



**DELAWARE COUNTY
REGIONAL PLANNING COMMISSION**

50 Channing Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259

Philip C. Laurien, AICP, Executive Director

** MINUTES**

**Thursday, May 25, 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 April 27, 2000 RPC Minutes
- Executive Committee Minutes of May 17, 2000
- Statement of Policy

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

- 26-00 ZON Pat Paykoff and Jeff Cutler – Brown Twp. – 5.0 acres from FR-1 to I
- 27-00 ZON Robert and Amy Louise Ziegler – Oxford Twp. – 5.0 acres from FR-1 to PC
- 28-00 ZON Harold Webb – Trenton Twp. – 7.405 acres from FR to RR
- 29-00 ZON Rodney Freeman – Berkshire Twp. – 3.98 acres from AR to FR-1

IV. SUBDIVISION PROJECTS

Preliminary

			Township	Lots/Acres
14-00	T	Four Angels Estates, Phase 1	Berkshire	02 lots / 11.58 acres
15-00		Highland Lakes North, Section 7	Genoa	14 lots / 09.70 acres
16-00		Woodland Hall, Phases 1, 2 & 3	Liberty	49 lots / 127.71 acres
17-00		Woods on Seldom Seen, Phase 3	Liberty	51 lots / 62.75 acres

Preliminary/Final (none)

Final

11-00		Newland Woods	Berkshire	02 lots / 06.97 acres
24-97.2.1		Piatt Meadows, Sec. 2, Ph. 1	Berlin	23 lots / 10.03 acres
10-99		Sugarwoods (FKA: Dodson)	Concord	01 lot / 07.13 acres
05-99		Medallion Estates, Sec. 10	Genoa	76 lots / 40.78 acres
18-00		Resubd. Of Lot# 130 of Main Estates	Kingston	02 lots / 03.04 acres
11-98.2.1		Summerfield Village, Sec. 2, Ph. 1	Orange	30 lots / 14.85 acres
06-94.3		Wilshire, Sec. 3	Orange	31 lots / 12.13 acres

T=TABLED

V. EXTENSIONS

14-98		River's Edge at Alum Creek	Orange	68 lots / 34.50 acres
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VI. OTHER BUSINESS

- Consideration for approval: Reimbursements/Refunds: \$1256.00 (Unemployment: C.Lewie)

VII. POLICY / EDUCATION DISCUSSION

I. ADMINISTRATIVE BUSINESS

■ Call to Order

Chairwoman Foust called the meeting to order at 7:05 p.m.

■ Roll Call

Representatives present: John Schmidt, Bill Adams, Jim Ward, Debbie Martin, Don Wuertz, Loretta Firis, Chad Antle, Tom Hopper, Holly Foust, Charles Heimlich, Dick Gladman, Bill Thurston, Hansel Waugh, Dora Orwig, Kevin Moran, and Larry Starling. Alternates present: Andrew Brenner and Mike Watkins. Arrived after roll call: Gary Spanner (R), Clyde Seidle (A). Staff present: Phil Laurien, Paul Deel, Mike Bissett, Jiyeong Lee, Da-Wei Liou, and Stephanie Matlack.

■ Approval of the April 27, 2000 RPC Minutes

Mr. Gladman made a motion to approve the minutes of the April 27, 2000 RPC meeting. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

■ May 17, 2000 Executive Committee Minutes

1. Call to order

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

2. Approval of Executive Committee Minutes

- a. *April 19, 2000 – Mr. Mazzon made a motion to approve the minutes of the last Executive Committee meeting. Mr. Starling seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

3. Old Business

a. Office Space

4. New Business

- a. **Financial / Activity Reports for April 2000 –
The Financial report for April was presented:**

Ending balance

\$582,072.58

<u>Receipts</u>	<u>APRIL</u>	<u>YTD</u>
General Fees (NPA)	\$ 3,630.00	\$ 9,900.00
Inspec. Fees (Transfer)	\$ 180.00	\$ 6,800.00
Fees A (Site Review)	\$ 400.00	\$ 1,200.00
Membership Fees	\$ 2,101.00	\$122,277.00
Planning Surcharge (Twp. Assist.)	\$ 1,432.24	\$ 6,693.25
Charges for Services A (Prel. Appl.)	\$ 6,000.00	\$ 28,045.45
Charges for Services B (Final Appl.)	\$ 2,500.00	\$ 32,595.45
Charges for Services C (Ext. Fees)	\$	\$ 0
Charges for Services D (Table Fees)	\$ 200.00	\$ 1,000.00
Charges for Services E (Appeal/Var)	\$	\$ 1,200.00
General Sales	\$ 309.50	\$ 2,069.16
Health Dept. Fees	\$ 360.00	\$ 5,440.00
Soil & Water Fees	\$ 475.00	\$ 1,450.00
Other Reimbursements	\$	\$ 0

Other Reimbursements A	\$ 150.00	\$ 150.00
Inter-fund Revenues	<u>\$</u>	<u>\$ 0</u>
TOTAL	\$17,737.74	\$212,700.31

Balance after receipts \$599,810.32

Expenditures \$30,491.44

End of April balance \$569,318.88

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

- b. May RPC Preliminary Agenda** – Mr. Laurien stated that there were 4 rezoning reviews, 4 preliminaries, 7 finals, and 1 extension.

