



# DELAWARE COUNTY REGIONAL PLANNING COMMISSION

109 N. Sandusky Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259  
www.dcrpc.org

**Philip C. Laurien, AICP, Executive Director**

*\*MINUTES\**

**Thursday, May 26, 2005 at 7:00 PM  
Delaware Hayes Services Building,**

**140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015**

**I. ADMINISTRATIVE BUSINESS**

- Call to order
- Roll Call
- Approval of April 28, 2005 RPC Minutes
- Executive Committee Minutes of May 18, 2005
- Statement of Policy

**II. VARIANCES** *(none)*

**III. PUBLIC CONSTRUCTION PROJECTS** *(none)*

**IV. ZONING MAP/TEXT AMENDMENTS**

- 30-05 ZON Troy Twp. Zoning Commission – zoning text amendments to Planned Commercial and Office Dist.
- 31-05 ZON Berlin Twp. Zoning Commission – Comp. Plan amendment-Fox Haven Farms tract 269 acres
- 32-05 ZON Loch Lomond Farm Co. – Liberty Twp. – 8.046 acres from PC & PR to PERRC
- 22-05 ZON M/I Homes of Central Ohio – Genoa Twp. – 14.1 acres from RR to SR
- 33-05 ZON Concord Twp. Zoning Commission – text amendments

**V. SUBDIVISION PROJECTS**

**Preliminary**

			<b>Township</b>		<b>Lots/Acres</b>
15-04.2	<b>T</b>	Whisper Trace, Section 2	Concord		18 lots / 44.75 acres
16-05		Willow Creek	Harlem		04 lots / 13.20 acres
15-05		Murphland	Kingston		04 lots / 19.70 acres
14-05		Olentangy Crossings South	Orange		43 lots / 41.34 acres

**Preliminary/Final** *(none)*

**Final**

19-04.1.A		McCammon Estates, Section 1, Phase A	Orange		35 lots / 19.08 acres
17-03.2	<b>T</b>	Jersey Acres, Section 2	Trenton		02 lots / 31.55 acres

**T=TABLED, W=WITHDRAWN**

**VI. EXTENSIONS**

34-98.20/21		Tartan Fields, Sections 20 & 21	Concord		98 lots 66.38 acres
14-04		The Preserve at Seldom Seen	Liberty		39 lots / 44.28 acres
18-04		Olentangy Falls	Liberty		132 lots / 211.50 acres

**VII. OTHER BUSINESS**

**VIII. POLICY / EDUCATION DISCUSSION** *(none)*

**IX. RPC STAFF AND MEMBER NEWS** *(none)*

**I. ADMINISTRATIVE BUSINESS**

▪ **Call to Order**

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

▪ **Roll Call**

*Representatives present:* Paul Snajd, Jim Ward, Kris Jordan, Steve Burke, Tom Hopper, Leslie Warthman, Matt Wyscarver, Holly Foust, Charles Heimlich, Dick Gladman, Bill Thurston, Marvin Miller, Eric Fischer, Lloyd Shoaf, Robert Jones, Bill Berry, and Bonnie Newland. *Alternates present:* John Schmidt, Richard Fleming, Scott Pike, Mary Newcomb, and Nancy Duffee. *Arrived after roll call:* Gary Spanner (R), Glen Evans (R) and Carolyn Van Brimmer (R). *Staff present:* Phil Laurien, Paul Deel, Scott Sanders, Joe Clase, Da-Wei Liou, Bob Sochor and Stephanie Matlack.

▪ **Approval of the April 28, 2005 RPC Minutes**

*Mr. Miller made a motion to approve the minutes of the last meeting. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

▪ **May 18, 2005 Executive Committee Minutes**

**1. Call to order**

Chairwoman Foust called the meeting to order at 8:30 a.m. Present: Lloyd Shoaf, Holly Foust and Dick Gladman. Jim Ward and Steve Burke absent. Staff present: Phil Laurien and Stephanie Matlack.

**2. Approval of Executive Committee Minutes**

**a. April 20, 2005-** *Mr. Gladman made a motion to approve the minutes from April. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**3. Old Business**

**a. Contract updates –**

- 1.) **Perry Twp. (Franklin Co.)** – may require some planning assistance, recommended by Attorney Don Brosius
- 2.) **Berlin Twp.** – working on zoning code amendments, updating the Comp. Plan with regards to the Fox Haven Farms tract
- 3.) **Harlem Twp.** – continuing work on comp. plan
- 4.) **Brown Twp.** – Paul Deel is continuing to work on zoning code revisions under their free assistance
- 5.) **Genoa Twp.** – comp. plan still on hold at Township.
- 6.) **Concord Twp.** – version 6 Conservation Subdivision code and new model cell tower code ready for adoption

**4. New Business**

**a. Financial / Activity Reports for April 2005**

REGIONAL PLANNING RECEIPTS		APRIL	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,865.00	\$6,120.00
Fees A (Site Review)	(4202)	\$220.00	\$620.00
Insp. Fees (Lot Line Transfer)	(4203)	\$40.00	\$400.00
Membership Fees	(4204)	\$3,501.00	\$218,369.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$1,468.42	\$9,236.16
Associate Membership Fees	(4206)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$4,770.00	\$57,756.47

