



Delaware County Regional Planning Commission

109 North Sandusky Street Delaware, Ohio 43015
740-833-2260 fax 740-833-2259
www.dcrpc.org

Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, April 30, 2009 at 7:00 PM
Delaware Hayes Services Building,
140 N. Sandusky Street, Room G 35, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of February 26, 2009 and March 26, 2009 RPC Minutes
- Executive Committee Minutes of March 18, 2009 and April 22, 2009
- Statement of Policy

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

- 05-09 ZON Jerry Cline – Berkshire Twp. – 5.057 acres from A-1 to FR-1
- 06-09 ZON Genoa Twp. Zoning Commission – re-organization of Zoning Resolution
- 07-09 ZON Harlem Twp. Zoning Commission – text amendments (Articles X, XI, XV, XVIII, XXI, XXII, XXVII)

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
01-09	Golf Village North Revised Commercial	Liberty	13 lots / 35.82 acres
03-09	Premwood	Liberty	04 lots / 05.36 acres
04-09	T The Estates of River Run	Liberty	10 lots / 16.45 acres
05-09	The Shoppes at Liberty Crossing, Section 1	Liberty	04 lots / 07.005 acres
06-09	Orange Centre Drive Extension	Orange	01 lots / 31.13 acres

Preliminary/Final *(none)*

Final

13-08	Sage Creek, Section 5	Berkshire	06 lots / 37.702 acres
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T=TABLED, W=WITHDRAWN

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- 2009-2010 Budget discussion
- Executive Committee member election
- Consideration for approval: ESRI maintenance agreement \$3,047.00

VII. POLICY / EDUCATION DISCUSSION

- Development Trends Report

VIII. RPC STAFF AND MEMBER NEWS

- Mr. Dick Gladman, Orange Twp. Representative
- Mr. Cy Schmidt former Harlem Township Zoning Officer

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairwoman Foust called the meeting to order at 7:00 p.m.

▪ **Roll Call**

Representatives: Jeff George, Fred Fowler, Todd Hanks, Tommy Thompson, Ken O’Brien, Steve Burke, Chad Antle, Sharon Hough, Tom Hopper, Joe Clase, David Andrian, Dave Stites, Holly Foust, Dick Gladman, Carolyn VanBrimmer, Marvin Miller, Lloyd Shoaf, Tom Brown, Yvonne Clippinger, Mike Datillo and Doug Price. *Alternates:* Ray Armstrong, Paul Clay, David Leitch, Doug Riedel, and James Hatten. *Staff:* Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the February 26, 2009 and March 26, 2009 RPC Minutes**

Mr. Gladman made a motion to approve the minutes from February 26 and March 26. Mrs. Hough seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **March 18, 2009 and April 22, 2009 Executive Committee Minutes**

March 18, 2009

1. Call to order

Chairwoman Foust called the meeting to order at 8:30 a.m. Present: Holly Foust, Dick Gladman, Steve Burke, and Lloyd Shoaf. Mr. O’Brien was absent. Staff present: Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes

Mr. Gladman made a motion to approve the minutes from February 18, 2009. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. Old Business (none)

4. New Business

a. Financial / Activity Reports for February 2009

REGIONAL PLANNING RECEIPTS		February	YTD TOTAL
General Fees (Lot Split)	(4201)	\$615.00	\$820.00
Fees A (Site Review)	(4202)		\$0.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$200.00
Membership Fees	(4204)	\$67,551.00	\$216,982.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$2,117.94
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$208.00
Charges for Serv. A (Prel. Appl.)	(4230)		\$5,710.80
Charges for Serv. B (Final. Appl.)	(4231)		\$2,978.30
Charges for Serv. C (Ext. Fee)	(4232)		\$0.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$200.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$0.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$600.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$0.00

Soil & Water Fees	(4243)		\$125.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)	\$280.00	\$2,386.00
Other Misc. Revenue (GIS maps)	(4730)	\$20.00	\$235.40
Misc. Non Revenue Receipts	(4733)		
TOTAL RECEIPTS		\$68,766.00	\$232,563.44

Balance after receipts **\$239,350.53**
Expenditures **- \$ 25,343.76**
End of February balance **\$214,006.77**

The Committee requested that several budget scenarios be prepared for the next meeting. The Committee agreed during budget meetings last year to look at the Commission financial standing after the first quarter of 2009.