Chairwoman Foust stated that she had a few comments from the Liberty Township trustees to relay to the Executive Committee.

1. Double N Subdivision – (Steitz Rd.) The Liberty Township Trustees would prefer a 6-lot CAD rather than two 3-lot CAD’s. Staff noted that DCRPC probably has no authority to mandate this. Will check with Attorney Brosius.
2. Woodland Hall Subdivision – The Liberty Township Trustees are requesting that the entire 44-acre parcel adjoining this parcel be shown on the development plan, along with connector roads. They would like these two proposed subdivisions to be reviewed simultaneously. Mr. Laurien stated that the connections would be made but not simultaneously. The applicant for the Woodland Hall subdivision has agreed to submit a letter stating that they are an optionee on the adjoining 44-acres and that they will put a connection into the proposed 44-acre subdivision and the Woodland Hall subdivision. The ultimate western connection will be to the Coyan tract, which abuts Liberty Road.
3. Woods on Seldom Seen, Phase 3 – The Liberty Township trustees would like to see the stub street to the southeast eliminated and have two created to the south and southwest. Staff concurs.

c. Contracts

1. **Village of Shawnee Hills** – RPC has been mailed the signed contract for the Director and Exec. Comm. Chairwoman signature. The RPC staff will be conducting zoning text amendments, comprehensive plan revision, and the Village will adopt subdivision regulations similar to the RPC.
2. **Brown Twp.** – The contract has been signed. There is a meeting scheduled for next month. The Township is organizing a Steering Committee. Work should begin in June.
3. **Kingston Twp.** – Mr. Wilbur VanHooten stated that the Trustees voted to implement their own zoning regulations and ask DCRPC to get Township zoning on the ballot for the Nov. election. Mr. Laurien explained that there was not enough time to get the Kingston Twp. Zoning Resolution on the general election ballot in November, but we will assist them.
4. **Berkshire Twp.** – Prepared to present a draft Land Use Plan map at the next Township meeting.

- d. Web server- Del Co. Data Board** – Mr. Lee presented 4 scenarios (see attached) as to possibilities for the RPC to display its web page. The web server would allow the RPC to display GIS maps, graphs, etc. Mr. Laurien stated that the RPC is working toward scenario #2 which is most cost effective and convenient. Scenario #2 would allow the RPC to keep the current email and internet account through the County, locate the web server at the Co. Engineer’s complex or the new RPC office site, use the county Fiber line (T1 line) to connect to the ISP (Mid-Ohio). This would require approval from the Del. Co. Data Board and Commissioners to use the Fiber T1 line. The approximate cost for a web server is \$6,000.00 (the RPC

budgeted \$10,000.00). Mr. Laurien stated that he would discuss this further with Steve Lewis of the Data Center and possibly the Data Board.

- e. **Variance advertising** – *Mr. Gladman made a motion to include mandatory advertng in the Delaware Gazette for variance applications in the proposed subdivision regulations. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.* (This has been done in the past, but was not a Subdivision Regulation or required procedure.)
- f. **Meeting procedure amendments: reading of the Exec. Comm. meeting.** – *Mr. Ward made a motion to amend the RPC meeting procedure to not acknowledge the Executive Committee minutes. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.* (In the past, the full Commission would vote to dispense with the reading of the Executive Committee minutes. The minutes will still be included in the staff report presented at the Commission meeting, but the Commission will not have to make any motions concerning them.)
- g. **Consideration for recommendation of approval: Reimbursements/Refunds: \$1256.00 (Unemployment)** – *Mr. Mazzon made a motion to recommend approval of the \$1256.00 expenditure to the RPC. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

5. Other Business

- a. Mrs. Matlack explained that the RPC would not need to expend any monies toward Workers' Compensation this year due to the County's workers compensation fund being adequate to cover this year's premium. This is due to the fact that the claims experience rating has decreased again this year. Also, the Bureau of Worker's Compensation has granted a 75% discount to all public employees due to the better than expected returns on its investments (leading to a high balance in its reserves).
- b. The Annual report was distributed to the Executive Committee. It was also mailed to all individuals on the monthly mailing list.

6. Personnel

- a. **Paul Deel annual evaluation**
- b. **Stephanie Matlack annual evaluation**

Mr. Laurien presented the Committee with a copy of Mr. Deel and Mrs. Matlack's annual evaluation. *Mr. Ward made a motion to acknowledge the evaluations as presented. Mr. Starling seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

7. Adjourn

Mr. Ward made a motion to adjourn the meeting. Mr. Mazzon seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The meeting adjourned at 10:45 a.m.

The next Executive Committee meeting will be Wednesday, June 21, 2000 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing Street, Delaware, Ohio, 43015

Chairwoman Foust stated that Mark Mazzon has resigned his position at Genoa Township, therefor will no longer be on the Commission or the Executive Committee. If anyone is interested in filling that seat on the

Executive Committee please see Mr. Gladman, Mr. Ward, Mr. Starling or herself.

■ **Statement of Policy**

As is the adopted policy of the Regional Planning Commission, all applicants will be granted 10 minutes to make their formal presentation. The audience will then be granted up to 10 minutes to speak, at which time the chair will allow questions from the members of the Commission. This policy was adopted by the Regional Planning Commission to provide for the orderly discussion of business scheduled for consideration.