Charges for Serv. B (Final. Appl.)	(4231)	\$2,985.00	\$16,838.96
Charges for Serv. C (Ext. Fee)	(4232)	\$300.00	\$1,200.00
Charges for Serv. D (Table Fee)	(4233)	\$250.00	\$1,200.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$1,200.00
General Sales	(4220)	\$65.90	\$941.36
<b>OTHER DEPT. RECEIPTS</b>			
Health Dept. Fees	(4242)	\$100.00	\$7,410.00
Soil & Water Fees	(4243)	\$383.00	\$1,854.00
<b>MISCELLANEOUS REVENUE</b>			
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)	\$1.92	\$18.61
Other Misc. Revenue (GIS maps)	(4730)	\$504.97	\$1,789.00
Misc. Non Revenue Receipts	(4733)		
Sale of Fixed Asset	(4804)		
<b>TOTAL RECEIPTS</b>		<b>\$16,755.21</b>	<b>\$324,953.56</b>

**Balance after receipts** **\$289,709.27**  
**Expenditures** **\$ 80,304.54**  
**End of April balance** **\$209,404.73**

*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. **May RPC Preliminary Agenda** – Mr. Laurien explained that the agenda included 4 rezoning/text amendment applications, 4 Preliminary, 2 Final and 3 extension requests. There may be an additional rezoning request for Concord Twp.

**5. Other Business**

- a. **Recommendation for approval: Loveland & Brosius \$2,888.77 (Feb. – Mar. 2005)** – Chairwoman Foust asked what services were provided for this billing period. Mrs. Matlack explained that the majority of the statement was for time spent on subdivision regulations, with a very small amount of time spent on review of multiple pleadings filed in continuing federal court litigation that the DCRPC was dismissed out of. Chairwoman Foust asked the status of the Subdivision Regulations. Mr. Laurien explained that Mr. Brosius is still working on incorporating SB 115 (large lot subdivisions).

*Chairwoman Foust made a motion to wait on paying bills until after we receive the Subdivision Regulations and an explanation of why we are being billed for reviewing continuing litigation that we are no longer a part of. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**6. Personnel**

- a. Mr. Laurien explained that Mr. Bob Sochor will be off for approximately 6-12 weeks for health reasons beginning the first part of June. Mr. Da-Wei Liou will be taking 2 weeks off to visit family in Taiwan the first part of July. He will forego the ESRI conference this year as to not leave the GIS department without staff for that week. Mr. Joe Clase will be helping out in Mr. Sochor’s absence.

**7. Adjourn**

*Mr. Gladman made a motion to adjourn at 9:20 a.m. Mr. Shoaf seconded the motion. VOTE: Unanimously For,*

*0 Opposed. Motion carried.*

***The next regular Executive Committee meeting will be Wednesday, June 22, 2005 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. PUBLIC CONSTRUCTION PROJECTS** (none)

**IV. ZONING MAP/TEXT AMENDMENTS**

**30-05 ZON Troy Twp. Zoning Commission – zoning text amendments to Planned Commercial and Office Dist.**

**Applicant:** Troy Township Zoning Commission

**Request:** Review and Comment on new Article XV, Planned Commercial and Office District (PCD)

#### **I. General**

The Troy Township Zoning Commission has initiated text revisions to their zoning resolution that deletes the current Article XV and replaces it with new Article XV. No zoning map changes are proposed.

#### **II. Contents of proposed text amendments**

- 1.) **Article IV Definitions:** Adds new definition for the North American Industrialized Classification system (NAICS).
- 2.) **Article XV-** deletes the current article and replaces it with a new article for Planned Commercial and Office District. The highlights of the changes are:
  - Modernizes the list of permitted uses by converting it to the NAICS code numbers for very specific uses, and adopts the NAICS system by reference.
  - Increases the detail of the rezoning and development plan review process by adding more specific evaluation and application criteria.
  - Changes the process from a one-step to a two-step process in accordance with Ohio's 1997 HB 280. If, however, the applicant wants a one-step Preliminary and Final development plan approval at the time of zoning, that option is available.