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

- b. March RPC Preliminary Agenda - includes 1 rezoning, 3 Preliminary subdivisions (1 has requested a 30-day tabling).
- c. Contract and Project updates
 - 1.) Orange Township Comp. Plan – attended kick-off meeting, will proceed with first three chapters in April.
 - 2.) Berlin Township Comp. Plan – attended kick-off meeting, will proceed with first three chapters in April.
 - 3.) Kingston Township Zoning Code – using this month to work on first articles to send in time for the April meeting.
 - 4.) Genoa Township Zoning Code – finalizing the reorganization draft for township approval, phase two will include more substantial changes.
 - 5.) LUC Regional Planning Commission GIS data – billed amount received in December, work currently underway.

5. Other Business (none)

6. Personnel (none)

7. Adjourn

Mr. Shoaf made a motion to adjourn the meeting at 9:20 a.m. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, April 22, 2009 at 8:30 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

April 22, 2009

1. Call to order

Chairwoman Foust called the meeting to order at 8:30 a.m. *Present:* Holly Foust, Steve Burke, Dick Gladman and Lloyd Shoaf. *Absent:* Ken O'Brien. *Staff present:* Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes

Mr. Gladman made a motion to approve the minutes from the March 18, 2009 Executive Committee

meeting. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. Old Business *(none)*

4. New Business

a. Financial / Activity Reports for March 2009

REGIONAL PLANNING RECEIPTS		February	YTD TOTAL
General Fees (Lot Split)	(4201)	\$205.00	\$1,025.00
Fees A (Site Review)	(4202)		\$0.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$300.00
Membership Fees	(4204)	\$14,869.00	\$231,851.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$63.83	\$2,181.77
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)	\$106.15	\$314.15
Charges for Serv. A (Prel. Appl.)	(4230)	\$3,649.50	\$9,360.30
Charges for Serv. B (Final. Appl.)	(4231)	\$1,200.00	\$4,178.30
Charges for Serv. C (Ext. Fee)	(4232)		\$0.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$400.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$0.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$600.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$960.00	\$960.00
Soil & Water Fees	(4243)	\$250.00	\$375.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)	\$18.00	\$2,404.00
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non Revenue Receipts	(4733)	\$47.00	\$282.40
TOTAL RECEIPTS		\$23,089.48	\$255,652.92

Balance after receipts	\$237,096.25
Expenditures	- \$ 34,387.28
End of March balance	\$202,708.97

Mr. Burke made a motion to approve the Financial reports. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Burke made a motion to schedule a special meeting of the Executive Committee on Wednesday April 29th at 8:00 a.m. to discuss budget projections for 2009. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

b. April RPC Preliminary Agenda – includes 3 rezoning/text amendments, 5 Preliminary, and 1 Final applications.

c. Contract and Project updates – attended meetings at Orange Twp., Berlin Twp., Genoa Twp. and Kingston Twp. this month.

5. Other Business *(none)*

6. Personnel *(none)*

7. **Adjourn** – Mr. Shoaf made a motion to adjourn the meeting at 10:05 a.m. Mr. Burke seconded the motion. **VOTE: Unanimously For, 0 Opposed. Motion carried.**

A Special Executive Committee meeting will be Wednesday, April 29, 2009 at 8:00 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

The next regular Executive Committee meeting will be Wednesday, May 20, 2009 at 8:30 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

- **Statement of Policy**

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

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

05-09 ZON Jerry Cline – Berkshire Twp. – 5.057 acres from A-1 to FR-1

I. Request

Jerry Cline is requesting a rezoning from A-1 to FR-1 in order to split a 5.07-acre parcel into 2 lots at 6813 Cheshire Road, Berkshire Township.