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

26-00 ZON Pat Paykoff and Jeff Cutler – Brown Twp. – 5.0 acres from FR-1 to I

This application is submitted by Pat Paykoff and Jeff Cutler for Industrial zoning in order to construct a mini-storage and sales warehouse at 2415 S. R. 36/37 in Brown Township.

Conditions

Present Zoning: Farm Residential District (FR-1)

Proposed Zoning: Industrial District (I)

Present Use: Farm Residence and outbuildings

Proposed Use: Mini-storage and office warehouse

Existing Density: 1 unit / acre

Proposed Density: N/A

School District: Buckeye Valley

Utilities Available: Del-co water and onsite septic

Soils: B1A – Blount
Pw – Pewamo

General comments

The applicants are requesting to rezone a 5-acre flag lot to Industrial District (I) in order to construct a mini-storage and office warehouse. There is an existing residence that will be utilized as office space or for use by the manager. All outbuildings would be razed. A site plan is not required for rezoning, but will need to be submitted to the Township to obtain a certificate of zoning compliance for a building permit. Staff would encourage the applicant to provide the Township with as much information as possible about the potential development of the site.

The property is on the north side of S. R. 36/37, approximately 500 feet east of the City of Delaware corporation limit. It is adjacent to the Conrail railroad tracks to the east and an ODOT dry detention basin to the south. The remaining lands are agriculture. The property is buffered from the lands to the east because the railroad tracks are elevated. This property and the adjacent lands in Brown Township are zoned FR-1. To the south across S. R. 36/37 in Berlin Township are Georgia Mills Carpet Outlet (zoned PCD) and Dela-Glassware, Ltd. (zoned PID). The area north, east and west in Brown Township are zoned

FR-1 and the land in Berlin Township to the south is zoned mostly FR-1.

Compliance with the Comprehensive Plan

The Delaware County 1993 Regional Land Use Plan for this area shows the land to contain an existing residence. The plan states that stand alone establishments, which serve local area residents, should be permitted in rural areas if specific uses are compatible with adjacent development, if roadway access standards are properly maintained, and if they conform to localized zoning and development standards. The Plan is not site specific enough to recommend land use for this parcel. However, industrial zoning would be a reasonable request for this location and in general compliance with the intent of the 1993 Regional Land Use Plan.

Brown Township currently has no Comprehensive Land Use Plan.

Advancing the general welfare of the Township

Given the location on S. R. 36/37 next to the Conrail tracks and the dry detention basin, and its proximity to the City of Delaware, Industrial zoning could advance the general welfare of the Township and immediate vicinity.

Staff Recommendation

The *staff recommends* to the Regional Planning Commission, the Brown Township Zoning Commission, and the Brown Township Trustees that the application by Pat Paykoff and Jeff Cutler, for rezoning 5.00 acres on S. R. 36/37 from FR-1 to I be *approved*.

Commission / Public Comments

Mr. Pat Paykoff was present to answer any questions from the Commission. He stated that he would work with the neighbor to encourage the use of a shared drive (to access SR 36/37).

Mr. Ward made a motion to recommend approval of the rezoning application by Pat Paykoff and Jeff Cutler. Mr. Gladman seconded the motion. VOTE: 19 For, 0 Opposed, 1 Abstained (Brown Twp.). Motion carried.

27-00 ZON Robert and Amy Louise Ziegler – Oxford Twp. – 5.0 acres from FR-1 to PC

This application is submitted by Robert and Amy Louise Ziegler for a Planned Commercial District in order to construct mini-storage buildings and future outdoor storage at the northwest corner of the intersection of U. S. 42 and Steamtown Road in Oxford Township. **This application was reviewed and conditionally approved by the RPC in October 1999 (RPC # 59-99), but was withdrawn by the applicant at the County Commissioners public hearing.**

Conditions

- Present Zoning:** Farm Residential District (FR-1)
- Proposed Zoning:** Planned Commercial District (PCD)
- Present Use:** Agriculture
- Proposed Use:** Mini-storage buildings and outside RV/Boat storage

Existing Density: 1 unit / acre

Proposed Density: N/A

School District: Buckeye Valley

Utilities Available: Del-co water and onsite septic (if needed)

Soils: BIA & BIB – Blount

Pw – Pewamo

General comments

The property is located at the northwest corner of Steamtown Road and U. S. 42, approximately 3200 feet south of the Village of Ashley. The area is predominately agriculture with a few single-family homes. The Conrail Tracks are directly across U. S. 42 to the east. The surrounding zoning is Farm Residential District (FR-1).

Initially, 2 mini-storage buildings, designed by Morton Buildings Inc., will be constructed with a dimension of 150' X 30' and 100' X 30'. The outdoor storage area will also be established with a perimeter chain link fence. The area immediately around the buildings will be gravel and the entrance area will be paved.

Future development includes construction of a third building. The use will be buffered from the surrounding areas by a fence, and trees will be planted for additional screening.