1. The rezoning application is accompanied by a preliminary development plan. The Township makes its decision to rezone or not to rezone based upon the preliminary development plan. This is the legislative event, and is referendable. If the applicant modifies the preliminary development plan, he must return to the Trustees, who determine if the amendment is a major or minor modification. If major, he must submit a new preliminary development plan, which is referendable. If minor, the change is submitted to the Zoning Commission for their review. Requires both Zoning Commission approval and the Trustees upholding to be rezoned.
  2. The final development plan requires very specific detail on a variety of criteria. The final development plan is an administrative review by the Zoning Commission only and is not referendable.
- Prohibits adults-only entertainment in the Planned Commercial and Office district.
  - Sets a maximum of 80% of impervious surface coverage, and requires 20% green space.
  - Requires driveways and parking lots to meet a 20 year design life paving standard in accordance with the anticipated weight and traffic. Currently there is no standard.
  - Requires a 15 foot landscaped green belt around parking areas, increased to 25 feet abutting a residential neighborhood.
  - Permits common wall single family attached dwelling, two family dwellings, and multi family dwellings at up to 5 dwelling units per net developable acre.
  - Makes centralized water and sewer required.
  - Prohibits commercial structures in the 100-year floodplain.
  - Sets a standard for walkways with street trees within parking lots.
  - Requires utilities serving the site to be located underground.
  - Sets a standard for side and rear yards that is 1/3 the sum of the height plus the width of the structure, but in no case less than 100 feet from a residential abutter.
  - Sets a size limit of 65,000 square feet for the first floor footprint for a commercial building unless it has direct access to US 23 or a commercial frontage road within 500' and parallel to US 23. This prohibits the new zoning for construction of "Big Box" retail outside of the US 23 corridor.
  - Adds three new findings required for approval in addition to three existing. They are:
    1. The proposed plan meets all of the design features required in this Resolution.

2. That the proposed development will be compatible in appearance with surrounding existing or proposed land uses.
  3. That the development promotes the efficient use of land and resources, promotes greater efficiency in providing public utility services and encouraging innovation in the planning and building of all types of development.
- Provides a system for expiration or modification of a final development plan.

### **III. Staff Findings**

Staff finds that the revised Article XV Planned Commercial and Office District is a modern, fully evolved Planned Unit Development Commercial district that takes advantage of all the latest statutes and case law of the state of Ohio, and provides the township with a better, more fair and functional process to obtain quality commercial results.

### **IV. Staff Recommendation**

Staff recommends **Approval** of the proposed text amendments to the DCRPC, Troy Township Zoning Commission, and the Troy Township Trustees.

### **Commission / Public Comment**

No one was present to represent the Township. There was no discussion.

***Mr. Miller made a motion to recommend approval of the proposed text amendments to Article XV of the Troy Twp. Zoning Code. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**31-05 ZON      Berlin Twp. Zoning Commission – Comp. Plan amendment-Fox Haven Farms tract 269 acres**

**Applicant:** Berlin Township Zoning Commission

**Request:** Review the Berlin Township Comprehensive Plan on Dunham Road pursuant to a requested zoning change by Fox Haven Farms (see DCRPC case # 29-05 Zon).

### **I. Staff Comments**

This request for review is made pursuant to a motion number BZC 05-10-05-02 by the Berlin Zoning Commission, related to zoning Case BZC 05-005.

There are three reviews.

**1. Case BZC #05-004A** is for 20.86 acres proposed for Planned Commercial. These lands lie along US 36/SR 37 and were recommended for future commercial use by the 1999 Berlin Township Comprehensive Plan, so no amendments to the Comprehensive Plan Recommended Land Use Map are needed.

**2. Case BZC 05-004-B** is for land parallel to US 36 and south of land in case BZC #05-004A. The tracts in question include approximately 26 acres of the Fox Haven Farms land. These lands are

currently zoned FR-1, which permits residential uses at one dwelling unit per acre. They were recommended on the 1999 comprehensive Plan for Residential Use at one dwelling unit per acre where they did not touch the state park, or one dwelling unit per two acres where they touched the state park.

The request is for future Planned Commercial on the Comprehensive Plan. The proposal is to build multi family condominiums at a density of five units per net developable acre parallel to US 36.

What has changed: In 1999 there was no hope for sewer service in this area, so densities were kept very low to reflect the need for on site sewage disposal systems and poorly percolating soils. In 2004 the County Commissioners prepared a preliminary report for a county sewer master plan, which shows northern Berlin and southern Brown Townships in a future sewer service area. Sewer service is essential to promote high-end commercial tax base along US 36 and to avoid further annexations. The Fox Haven Farms development is a total of 269.984 acres, and would be the keystone of such sewer extension to northern Berlin and southern Brown Township.

The Fox Haven Farms land is in a desirable location next to a four-lane divided federal highway on the corridor to Delaware from the I-71 interchange. Land speculators have owned the land for many years, so farming was clearly just a temporary use until sewer arrived, when it will be developed in some fashion. The applicant for rezoning in the instant cases before the Berlin Township Zoning Commission (Triangle Real Estate) will construct 50,000 feet of new sewer and two lift stations to service these lands and much of surrounding northern Berlin and southern Brown townships. This is in conformance with the Delaware County Sewer Master Plan Preliminary Report issued in 2004. Sewage will be pumped to the to the county treatment plant at Alum Creek. These additional costs for utilities extensions reinforce the notion that local zoning must be competitive in order to retain the land within the township.

The request for commercial use to permit condominiums on these lands is reasonable as a transition between commercial to the north and single family residential to the south, given the proximity to a high traffic, four-lane divided federal highway, proximity to established commercial uses to the east and west, and the allocation of sanitary sewer and all other current utilities such as gas, water, and electric.