II. Conditions

Location: 6813 Cheshire Road, Berkshire Township
Present Zoning: Agricultural (A-1)
Proposed Zoning: Farm Residential (FR-1)
Present Use(s): Single-family residential
Proposed Use(s): Single-family residential
Existing Density: 1 du / 5 acres
Proposed Density: 1 du / 2 acres
School District: Olentangy Local School District
Utilities Available: Del-Co Water and private on-lot treatment systems
Critical Resources: None
Surrounding land uses: Agriculture and Single-family residential.
Soils: BeA - Bennington Silt Loam (0 to 2% slope)
CnA - Condit Silt Loam (0 to 1% slope)
PwA - Pewamo Silty Clay Loam (0 to 1% slope)

III. Staff Comments

The applicant proposes to split a 5.07-acre parcel into 2 lots. An existing house will remain on the front lot (2.24

acres). The rear lot is a flag lot (2.8 acres). Both lots will utilize Del-co water and individual on lot treatment systems. A survey of the proposed lot split has been provided with the application. If the rezoning is approved the applicant would then proceed with a NPA lot split application. The applicant should consult with the Board of Health to assure that the on-lot treatment systems are feasible.

The site is located on the north side of Cheshire Road approximately 1,800' east of 3 B's and K Road. Interstate 71 is approximately 1000' to the east. Surrounding uses include agriculture and single-family residences, some of which are on lots less than 5 acres and zoned FR-1.

According to the Berkshire Township Comprehensive Plan, this site is in Planning Sub-area 5, which recommends single-family residential uses at a density of 1 du/2 acres without central sewer and 1.25 du/acre with central sewer.

IV. Staff Recommendations

Staff recommends **Approval** of the rezoning from A-1 to FR-1 for Jerry Cline to the RPC, the Berkshire Township Zoning Commission and the Berkshire Township Trustees.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Miller made a motion to recommend approval of the rezoning request by Mr. Jerry Cline. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-09 ZON Genoa Twp. Zoning Commission – re-organization of Zoning Resolution

I. Introduction

Genoa Township has initiated a process of revising its zoning code. The first step includes a reorganization of the document and the second step will include more substantive changes that have been noted over the past few years. Such substantive changes will also include bringing the code in line with recent ORC amendments. The Township is using Regional Planning staff and has completed the reorganization portion of the project.

A full set of changes is on file at the Regional Planning Commission offices. The changes are summaries here:

1. Much of the reorganization is particularly related to Genoa's code and isn't necessarily applicable to other townships in the county. Over the years, many additional regulations, including Planned District Standards, ended up in a disorganized "Supplementary District Regulations". The current amendment organizes this Article by pulling items that relate to the township as a whole into a "General Development Standards" article and placing regulations that deal with more occasional issues into a "Special and Miscellaneous Uses" article.
2. The revision also pulled out sections that are unique to specific districts (such as the Planned Districts) and placed them directly into the article for each district, thus reducing the reader's need to check numerous locations within the code.
3. All districts were previously in a single article, causing problems with the reference and numbering within each district's regulations. Those are broken out into their own articles in this revision.
4. Finally, this revision takes the descriptions of responsibilities of the Zoning Commission, BZA and Trustees and places them at the beginning of the code, rather than at the end where they appear in most

other codes. This change places them immediately after an expanded “Administration” article and creates a complete introduction to the overall text.

II. DCRPC Staff Recommendation

Staff recommends **Approval** for the proposed text amendments in the Genoa Township Zoning Resolution to the DCRPC, the Genoa Township Zoning Commission and the Genoa Township Trustees.