The buildings will not require water or sewer service, but a 6" and 8" Del-co water line runs along Steamtown Road and U. S. 42, respectively. The Fire Chief may require a hydrant. A dry retention basin is proposed in the northwest corner of the site and an easement will be granted from the adjacent property owner to connect to an existing tile to the north. Access to the property will come off of Steamtown Road only. If future access is proposed to U. S. 42, the development plan would have to be amended and ODOT approval would be required

Comments on meeting criteria for approval:

"In approving an application for a Planned Commercial District, the reviewing authorities shall determine:"

- 1.) If the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Resolution;

Findings:

The development plan does satisfy the standards of the PCD except that a landscaping plan needs to be submitted. It should show the type and size of the trees or other landscape material to be used. The text indicates that the trees would be heaviest along the eastern side of the tract to screen from the closest residence. This should state the western side of the tract. Also, a sign rendering has not been submitted. Finally, a letter from the adjacent property owner should be submitted agreeing to grant an easement to the drainage tile to the northwest.

- 2.) If the proposed development is in conformity with the Comprehensive Plan or portion thereof as it may apply;

Findings:

- a.) The Delaware County 1993 Master Plan shows the land to contain areas unsuitable for

development and resource management areas. The Plan is not site specific enough to recommend land use for this parcel. It does state, however, that stand alone establishments which serve local area residents should be permitted in rural areas, if specific uses are compatible with adjacent development, if roadway access standards are properly maintained, and if they conform to localized zoning and development standards.

b.) Oxford Township does not have a Comprehensive Plan.

3.) If the proposed development advances the health, safety and general welfare of the Township in the immediate vicinity.

Findings:

a.) Staff finds that the concept of the PCD district does enhance the general welfare of the township and the immediate vicinity, if the development provides adequate buffering and screening from adjacent residences.

Staff Recommendation

The *staff recommends* to the Regional Planning Commission, the County Rural Zoning Commission, and the County Commissioners that the application by Robert and Amy Louise Ziegler, for rezoning 5.0 acres on Steamtown Road and U. S. 42 from FR-1 to PCD be *conditionally approved*, subject to:

- 1.) A more detailed landscaping plan, including type and cross section, being submitted as part of the development plan application
- 2.) Submission of sign renderings
- 3.) A letter from the adjacent property owner agreeing to a drainage easement to the tile northwest of the site.

Commission / Public Comments

Mrs. April Sanchez (Shade & Shade Law Group) attorney for the applicants stated that there is an easement on record with the Delaware County Recorders office.

Mr. Thurston stated that the neighbors were very opposed to this plan. The rezoning application was denied when it came before the Rural Zoning Commission. Before it was presented to the County Commissioner's, it was withdrawn because Mrs. Zeigler's signature was not on the application.

Mr. Schmidt made a motion to recommend conditional approval of the rezoning request by Mr. & Mrs. Zeigler, subject to staff comments, Mr. Brenner seconded the motion. VOTE: 15 For, 1 Opposed (Concord Twp.), 4 Abstained (Mr. Wuertz, Mr. Ward, Mrs. Martin, and Mr. Thurston (Oxford Twp.)). Motion carried.

28-00 ZON Harold Webb – Trenton Twp. – 7.405 acres from FR to RR

The applicant intends to rezone to RR in order to split 7.405 acres into 2 residential lots at 16843 Boston Rd., in Trenton Twp.

Conditions

Present Zoning: FR (Farm Residential)

Proposed Zoning: RR (Rural Residential)

Present Use: Agricultural

Proposed Use: Residential

Existing Density: 1 unit/ 5acres (FR)

Proposed Density: 1 unit / 3 acre (RR)

School District: Big Walnut

Utilities Available: Well, Private on-site septic

Soils: SnA (Sloan Silt Loam, Till Subterranean, 0 – 2 %), BeA (Bennington Silt Loam, 0 – 2%), BeB (Bennington Silt Loam, 2 - 4%), CeB (Centerberg Silt Loam, 2 - 6%)

General Comments

The applicant is proposing to rezone 7.405-acres out of two original tracts of land (24 and 91 acres) to Rural Residential (RR) from Farm Residential (FR) in order to meet zoning requirements for lots less than 5 acres. The site is located on the north side of Boston Road west of North County Line Rd. The 7.405 acre vacant site will be split into two 3.5+ acre lots with on-site sewage systems. The surrounding land uses include a residence on a 0.34-acre non-conforming lot to the east and open space to the north and west, with agriculture to the south. There are smaller lots located in the Webb subdivision to the east, which contains three lots at approx. 2.5 acres each. These lots were created prior to the current zoning when the minimum lot size was one acre in the old R-1 district.

There is a ravine running west to east along the northern boundary of the site that will allow for the lots to drain. If the zoning were approved and the lots created, the frontage for the residual 24 acres will be approximately half of the required 300' under current zoning and the township does not allow flag lots.

Compliance with the Comprehensive Plan

(a) The Delaware County 1993 Master Plan for this area shows this land as moderately suitable for development. The plan also discourages single-family housing on small lots (5acres or less) along existing roads. However this development is very close to an existing subdivision with similar sized lots and the new single-family residences would not be out of character.

(b) Trenton Township currently has no Comprehensive Plan.

Advancing the General Welfare of the Township

With the close proximity of similar sized lots in this portion of the township, the development of single family residences on 3-acre lots will not cause significant damage to the character of the area. Due to the absence of a local plan or policy for the area, the Rural Residence District would seem to enhance the general welfare of the township and immediate vicinity. However, the proposed subdivision of the two lots would leave a back lot with non-conforming frontage. A variance was granted by Trenton Twp. BZA for

the residual frontage.