The key to development of the land in the township is to find a balance of use and density that the township will find acceptable and that the developer perceives is an adequate return on his acquisition and development costs.

**DCRPC staff recommends amending the Berlin Township Comprehensive Plan map to show future planned commercial for the 26 acres proposed for rezoning located in a band approximately 700 feet wide parallel to US 36 south of the proposed commercial in case BZC 05-004A.**

**3. Case BZC 05-004-C:** This case concerns amendments to the Comprehensive Plan for approximately 222 acres of land currently zoned FR-1 and proposed for Planned Residential Development zoning for 245 homes. The lands encompass all of the Fox Havens Farms on the Dunham Road peninsula minus the land proposed for commercial zoning in the two cases listed above.

This land is all zoned FR-1, which allows residential use at a density of one unit per acre. The 1999 Berlin Township Comprehensive Plan recommends one unit per two acres for lands touching the state park to the west, and one unit per acre for lands that do not touch the state park, for reasons stated in the case above. This development, if approved, will bring sewer to northern Berlin and southern Brown Townships, so densities should be expected to be higher than on the 1999 Comprehensive Plan when there was no sewer service to this area. The request is for 1.25 units per net developable acre overall for the 222 acres. The land south of an east-west high-tension electric transmission line faces single-family homes and small farms on the east. Typical lot size for the houses on the east side of Dunham Road is one acre, but some are larger north of the electric transmission line.

The changes to the area since the adoption of the 1999 Berlin Township Comprehensive Plans have been covered in case II above.

These 222 acres of land lie between an imminent commercial corridor and established single-family residences on one-acre lots. Densities should be a compromise between those extremes.

## **II. Staff Recommendation**

DCRPC staff recommends to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees that the Berlin Comprehensive Plan **be amended** to show residential use at 1.5 units per net developable acre for lands north of the high tension electric transmission line and residential at one (1) unit per net developable acre for lands south of the electric high transmission line.

### **Commission / Public Comment**

Mr. Rick Gemienhardt (881 Africa Rd.) stated he was disappointed with the recommendation of the third case. He stated the guiding principal of the comprehensive land use plan is a lot like a lot of the other Townships. Page 15 of the Executive Section says “the 1999 Comprehensive Land Use Plan is intended to be the Township’s vision for the next 5 – 10 years. It is based upon economic and environmental conditions, availability of utilities, adequacy of roads and the values of the Township regarding density of housing and the look of the community when completely developed.” He agreed Mr. Laurien has done a good job imparting the reasons to change it based on sewer availability but that is only one part of the guiding principal. Mr. Genienhardt doesn’t see any economic peril to change and it certainly is environmentally safe for lower density than what is proposed. The roads are inadequate to handle more traffic (estimated 75-100 units more at 750 – 1000 more trips on US 36/37). The “values of the Township” part disturbs him. He doesn’t think there was one individual that came to advocate raising the density on the comprehensive land use plan, nor have they come to meetings to bring more housing. That has not been taken into consideration. The bottom line is the Township officials are placating to the developer who is going to bring sewer to the immediate area. He agrees Berlin Twp. would benefit from the availability of sewer. “During the Sewer Master Plan meetings, the break even was .7 units per acre. When you add this up it’s going to be twice that.”

Mr. Laurien stated that we were asked by the Township Planning and Zoning Committee to revisit this. He was asked over a year ago by Ken O’Brien and the other two trustees to revisit the Comprehensive Plan at the time of the Sewer Master Plan. They agreed sewer is an appropriate utility that the Township doesn’t have that it needs. Once sewer comes to this corridor it will be a prime corridor for development. The Berlin Twp. Planning and Zoning Committee voted to send this to the Zoning Commission. The Zoning Commission initiated the request to the RPC. Mr. Schmidt agreed there was not a dissenting vote at the Zoning Commission to initiate the request. Mr. Laurien stated that he does not feel that changes need to be



made overall but on a case-by-case basis.

**Mr. Miller made a motion to recommend approval that Berlin Comprehensive Plan be amended to show residential use at 1.5 units per net developable acre for lands north of the high tension electric transmission line and residential at one (1) unit per net developable acre for lands south of the electric transmission line. Mr. Gladman seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.**

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**32-05 ZON      Loch Lomond Farm Co. – Liberty Twp. – 8.046 acres from PC & PR to PERRC**

Ken Manning of the Loch Lomond Farm Co. is requesting a rezoning on behalf of the Cromwell Corporation, which owns 12.14 acres on the southwest corner of SR 315 and Manning Parkway, in Liberty Township. The applicant is requesting to rezone 8.05 acres [2.8 acres currently zoned Planned Commercial (PC) and 5.3 acres currently zoned Planned Residential (PR)] to PERRC for the construction of a 37,785 ft<sup>2</sup> assisted-living/nursing home facility.

