Bryn Mawr at Delaware, Section 2, Part 1

Subdivision to the RPC.

Commission/ Public Comments

*Mr. Gladman made a motion to approve. Mr. Miller seconded the motion.
VOTE: Unanimously For, 0 Opposed. Motion carried.*

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- **Consideration for expenditure: Professional Services, Other: \$3199.91
(Comp. Technical Support)**
- **Consideration for expenditure: Professional Services, Legal: \$3,178.65
(Atty. Don Brosius)**

*Mr. Miller made a motion to approve the above expenditures. Mr. Gladman
seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion Carried.*

VII. POLICY / EDUCATION DISCUSSION

- **Teleconference on “Urban Parks and Green Space” – May 25, 2000,
4:00 p.m-5:00p.m**

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

Meeting adjourned at 9:10 p.m.

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, May 25, 2000, 7:00PM
at the Delaware Joint Vocational School North Campus, 1610 St. Rte. 521, Delaware, Ohio 43075.*