Staff Recommendation

Staff recommends *approval* of the 7.405-acre rezoning from Farm Residential (FR) to Rural Residential (RR) to the RPC, Trenton Twp. Zoning Commission, and the Trenton Twp. Trustees.

Commission / Public Comments

No one was present to represent the applicant.

Having no questions, *Mr. Gladman made a motion to recommend approval of the rezoning application by Mr. Webb, seconded by Mr. Adams. VOTE: 19 For, 0 Opposed, 1 Abstained (Trenton Twp.). Motion carried.*

29-00 ZON Rodney Freeman – Berkshire Twp. – 3.98 acres from A-1 to FR-1

The applicant intends to rezone to FR-1 in order to split 3.98 acres into 2 residential lots at 6819 Plumb Rd., in Berkshire Twp.

Conditions

Present Zoning: AR-1 (Agricultural Residential)

Proposed Zoning: FR-1 (Farm Residential)

Present Use: Residential

Proposed Use: Residential

Existing Density: 1 unit/ 5acres (AR-1)

Proposed Density: 1 unit / 1 acre (FR-1)

School District: Big Walnut

Utilities Available: Del-Co. water, Private on-site septic

Soils: PwA (Pewamo Silty Clay Loam 0 – 1%), CaC2 (Cardington Silt Loam, 6 – 12%), CaB (Cardington Silt Loam, 2 – 6%), BeB (Bennington silt Loam, 2 – 4%), CnA (Condit Silt Loam, 0 to 1%)

General Comments

The applicant is proposing to rezone 3.98 acres out of an original 50.75-acre tract from Agricultural (A-1) to Farm Residential (FR-1) in order to meet zoning requirements for lots less than 5 acres in size. The site is located on the north side of Plumb Road between I-71 and Rome Corners Road. The 3.98-acre site will be split into two 1.98-acre lots, of which one has an existing home. The surrounding land uses include open space to the east, west and north with a single-family residence to the south in Genoa Twp. The area is characterized by large lots and open space with some smaller lots in the area located approximately 1150' to the east and 550' to the west. The surrounding zoning is Agricultural in Berkshire Twp. with RR (Rural Residential) zoning in Genoa to the south.

Compliance with the Comprehensive Plan

- (a) This area is designated as suitable for development in the 1993 Delaware County Master Plan. The plan also discourages single-family housing on small lots (5 acres or less) along existing roads. However, with similar sized lots located to the east and west, the lot split would not be out of character for the area.

- (b) This area is designated as Agricultural in the 1989 Berkshire Twp Master Plan. The plan states that the area should “maintain a rural setting” but does not state a preferred density for this designation. The only reference to density for the agricultural district is located under the section “Residential Uses”, which states that “The remainder of Berkshire Township may be developed as rural single family with one unit per acre as the minimum standard.” (referring to the land outside of the I-71 interchange and along US 36/37).

Advancing the General Welfare of the Township

Due to the comprehensive plans’ prediction of growth occurring in the southwestern portion of the township and similar lots located nearby, the split would not be out of character. However, if tracts continue to be rezoned in the township to FR-1 the rural setting will begin to be threatened. Since the request appears to conform to the Comprehensive Plan, there is no reason to deny it.

Staff Recommendation

Staff recommends *approval* of the 3.98 acre rezoning from Agricultural Residential (AR-1) to Farm Residential (FR-1) to the RPC, Berkshire Twp. Zoning Commission, and the Berkshire Twp. Trustees.

Commission / Public Comments

Mr. Tim Huffman of Stults & Associates was present to represent the applicant.

Miss Firis stated that the plan shows the leach fields on the area of the existing house. She said that it needs to be placed in undisturbed areas. Mr. Huffman stated that he could move them to the back of the property.

Mr. Gladman made a motion to recommend conditional approval of the rezoning case by Mr. Freeman subject to staff and Health Dept. comments. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

14-00 Four Angels Estates, Phase 1 – Berkshire Twp. – 2 lots (CAD), 11.58 acres

Applicant: John and Susan Vouis
Engineer: SA England & Associates

Staff Comments

The applicant has requested in writing to table this application for 60 days to work out engineering details.

Staff Recommendation

Staff recommends *60 day tabling* of Four Angels Estates, Phase 1 to the RPC

Commission / Public Comments

Mr. Ward made a motion to approve the 60-day table request for Four Angels Estates. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-00 Highland Lakes North, Section 7 – Genoa Twp. – 14 lots, 9.7 acres

Applicant: Planned Communities
Subdivision Type: Single Family Residential
Location: South of Big Walnut Road between Worthington Road and I-71
Current Land Use: Undeveloped open space and ravines
Zoned: Suburban Residential (SR) & Planned Residential (PD-1)
Utilities: Del-Co Water, Public Sanitary Sewer
School District: Olentangy
Engineer: EMH&T

Staff Comments

Highland Lakes North, Section 7 contains 14 building lots and 5 reserve lots on 9.7 acres (1.44 units/acre density). This development will connect Highland Lakes North to the Highland Hills at the Lakes development to the north through the extension of Somerset Avenue and Highland Hills Drive. Somerset Avenue will stub to the Leveque property to the west for future development. The site is rolling with ravines crossing the site from east to west in two locations. The ravines will be preserved within 4 of the 5 large reserve lots. Storm water will drain into the ravines and to the west.