Commission / Public Comments

Mr. Gladman made a motion to recommend Approval of the text amendments to the Genoa Township Zoning Resolution. Mr. Stites seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

07-09 ZON Harlem Twp. Zoning Commission – text amendments (Articles X, XI, XV, XVIII, XXI, XXII, XXVII)

I. Introduction

Harlem Township has initiated a process of revising several articles of its Zoning Resolution. These include a new Article X, Planned Unit Development District, and minor changes in six other districts.

1. The township is introducing a Planned Unit Development District, which intends to create a true mixed-use district. Permitted uses include residential, accessory, home occupations, cultural and educational, uses otherwise permitted in the township’s Neighborhood Commercial and Neighborhood Office districts, and other uses, which advance the purpose of the PUD district. There is a 25% open space requirement and a maximum 20% of the buildable tract may be utilized for commercial or office uses.

The rezoning process will follow a two-step procedure, where the initial rezoning is legislative and the development plan is administrative. There is a maximum overall density not to exceed 2 units per acre, but there is no defined lot size and a variety of housing styles may be used. Provisions for sanitary sewer are required to be shown in the zoning plan.

Staff comment: The Zoning Commission has been working on this article for some time. Staff performed an informal review in early 2007 and reviewed a set of revisions in 2008. Also, the County Prosecutor’s staff has commented on the amendments and those comments have been included in the draft. As such, there are limited comments to make at this time.

2. Planned Residential District separates “religious nature” as a separate permitted use. Defines when a change to a development plan can be a minor change (administrative) or a major change (legislative). Also adds language to the introductory comments in the Development Standards that recognizes the need for appropriate infrastructure, connectivity, and impact on existing residential areas.

Staff comment: The religious language is not new but is a clarification and the development plan modification language is in line with other township language. The additional Development Standards language strengthens the overall goals Planned Districts as defined in the PUD enabling language.

3. Planned Commercial District adds language that gives the Commission flexibility in allowing uses, and includes the same Development Plan Modification and Development Standards language as the PRD.

4. Planned Industrial District adds language that gives the Commission flexibility in allowing uses, and includes the same Development Plan Modification and Development Standards language as the PRD and PCD.
5. General Development Standards makes some small adjustments to the setback table and updates the list of current streets. It also adds a section regarding the Ownership and Maintenance of Open Space. Ownership is limited to 1) dedication to the township, and 2) ownership by a homeowners' association. It does not include third-party ownership.
6. The Sign and Billboard Article increases real estate signs from a maximum of twenty square feet to thirty-two square feet.
7. The Amendments Article changes unanimous trustee approval to majority per the ORC.

II. DCRPC Staff Recommendation

Staff recommends **Approval** for the proposed text amendments in the Harlem Township Zoning Resolution to the DCRPC, the Harlem Township Zoning Commission and the Harlem Township Trustees.

Commission / Public Comments

Mr. Miller made a motion to recommend Approval of the text amendments to the Harlem Township Zoning Resolution. Mr. Andrian seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

01-09 Golf Village North Revised Commercial – Liberty Twp. - 13 lots / 35.82 acres

I. Conditions

Applicant: Golf Village North LLC

Subdivision Type: Commercial

Location: Northeast corner of Sawmill Parkway and Home Road, Liberty Twp.

Current Land Use: Commercial and vacant land

Zoned: Planned Commercial (PC)

Utilities: Del-Co water and public sanitary sewer

School District: Olentangy

Engineer: Civil and Environmental Consultants

II. Staff Comments

This revised plat is submitted in order to consolidate lots and clean up a series of lot line adjustments in the Golf Village North Commercial subdivision. It contains 13 lots on 35.82 acres (down from 17 lots on the original plat). Access is provided by Royal Belfast Blvd, which is a full public intersection with Sawmill Parkway at the site's northwest corner. Castleblaney Lane (private) provides right-in/right-out only access

from Sawmill Parkway and connects to Limerick Lane (private). Tullamore Drive (private) provides access from Home Road and also connects to Limerick Lane. None of the lots have direct access to a Sawmill or Home Road. Eleven of the lots are intended to be smaller tenant occupied ranging from 0.8 to 1.7 acres. The remaining two lots are each approximately 6.5 acres and are intended for larger retailers.