**I.            Conditions**

**Present Zoning:** Planned Commercial (PC) and Planned Residential (PR)

**Proposed Zoning:** Planned Elderly or Retirement Residential Community (PERRC)

**Present Use:** Single-family residential farm with 2 existing cell towers

**Proposed Use:** Planned elderly assisted living and nursing home community

**School District:** Olentangy Local School District

**Utilities Available:** Del Co Water, Delaware County Sanitary Sewer

**Critical Resources:** Steep slopes (>20%) along 2 ravines, possible heritage site

**Soils:** GwB: Glynwood Silt Loam (2 to 6% slopes)

GwC2: Glynwood Silt Loam (6 to 12% slopes), eroded

LyE2: Lybrand Silt Loam (18 to 25% slopes), eroded

ScA: Scioto Silt Loam (0 to 2% slopes)

**II.            General**

This development, Loch Lomond Residence Village, is proposed to contain 72 bedroom units for elderly individuals. The applicant's proposal is to develop the 8.05-acre site with a two-story building that will offer a combination of services; 22 bedrooms for assisted living and 50 bedrooms for nursing home care. Assisted living will be located on the first floor of the proposed building with 436 square feet of living space per unit, containing a living room, bedroom and bathroom. Nursing home units are located on the second floor of the proposed building with 227 square feet of living space per unit containing a bedroom and bathroom.

In accordance with Section 11.02, Loch Lomond Farm Co. has pledged to maintaining occupancy of at least 80% of the occupied assisted living units with persons 55 years of age or older. Policies need to be adopted and published to ensure adherence to these occupancy requirements and verification procedures need to be put in place as part of the rezoning.

The proposed uses are permitted in Section 11.03 with a "state approved license for (both) assisted living (and) nursing home care." This license should be obtained and presented to the township prior to issuance of

any compliance certificates for the proposed land uses. Proposed support services are permitted in Section 11.04 as accessory uses.

The applicant indicates a gift shop on the first floor of the proposed building that should be limited to sale of “snack and non-alcoholic beverages” (NAICS 722213) and/or other products “specifically related to the convenience and care of the community of persons over 55” (Section 11.04). If additional items are desired for sale, the applicant should indicate such items on the development plan and request appropriate divergences from Liberty Township.

Section 11.12 (C, 2, e) requires a traffic impact analysis prior to final rezoning by a traffic engineer, showing the proposed traffic patterns. The applicant’s traffic engineer has projected that the development will result in 96 daily trip ends. The applicant should be aware that the Township standard would still require a traffic impact statement to be prepared prior to final rezoning approval due to the nature and size of the proposed use. Various off-site improvements will be required with the rezoning.

A portion of the 28.21-acre parcel to the west of this property was the subject of a multi-family rezoning case last month, where access may eventually be provided to the Woodlands of Loch Lomond to the west.

Surrounding land uses include a Delaware County Olentangy Environmental Control (OEC) sewage treatment facility to the east, single-family residential (Mount Air Subdivision) to the south, vacant lands owned by the applicant to the west and commercial offices (Fitch of Columbus) on the north side of Manning Parkway.

### **III. Conformance with Local Comprehensive Plan**

The 1995 Liberty Township Comprehensive Plan recommends this site for residential development at a density of 1 du/acre. The Draft 2005 Liberty Township Comprehensive Plan acknowledges the Planned Commercial (PC) zoning of 2.8 acres and 5.3 acres of Planned Residential (PR) zoning. Elderly housing would be an appropriate use relative to those existing zonings, but the density exceeds what was previously approved.

### **IV. Conformance with Development Standards**

The development plan shall incorporate the standards stated in Section 11.08. The following standards are not fully met. (The numbers correspond to Section 11.08 numbering.) Some divergences were requested.

1. **Access** – “Requires frontage on and direct access to, one or more dedicated improved public roads. Ideally, three means of ingress/egress should be provided for more than 50 units of housing.”

Staff Finding: The development plan indicates two ingress/egress access points on Manning Parkway. An additional right-in/right-out access point should be provided on State Route 315.

2. **Minimum tract size** – “40 acres, or as approved per plan.”

Staff Finding: This 8.05-acre site is a significant divergence from the 40-acre standard and the small lot size and its physical constraints may not accommodate the structures proposed.

3. **Density** – “Permitted (net) density – Maximum of 5 units per acre of next developable acre.”

Staff Finding: The net developable acreage calculations for this development are questionable. The submitted map does not properly indicate right-of-way along SR 315 and the site boundaries appear to be arbitrary. The applicant has presented a net developable acreage calculation that estimates 4.415 acres. According to Section 11.08 (3) this would only permit 22 units opposed to the proposed 72-unit facility. The net developable acreage calculations need to be revisited relative to nursing home needs. The proposed density will require a divergence.

8. **Minimum Side yards** – “shall equal one-third (1/3) the sum of the height and depth of the structure.”

Staff Finding: The proposed building appears to be 200 feet wide (“deep”) from the western parcel line. Considering the proposed height of the building at 46 feet, the formula would require 82 feet of setback where 15 feet is proposed. This is too great a divergence. If this building is proposed, additional land should be included in the rezoning request to the west to adequately provide for the required setback.