Most of this site was rezoned from RR (Rural Residential) to SR (Suburban Residential) in February of 2000 (RPC # 64-99 ZON). A small portion to the east that connects the development to Highland Lakes Section 6 Part 1 was rezoned to PD-1 from RR in August of 1996 (RPC #40-96ZON). The surrounding land uses are residential to the north, east, and south and undeveloped open space to the west.

The application received a technical review on May 16th, 2000 after which the applicant has addressed all of the required changes

Staff Recommendation

Staff recommends *Preliminary approval* of Highland Lakes North Section 7 to the RPC.

Commission / Public Comments

Mr. Steve Schele of EMH & T was present to represent the applicant.

Mr. Gladman made a motion for Preliminary approval of Highland Lakes North Section 7, Mrs. Martin seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

16-00 Woodland Hall, Phases 1, 2 & 3 – Liberty Twp. – 49 lots, 127.71 acres

Applicant: The Isaac Group
Subdivision Type: Single Family Residential
Location: West side of SR 315, south of Home Road
Current Land Use: Agricultural/Open space
Zoned: FR-1 (Farm Residential)
Utilities: Del-Co Water, Public sanitary sewer
School District: Olentangy
Engineer: ME Companies

Staff Comments

This is a 49-lot subdivision of 127.71 acres in Liberty Twp. containing three Phases north of Carriage Road on the west side of SR 315. The present land use of the site is a vacant horse farm previously known as “Knowlton Farms”. There is open space to the north and the west, with the Olentangy River to the east and the Wingate Farms subdivision to the south. The site and surrounding area is zoned FR-1 with a minimum lot size of one acre. The applicant for this development plans lots between approx. 1.5 and 2.5 acres. The site is rolling with a tributary of the Olentangy River called Lick Run running west to east across the southern portion of Phase 1. There are many existing barns and out buildings, some of which are to remain in the subdivision to maintain rural character. In addition, the site will have four open space lots and a walking path throughout.

The subdivision plan consists of two streets running east-west, a road stubbing to the Emerald Farms Land to the north, and a small cul-de-sac. Street A runs from SR 315 and cul-de-sacs in the northwestern corner of the site while Street C runs from Street A and stubs at the Wingate Land Group property to the southwest.

It is the opinion of RPC staff, Del. Co. Engineer and Liberty Township that a connection to the west is needed to offer local traffic a future connection to Liberty Road. The applicant intends to connect to the Coyan property to the west through the Wingate Land Group property. If the connection is to occur in this manner, the Wingate property should be submitted as a preliminary subdivision and be slated as a Phase

that is to be approved prior to the current Phase 3 final plat approval. The applicant is in favor of the connection, but if for some reason the plan for the Wingate Land Group property defaults, then the connection will have to be made through the current Phase 3 to the west into the Coyan lands.

The application received a technical review on May 16th, 2000 after which the applicant has addressed all of the required changes, except for the following:

- Street names are not labeled
- Code Compliance requirements for increasing the finished floor elevations for lots 2,3,4,15 and 16 have not been met.
- The floodplain information from 1983 FEMA maps must be removed and the 1999 FEMA map information on sheet 7 of 9 must include the zone as well as the panel and map numbers.
- There is a potential unsafe sight distance problem at the entrance on SR 315. This must be resolved in the construction plans to be submitted to ODOT. RPC staff believes a northbound left turn lane on SR 315 should be provided due to limited sight distance between two blind curves.
- Western stub street access to the Coyan property must be made in the Phase III final plat if the Wingate Land Group is not previously platted to permit a western connection through it to Coyan.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of Woodland Hall Phases 1,2 & 3 to the RPC, subject to staff comments.

Commission / Public Comments

Mr. Tony Eyerman, representing the applicant stated that he agreed with the staff comments. He is working with ODOT on the access for 315 and with DCRPC, Co. Engineer and the Township on the stub street.

Mrs. Martin made a motion for conditional Preliminary approval, subject to staff comments, Mr. Adams, seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

17-00 Woods on Seldom Seen, Phase 3 – Liberty Twp. – 51 lots, 62.75 acres

Applicant: Crafton Properties
Subdivision Type: Single Family Residential
Location: South side of Rutherford Road approximately 1400 feet east of Steitz Road
Current Land Use: Agriculture/woods/vacant
Zoned: Farm Residence (FR-1)
Utilities: Del-Co Water, Public Sanitary Sewer
School District: Olentangy
Engineer: Stults & Associates, Inc.

Staff Comments

The Woods on Seldom Seen Phase 3 contains 51 lots on 62.75 acres (0.81 du/acre). Lots range from 1 to

1.46 acres. The development consists of the easterly extension of Filize Lane from Woods on Seldom Seen Phase 2 and a new street off of Seldom Seen Road. There are also stubs to the west property line for the vacant Miller property and to the south property line to the proposed Golf Village development. A large retention pond is proposed in the southern portion of the development for drainage and will be placed within an easement rather than a reserve lot. The lots along Rutherford Road will be screened with mounding and landscaping.