A technical review was held on March 17, 2009, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Golf Village North Commercial Revised** to the DCRPC.

Commission / Public Comments

Mr. Ryan Eastwood with Civil and Environmental Consultants was present to represent the applicant.

Mr. Gladman made a motion for Preliminary Approval of Golf Village North Commercial Revised. Mr. Miller seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Hanks). Motion carried.

03-09 Premwood – Liberty Twp. - 04 lots / 05.36 acres

I. Conditions

- Applicant:** Jennifer Vrabel (Owner), SUMS Inc. (Developer)
- Subdivision Type:** Single Family Residential (CAD)
- Location:** North side of Home Road slightly northwest of Bridlespur Lane, Liberty Township.
- Current Land Use:** Vacant/woods
- Zoned:** Farm Residential (FR-1)
- Utilities:** Del-Co water and individual on-lot treatment
- School District:** Olentangy
- Critical Resources:** Ravine with slopes > 20 percent, stream
- Engineer:** Cornerstone Engineering / Scioto Land Surveying

II. Staff Comments

Premwood is a proposed 4-lot Common Access Drive (CAD) subdivision of 5.36 acres. It is located on the north side of Home Road approximately midway between Liberty Road and SR 315. The lots range from 1 to 1.6 acres. A deep ravine cuts through the middle of the site from west to east draining to the Olentangy River. Home sites will be located on the ridges overlooking the ravine. The CAD is designed so that the steepest grade is slightly more than 7 percent (10 percent is the maximum permitted). All lots will utilize Del-co water and individual on lot treatment systems.

Surrounding zoning is Farm Residential. The land to the north is owned by the Ohio Wesleyan University. Adjacent parcels to the east and west contain single-family residences. The Olentangy Indian Caverns are located to the southeast.

A technical review was held on March 17, 2009, after which the applicant has addressed all of the required changes.

III. Staff Recommendations

Staff recommends *Preliminary Approval* of **Premwood** to the RPC.

Commission / Public Comments

Mr. Mike Williamson with Cornerstone Engineering was present to represent the applicant. He explained that the EPA has determined that there is not a jurisdictional stream on this site. Del-Co Water has approved and signed the plans.

Mr. Mike Koban (1854 Home Road) stated he is an adjacent property owner. He expressed concerns with the high volume of water that comes over his driveway. He explained that this property floods 3-4 times a year. He does not want this project's driveway to impact the properties downstream.

Mr. Bruce Millard (2080 Home Road) stated that the water rises 16'-18' in the ravine behind his house. He feels there is a real water issue and does not want development on this property to cause more.

Mr. Williamson explained that drainage calculations were performed. He is aware of the rise in water and feels that the 30" pipe to be placed under the drive will detain the water due to the impact of this project.

Mrs. Moran Millard (2080 Home Rd.) stated that she believes there are two sinkholes on this property. She asked if the developer is required to perform a geological survey. Mr. Williamson explained that the homebuilder would be responsible for that if they wanted one done.

Mr. Shoaf made a motion for Preliminary Approval of Premwood Subdivision. Mr. Andrian seconded the motion. VOTE: Majority For, 1 Opposed (Mr. Thompson). Motion carried.

04-09 The Estates of River Run - Liberty Twp. - 10 lots / 16.45 acres

Applicant: Vincent Margello
Consultant: James Olausen, Civil Design Engineering

I. Staff Comments

The consultant has requested a 30-day tabling for The Estates of River Run in order to resolve drainage issues.