10. **Perimeter Area** – “No building, or parking shall be constructed within 100 feet of the perimeter property line of the overall PERRC tract.”

Staff Finding: The applicant is requesting divergences from this standard for the north and west parcel lines. The proposed 40-foot pavement divergence to the north along Manning Parkway appears to be appropriate with the proposed landscaping. The western line should be amended to meet the 82-foot setback previously mentioned. The western divergence should not be granted.

13. **Preservation Areas** – “Wetlands, steep (over 20%) slopes, forests, 100-year floodplains, ravines and noted wildlife habitat shall be preserved to the greatest extent possible.”

Staff Finding: The development plan indicates little consideration to the natural topography of this site. Considerable cut-and-fill and a retaining wall will be required to construct the proposed 37,785 square foot facility. A three-story building or several smaller structures may be more appropriate for this site.

16. **Building Design** – “The project architect shall give due regard to the footprint, building orientation, massing, roof shape, pitch and exterior materials to blend with other traditional historic architecture in the community or with the site. All residential roofs must be a minimum of 6/12 pitch, or as approved by plan.”

Staff Finding: The building does not fit the site. The radial spoke design juts west into a steep hillside. The wide two-story design results in wasted space under a tall roof. There is no fire access to the rear, which is needed to access the back side of the building. The building’s footprint is not workable on this site with very challenging topography.

The applicant should either (1) design a more compact footprint, using three stories to address these issues, or (2) a new site should be found for this use and building design.

The applicant is requesting a divergence from 6/12 roof pitch, which is reasonable but this building design needs too many other divergences.

17. **Building Height Limitations** (sections B and C) – Assisted living and nursing home facilities shall be a “maximum three-story, 40’ (tall) or as approved by plan.”

Staff Finding: The applicant is requesting a divergence to allow for the proposed 46-foot cupola that is located in the center of the proposed structure. This request is reasonable, if the Liberty Township Fire Department has no objections. However, the building should be redesigned as stated above.

23. **Supplemental Conditions and Safeguards** – “The Zoning Commission and/or Board of Trustees may impose additional conditions relating to the development with regard to the type and extent of the public improvement to be installed...”

Staff Finding: The Liberty Township Fire Department needs perimeter access to the entire building to provide appropriate fire safety. The applicant should work with the Fire Department to determine appropriate measures for providing access to the east and south sides of a revised building.

#### **V. Required Findings for PERRC**

The Zoning Commission and Trustees may approve an application requesting that property be included in the PERRC zoning district, provided they find that the proposed use complies with all of the following requirements:

1. That the proposed development is consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Resolution.

**Staff Finding:** No. Due to the considerable amount of divergence requests, this application does not appear to meet the intent of the PERRC district.

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

**Staff Finding:** No. The proposed use appears appropriate, but the development plan does not reflect the recommendations of the plan for this site related to density and preservation of hillsides.

3. That the proposed development advances the health, safety, and morals of the township and the immediate vicinity.

**Staff Finding:** No. Fire safety and traffic concerns are not properly accounted for and major consideration should be paid to impact on surrounding properties.

4. That the proposed plan meets all of the design features required in this Resolution.

**Staff Finding:** No.

5. That the proposed development is in keeping with the existing land use character and physical development potential of the area.

**Staff Finding:** No. The proposed building is not in character with the physical development potential of the area.

6. That the proposed development will be compatible in appearance with surrounding land uses.

**Staff Finding:** No. The building is out of scale with its relationship to surrounding land uses.

**VI. DCRPC Staff Recommendation**

DCRPC staff recommends **Denial** of the 8.05 acre rezoning from PR and PC to PERRC for Loch Lomond Farm Co. for the Loch Lomond Residence Village, to the Liberty Township Zoning Commission, Township Trustees and the DCRPC.

Staff encourages the applicant to work with county and township offices to resolve the above mentioned issues prior to resubmitting a rezoning request.

**Commission / Public Comments**

Mr. Ted Hardesty with the Edge Group, land planning group representing the applicant. He stated they began this process with some informal meetings with Township officials and tried to understand some of the important issues. Some of the key things that have driven this land plan is a real concern that this site is a gateway, not only to Liberty Twp. but to Delaware County. In doing that, the result is the open space in the 130' setback along SR 315. Using the preservation of the trees and the future retention area compliments the sanitary sewer facility on the east side of SR 315. The comments received early were favorable to this land use. The stone walls would be maintained and preserved for screening of the parking lot. The footprint of the building was designed for operational purposes. A central nursing area is at the center with views down the corridors. He stated they would work with the Fire Department with regards to the accesses to all parts of the building.

Mrs. Warthman asked if a Planned Commercial district would be more appropriate. Chairwoman Foust said no, PERRC was created for this purpose. There is a lot of resistance to rezoning anything else in that area to Planned Commercial simply because of what it could become. Even if this went to PC the applicant would still need setback divergences. The only thing that it would eliminate is the density question. All the other standards would still apply.