The surrounding zoning is FR-1, but the Golf Village land to the east and south is currently under consideration for PR zoning by Liberty Township (RPC # 17-00 ZON). The surrounding land uses are residential with open space to the east, south and southwest.

The application received a technical review on May 16th, 2000 after which the applicant has addressed all of the required changes except the following:

- Street names
- Show flow arrows around the building pads
- Show easement around pond. Code Compliance has some concern if the building area is adequate for several lots around the pond.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of Woods on Seldom Seen, Phase 3 to the RPC, subject to staff comments.

Commission / Public Comments

Mr. Dan Whited of Stults was present along with the applicant Mr. Paul Phillips. He stated that they agree with the staff comments.

Mr. Spanner asked if they would be connecting the road to the south to the Golf Village. Chairwoman Foust stated that it is her understanding that they would.

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

Preliminary/Final (none)

CONSENT AGENDA

Chairwoman Foust asked if there were any cases the Commission wished to have removed from the Consent Agenda. Hearing none, she asked for a motion.

Mr. Gladman made a motion for Final approval of Newland Woods, Piatt Meadows, Section 2, Phase 1, Sugarwoods, Medallion Estates, Section 10, Resubd. Of Lot#130 of Main Estates, Summerfield Village, Section 2, Phase 1, and Wilshire Estates, Section 3. Mr. Adams seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final

11-00 Newland Woods – Berkshire Twp. – 2 lots (CAD), 6.97 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. It 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, with 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 subdivision received conditional preliminary approval on April 27th, 2000. All conditions have been met.

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 Newland Woods Subdivision to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Newland Woods. Mr. Adams seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

24-94.2.1 Piatt Meadows, Section 2, Phase 1 – Berlin – 23 lots, 10.03 acres

Applicant: Dominion Homes
Subdivision Type: Single-family Residential
Location: North side of Hollenback Road east of Piatt Road
Current Land Use: Vacant
Zoned: PRD (Planned Residential District)
Utilities: Del-Co Water, Public Sanitary Sewer
School District: Olentangy
Engineer: R.D. Zande and Associates, Inc.

Staff Comments

Piatt Meadows has 23 lots (No open space) on 10.033 acres and will gain access from Hollenback Road. It will connect to Phase 1 to the northeast and future development directly to the north. The overall subdivision received preliminary approval on August 21st, 1997 and contains 122 single-family residential lots (and 5 open space lots) on 60.36 acres located across from 2616 Hollenback Road. There will be a 2.02 du/acre density with 9.9 acres of open space and a detention pond. The surrounding land uses include residential to the north and east, with agriculture to the south and a local elementary school site to the west. The plan includes a landscape buffer between the homes and Hollenback Road as well as the school site to the west.

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 Piatt Meadows Section 2, Phase 1, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Piatt Meadows, Section 2, Phase 1. Mr. Adams seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

10-99 Sugarwoods (FKA: Dodson Subdivision) – Concord Twp. – 4 lots(CAD), 7.13 acres

Applicant: Dodson Limited Partnership

Subdivision Type: Single-Family Residential (CAD)

Location: North side of Cook Road, west of Concord Road (Partially in Union County)

Current Land Use: Wooded open space

Zoned: FR-1 (Farm Residential)

Utilities: Del-Co Water, Private on-site sewer

School District: Dublin

Engineer: Stults & Associates

Staff Comments

This 4-lot (CAD) subdivision site is located at the western boundary of Delaware County and includes two lots crossing into Union County. Only one of the lots that is completely within Delaware County will be a build lot, as the lot that fronts on Cook Road will be an open space reserve lot. Union County will be approving the two lots within its boundaries by way of a lot split and will be a signatory to the plat. The site consists of woods with three swales crossing through the site draining east into a pond off-site. The three lots are approximately 1.5 acres in size with the CAD being a part of the reserve open space lot. The surrounding land uses include similar sized single-family residence lots and FR-1 zoning. Private on-site sewage systems and Del-Co water will serve the lots. The Concord Twp. Fire Chief requires a fire hydrant 500' into the CAD. This must be installed prior to the RPC Director signing the plat.

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 Sugarwoods Subdivision, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Sugarwoods. Mr. Adams seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

05-99 Medallion Estates, Section 10 – Genoa Twp. – 76 lots, 40.781

Applicant: Medallion Properties, LLC
Subdivision Type: Single-Family Residential
Location: East side of Tussic Street, South of Big Walnut Road
Current Land Use: Vacant/Open Space
Zoned: PD-1 (Planned Residential District)
Utilities: Del-Co Water, Public Sanitary Sewer
School District: Westerville & Big Walnut
Engineer: EMH&T

Staff Comments

This Section of Medallion Estates is a part of the overall Section 7 Preliminary Plan that was approved on November 20th, 1997 and the Section 10 preliminary approved on June 24th, 1999. These are now submitted together as Section 10 for final approval. The site is located on the east side of Tussic Street Rd. south of Big Walnut Road. The plan consists of 76 lots with an access from Tussic St. Rd. and has a combination of a loop street and a north – south through street (Medallion Drive) connecting Section 9 to the south and Section 4 to the north. The surrounding area is residential including multifamily dwellings to the north, with the exception of the Medallion golf course to the east, which is part of the overall development. This site was rezoned to PRD in 1988 (case #09-88ZON).