II. Staff Recommendation

Staff recommends *Approval* of the 30-day table request for **The Estates of River Run** to the DCRPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 30-day table request for The Estates of River Run. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

05-09 The Shoppes at Liberty Crossing, Section 1 – Liberty Twp. – 04 lots / 07.005 acres

I. Conditions

Applicant: Three Rocks and a Boulder, LLC.
Location: Northeast of Sawmill Parkway and Attucks Drive
Current Land Use: Vacant
Zoned: Planned Commercial & Office District (PC)
Utilities: Del Co. water and public sewer
School District: Olentangy
Critical Resources: None
Engineer: Bird and Bull

II. Request

The Shoppes at Liberty Crossing, Section 1 is a reconfiguration and resubdivision of Lots 5126 and 5127 in Big Bear Farms, Section 10, Lot 4615, Division 1. There will be 4 lots on 7.005 acres. These lots will gain access from Attucks Drive (public) to the south, Liberty Crossing Drive (private) to the east, and Liberty Market Way (private) to the north. In addition, a single right in/right out access is provided on Sawmill Parkway. The lots range from 0.333 acres to 5.002 acres. All lots will utilize County sewer and Del-Co water.

A technical review was held on April 21, 2009, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **The Shoppes at Liberty Crossing, Section 1** to the RPC.

Commission / Public Comments

Mr. Kevin Baxter with Bird and Bull was present to represent the applicant.

Mr. Miller made a motion for Preliminary Approval of The Shoppes at Liberty Crossing, Section 1. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-09 **Orange Centre Drive Extension – Orange Twp. – 01 lots / 31.13 acres**

I. Conditions

Applicant: JLP Orange, LLC.
Subdivision Type: Road and open space
Location: East side of US 23 across from Evergreen Avenue, Orange Township.
Current Land Use: Vacant
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and public sewer
School District: Olentangy
Critical Resources: Deep Run Ravine
Engineer: Civil and Environmental Consultants

II. Staff Comments

JLP Orange LLC proposes the initial phase of a future 31.131-acre commercial development. This property is currently zoned Farm Residential (FR-1), but will likely be submitted for a rezoning to Planned Commercial

(PCD) soon. It is located on the east side of US 23, approximately 2000' south of Orange Road. The currently proposed subdivision includes the southerly extension of Orange Centre Drive from Orange Centre subdivision. It will continue traveling south then west to intersect with US 23 opposite Evergreen Avenue. The road will create a 3.75-acre lot on its west/north side that will be platted as an open space reserve, which will be utilized for storm water management.

Surrounding developments include Orange Centre PCD) to the north, Hidden Reserve Condos (MFPRD) to the northeast, Northbrooke Corporate Center (PID) to the east, Meadows at North High (PCD) to the south, and River Bend Subdivision (PCD, MFPRD) to the west. Deep Run ravine is a tributary to the Olentangy River and runs along the north side of the site. The Williamsville Cemetery is located just north of Deep Run within the Orange Centre Development.

A technical review was held on April 21, 2009, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of the **Orange Centre Drive Extension**, to the RPC.

Commission / Public Comments

Mr. Jeff McNealey with Porter Wright was present to represent the applicant.

Mr. Fowler explained that there is a discrepancy with the location of the floodplain on the flood insurance rate map. He explained that the developer's engineer has performed a flood analysis (for Deep Run) which does not match the FEMA study. He is requesting more information from ODNR/FEMA to compare with the engineer's analysis.

Mr. Brown made a motion for Preliminary Approval of the Orange Centre Drive Extension. Mr. O'Brien seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Hanks). Motion carried.

Preliminary/Final (*none*)

CONSENT AGENDA

Final

13-08 Sage Creek, Section 5 – Berkshire Twp. - 06 lots / 37.702 acres

I. Conditions

Applicant: Jimba, Ltd.

Subdivision Type: Single family residential (CAD)

Location: East side of Sunbury Road 1000' north of Sage Creek Drive, Berkshire Township.