Mr. Laurien stated that the staff supports the use but it needs a smaller footprint.

Chairwoman Foust stated that a letter from the Liberty Twp. Fire Prevention office had concern that they would not have a way to get to the back of the facility. They want to see hard surface access.

***Mr. Miller made a motion to recommend denial based on staff comments. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**22-05 ZON      M/I Homes of Central Ohio – Genoa Twp. – 14.1 acres from RR to SR**

**I. Request**

The applicant, M/I Homes of Central Ohio, is requesting a 14.1-acre rezoning from RR to SR on behalf of

three separate land owners:

- Ruth C. Basom (parcel# 31731101026000) for ~3.0 acres w/ 2.021 acres remaining
- James & Jennifer McCann (parcel# 31731101025000) for 5.258 acres
- John L & Caryn J. Pacella (parcel# 31731101054000) for 5.876 acres

There was no signature on file to document that M/I Homes of Central Ohio is authorized by the current property owners to request this rezoning. Appropriate documentation should be submitted prior to the Genoa Township Zoning Commission meeting to hear this rezoning case.

## **II. Conditions**

**Location:** West side of Tussic Street Rd, ~ ½ mile south of Big Walnut Rd, Genoa Twp.

**Present Zoning:** Rural Residential (RR)

**Proposed Zoning:** Suburban Residential (SR)

**Present Use(s):** One single-family house (5580 Tussic Street Rd)

**Proposed Use(s):** 25 single-family residential lots

**Existing Density:** 1 du / 2 acres

**Proposed Density:** 1 du / 15,000 square feet (.34 acres)

**School District:** Westerville City School District

**Utilities Available:** Del-Co Water and County Sewer

**Critical Resources:** None

**Soils:** BeA: Bennington silt loam (0 to 2% slopes)

CaB: Cardington silt lam (2 to 6% slopes)

PwA: Pewamo silty clay loam (0 to 1% slopes)

## **III. Description**

The development plan indicates 24 lots on 14.1 acres. This is a gross density of 1.7 dwelling units per acre. This development includes the eastern extension of Upper Cambridge Way to Tussic Street Road. The development plan indicates 3.3 acres of open space to be used primarily for storm-water retention. The average lot size on the development plan is 16,350 ft<sup>2</sup>.

A stub street should be provided to the south to allow for a future connection to the 16.5 acre Backus parcel that is future development land. The development plan indicates a re-alignment of Tussic Street Road to resolve sight distance issues. The applicant should work closely with the Delaware County Engineer's Office to ensure that the re-alignment meets their standards.

The 1999 Genoa Township Comprehensive Plan labels this site in Planning Area 1. This area is recommended for residential development at densities no greater than 1.8 du / acre. This application conforms to the recommendations of the comprehensive plan.

Surrounding land uses include Covington Meadows Subdivision to the north, the Cambridge Subdivision to the west, Medallion Estates Subdivision to the east and a 16.5 acre agricultural field to the south. This rezoning would match the character of the immediate vicinity.

## **IV. Staff Recommendations**

The Suburban Residential district is not a planned zoning district. This allows fluctuation in design through the subdivision process. The applicant is not locked into developing the site with this design, so staff would recommend the issues mentioned above be addressed prior to subdivision sketch plan application.

Staff recommends **Conditional Approval** of this rezoning case from RR to SR for M/I Homes of Central Ohio to the DCRPC, the Genoa Township Zoning Commission and the Genoa Township Trustees, *provided that appropriate documentation is submitted to demonstrate that the applicant is acting on behalf of the three current property owners.*

**Commission / Public Comment**

Mr. Jack Reynolds, attorney with Smith & Hale, was present to represent M/I Homes and the three property owners. They have received the signed releases from the three property owners after the application was filed, so he presented Mrs. Warthman with a copy of the releases. He stated that he would look at the possibility of the south stub street. They would also work with the County Engineer on Tussic Street realignment.

Mrs. Warthman stated that this particular suburban residential zoning does have a requirement for the development plan to be maintained because they are requesting reduced setbacks and reduced lot sizes.

***Mr. Miller made a motion to recommend conditional approval of the request by M/I Homes, subject to staff comments and Mrs. Warthman's approval of the authority of M/I Homes to act on behalf of the applicant. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**33-05 ZON      Concord Twp. Zoning Commission – text amendments**

**Applicant:** Concord Township Trustees  
**Request:** Various Text Amendments

This submission text is the product of an update by members of the Zoning Commission and Trustees assisted by DCRPC.

The principle amendment is the adoption of a new Article VII, Planned Residential Conservation Development (PRCD), which is an overlay district that enables Conservation Subdivisions within the FR-1 district as a permitted use with an administrative development plan review.

The second significant amendment is the adoption of a new model code for treatment of telecommunication towers, done by DCRPC with the County Prosecutor's assistance. This is intended to become the standard code for all townships for cell towers and their regulation and exemptions.