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 Medallion Estates Section 10, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval Medallion Estates, Section 10. Mr. Adams seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

18-00 Resubdivision of Lot 130 of Main Estates – Kingston Twp. – 2 lots, 3.037

Applicant: Samuel Brown

Subdivision Type: Single-Family Residential

Location: South side of State Route 521, east of Blue Church Road.

Current Land Use: Vacant

Zoned: FR-1 (Farm Residential)

Utilities: Del-Co Water, Private on-site sewer

School District: Big Walnut

Engineer: Stults and Associates

Staff Comments

This application is being submitted for a final plat in order to create a third lot in an existing 2 lot subdivision called Main Estates. The original plat of Main Estates included a shared access drive easement, restricting any other access to the site. One of the new lots would have a separate access and thus a new plat must be submitted. The site is located on the south side of SR 521 east of Blue Church Road and is in an area characterized by larger lots and agriculture. Splitting the vacant lot 130, which is the eastern lot of the subdivision, will create the 3rd lot.

Being that the subdivision fronts on a state route, ODOT was the permitting authority regarding the additional access point. ODOT has approved the location of the new access point and the shared access point in the center of the original 2 lots will remain. The lots will drain to the south into a swale running east to west and on-site sewage systems.

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 Resubdivision of Lot 130 of Main Estates Phase 1, to the RPC

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Resubd. Of Lot # 130 of Main Estates. Mr. Adams seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

11-98.2.1 Summerfield Village, Section 2, Phase 1 – Orange Twp. – 30 lots, 14.847 acres

Applicant: Dominion Homes

Subdivision Type: Single-Family Residential

Location: North side of Orange Road, west of South Old State Road

Current Land Use: Agriculture/Open Space

Zoned: SF-PRD (Single Family Planned Residential District)

Utilities: Del-Co Water, Public Sanitary Sewer

School District: Olentangy

Engineer: R.D. Zande

Staff Comments

This Phase consists of 30 lots out of the overall 181 in the Summerfield development given preliminary approval on April 23rd, 1998. The site is located on the north side of Orange Rd. west of South Old State Rd. and is north of phase 1 and 2. There are two open space areas that are part of the connected open space surrounding the entire development. The open space area to the east includes a storm water detention basin that can be accessed from Phase 2 to the south. There is a cul-de-sac extending to the northeast and two stubs to the west into the future development area, as well as a connection into Phase 2 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.

Staff Recommendation

Staff recommends *Final approval* of Summerfield Village Section 2, Phase 1, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Summerfield Village, Section 2, Phase 1. Mr. Adams seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-94.3 Wilshire Section 3 – Orange Twp. – 31 lots, 12.129 acres

Applicant: Centex Homes

Subdivision Type: Single-Family Residential

Location: east side of S. Old State Rd. approximately 1500' south of Orange Road

Current Land Use: Vacant

Zoned: SF-PRD (Single Family Planned Residential District)

Utilities: Del-Co Water, Public Sanitary Sewer

School District: Olentangy

Engineer: EMH&T

Staff Comments

This 31 lot Section is part of the overall Wilshire Subdivision given preliminary approval on July 28th, 1994. The site is located on the east side of South Old State Road south of Orange Road and is east of the platted Section 2. Future Sections of Wilshire are located to the east and north, with Walker Wood to the south. This Section consists of a stub to the south and north as well as two cul-de-sacs. The lots average between ¼ and ½ an acre and there is no open space proposed for this section. There is an existing pond that will be used for detention located directly to the east of the cul-de-sacs within a future phase of the development.

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 Wilshire Section 3, to the RPC

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Wilshire Estates, Section 3. Mr. Adams seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS

14-98 Rivers Edge at Alum Creek – Orange Twp. – 68 lots, 34.45 acres

Mr. Adam Evans of Landvest, LLC is requesting a six (6)-month extension of the Rivers Edge at Alum Creek Subdivision that received conditional Preliminary approval on June 24th, 1999. Mr. Evans states that the project is currently in the final planning stages for building new roads and installing underground infrastructure on the site and that it is the applicants intention to complete the improvements prior to recording the plat.

Staff Recommendation

Staff recommends approval of the six-month extension for the Rivers Edge at Alum Creek subdivision until the December 2000 RPC meeting.

Commission / Public Comments

Mr. Ward made a motion to approve the extension request for Rivers Edge at Alum Creek for 6 months. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

- Consideration for approval: Reimbursements/Refunds: \$1256.00 (Unemployment: C.Lewie)
Mr. Moran made a motion to approve the expenditure request. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Resolution for Past Chairman Mark Mazzon
Mr. Laurien stated that the RPC had purchased an engraved clock for Mr. Mazzon for his years of service as a Chairman and member of the Regional Planning Commission. ***Mr. Gladman made a motion to pass a resolution thanking Mr. Mazzon for his contributions to the DCRPC, seconded by Mr. Seidle. VOTE: Unanimously For, 0 Opposed. Motion carried.***

VII. POLICY / EDUCATION DISCUSSION (*none*)

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

Meeting adjourned at 7:51 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, June 29, 2000, 7:00PM at the Delaware Joint Vocational School North Campus, 1610 St. Rte. 521, Delaware, Ohio 43015.

Holly Foust, Chairwoman

Stephanie Matlack, Executive Administrative Assistant