Current Land Use: Woods/Vacant

Zoned: Agricultural District (A-1)

Utilities: Del-Co Water and individual on-lot treatment systems

School District: Big Walnut Local School District

Critical Resources: Pond, Ravine, slopes > 20 percent

Engineer: Sands Decker CPS

II. Staff Comments

Sage Creek, Section 5 is a proposed 6-lot CAD subdivision on 34.664 acres. It is located on the east side of Sunbury Road approximately 1000' north of Sage Creek Drive. The lots range from 5.2 acres to 7.2 acres in size, all exceeding the minimum lot size in the Agricultural district (A-1). Each lot will utilize an individual on-lot sewage treatment system. A variance was approved by the RPC in May 2008 to allow 6 lots to access the CAD, subject to the driveway being 15' wide. The preliminary plan was approved in August 2008.

The subdivision is surrounded by Sage Creek, Section 1-4 to the south and southeast. Large 5+ acre lots are located to the east and west along Trenton Road and Sunbury Road respectively. The land to the north is in the Village of Galena and is owned by Homewood.

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 **Sage Creek, Section 5** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final Approval of Sage Creek, Section 5. Mr. Miller seconded the motion. VOTE: Majority For, 0 Opposed, 3 Abstained (Mr. Andrian, Mr. Hopper, Mr. George). Motion carried.

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

• 2009-2010 Budget Projections

Chairwoman Foust explained that the Executive Committee has reviewed a projected budget for the end of 2009 and has recommended that due to the slow down in platting activity the Commission would need to make personnel cuts in order to maintain a positive carry forward into 2010. The Commission was presented a projected end of year carry forward of \$238.00 if revenues for platting were at least \$2,000.00 per month for the remaining 8 months and \$11,500.00 were collected for contracts by the end of December '09. Chairwoman Foust explained that the \$2,000 month platting fee is most likely too high to expect. She explained that the Executive Committee recommended abolishing the Planner III position and the termination of Paul Deel's employment effective midnight June 26, 2009. With all estimates and this action being taken, the Committee projects a \$20,712.00 carry forward into 2010. Even with this action and if the projected revenue is collected the carry forward is not enough to cover the average monthly expenditures.

Mr. Stites asked what impact this would have on existing contracts. Mr. Sanders reassured Mr. Stites that

as long as subdivision activity is slow, the current contracts could be handled by himself with assistance from Mr. Liou and Mrs. Matlack.

Mr. Andrian asked what would be done if there was a pick up in subdivision activity. Mr. Sanders suggested the possibility of a Planning Intern but does not think that would be necessary anytime soon.

Mr. Andrian made a motion to abolish the Planner III position and terminate Paul Deel's employment effective midnight June 26, 2009. Mr. Miller seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Clase). Motion carried.

- **Executive Committee member election**

Mr. Clase of the Nominating Committee explained that they did not receive any interest from new members on the Committee. The Nominating Committee would like to recommend the current Committee stay on for another year.

Hearing no other nominations, Mr. Miller made a motion to close the nominations. Mr. Andrian seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Clase made a motion to elect Holly Foust, Dick Gladman, Lloyd Shoaf and Steve Burke to the Executive Committee. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **ESRI maintenance contract, \$3,047.00**

Mr. Miller made a motion to approve the ESRI expenditure of \$3,047.00. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION

- GIS Manager Da-Wei Liou has completed last year's **Development Trends report** including statistics on subdivision and rezoning proposals. It can be accessed at www.dcrpc.org/files/dvtrend2009.pdf

VIII. RPC STAFF AND MEMBER NEWS

- Happy Birthday to Mr. Dick Gladman of Orange Township
- Recognized the passing of Mr. Cy Schmidt from Harlem Township on April 3, 2009. Mr. Schmidt was on the Regional Planning Commission for 17 years.

Having no further business Mr. Miller made a motion to adjourn the meeting at 8:00 p.m. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, May 28, 2009, 7:00 PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.

Holly Foust, Chairperson

Stephanie Matlack, Executive Administrative Assistant