**I.                      The amendments**

**The proposed zoning amendments would:**

1. Amend the Table of Contents to include the Title for Article VII PRCD.
2. Add additional text definitions to Article IV and modify or delete definitions.

3. Amend Article V to list a new Planned Residential Conservation District.
4. Amend Article VI to include a new section 6.031 Telecommunication Towers pursuant to Ohio Revised code 519.211, and delete Section 8.04 (g), 9.04 (e), 10.04 (h), and 11.04 (d) Cellular Towers.
5. Add a new Section 6.032 to regulate public utility transportation companies engaged in the transport of persons or property as provided in Ohio Revised Code 519.211 (C).
6. Add a new Article VII Planned Residential Conservation (Overlay) District (PRCD). Designate FR-1 zoned territory as eligible for PRCD Conservation Subdivisions.
7. Amend Article VIII Farm Residential district to:
  - a. Permit Conservation Subdivisions as governed by the PRCD within the FR-1 District.
  - b. Create an exception to the 1.5 acre minimum lot size in the FR-1 district for lots within an approved Planned Residential Conservation District, where lot size is governed by Article VII, and approved according to a development plan

## **II. Staff Comments**

These changes were drafted by DCRPC staff at the request of the Concord Township Trustees and have been thoroughly reviewed and approved for initiation by the County Prosecutor.

At a public meeting May 23, 2005, there were four areas of concern. Staff would suggest these concerns be remedied by the Zoning Commission revising the proposed text amendments at their meeting of June 6, 2005 as follows:

1. **Section 7.06 (E) Prepare Application and Final Development Plan.** Insert language after the first full paragraph as follows:

*“The applicant may, if he chooses, submit a preliminary development plan to test the appropriateness of his design and his general attention to the development standards of Section 7.07 prior to submitting a final development plan. Such preliminary development plan may be reviewed by the Zoning Commission and/or the Trustees, who may comment on the record to the applicant. If the Township holds public hearings to review the preliminary development plan they shall comply with Ohio’s open meeting law and abutting property owners shall be notified.”*
2. **Section 7.06 (G) Action by the Township Zoning Commission.** Change the language to state:

*“that the application and plan comply with the standards of Section 7.07 and the process provisions of Article VII.”*
3. **Section 7.07 (B) (1) Open Space.** Change the first sentence to read:

*“At least ~~twenty five~~ fifteen (15%) percent of the minimum required open space shall be*



suitable for active recreation...”

4. **Section 7.07 (N) Minimum Lot Width at the building Line.** Change the minimum lot widths to read as follows:
  - a.) 80’ lot widths may be used for a maximum of 30% of the total single family lots.
  - b.) 90’ lot widths may be used for a maximum of 30% of the total single-family lots.
  - c.) 100’ or wider lots shall be used for at least 40% of the total single-family lots.

**III. Staff Recommendation**

Staff recommends **Conditional Approval** of the proposed zoning text amendments, *subject to the four revisions cited in item (II) above* to the DCRPC, the Concord Township Zoning Commission, and the Concord Township Trustees.

**Commission / Public Comment**

There was no one present to represent the applicant

*Mrs. Warthman made a motion to recommend conditional approval of the proposed zoning text amendments, subject to staff comments. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**V. SUBDIVISION PROJECTS**

**Preliminary**

**15-04.2 T Whisper Trace, Section 2 – Concord Twp. - 18 lots / 44.75 acres**

**Applicant:** William H. Adams  
**Engineer:** John Piccin

**I. Staff Comments**

The applicant has requested a 90-day tabling to address issues raised by the Technical Review Committee. The application has not been previously tabled.

**II. Staff Recommendation**

Staff recommends *Approval* for the 90-day tabling of the preliminary plan of **Whisper Trace, Section 2** to the RPC.

**Commission / Public Comment**

*Mr. Miller made a motion to approve the 90-day table request for Whisper Trace, Section 2. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**16-05 Willow Creek – Harlem Twp. - 04 lots / 13.20 acres**

**I. Conditions**

**Applicant:** Michelle Parks  
**Subdivision Type:** Single-family Residential (CAD)  
**Location:** 5120 Harlem Road, Harlem Twp.  
**Current Land Use:** Single family residence, woods  
**Zoned:** Farm Residential District (FR-1)  
**Utilities:** Del-Co water and individual on-lot sewage systems  
**School District:** Big Walnut  
**Engineer:** Mike Williamson, P.E., Cornerstone Engineering

**II. Staff Comments**

Willow Creek is a proposed 4-lot CAD subdivision on 13.2 acres. It is located on the west side of Harlem Road approximately ½ mile north of Center Village Road. There is an existing house on the site that will remain on the proposed frontage lot (2.683 acres), but the existing driveway will be removed with access coming from the CAD only. The site is wooded and generally drains from east to west. Lot 2 and 3 are each 2.509 acres and the back lot is 5.337 acres. The CAD runs along the north side of the lots and will be owned by all four lots.

This site was recently rezoned to FR-1 (RPC # 58-04 zon) to allow 2+ acre lots. Much of the surrounding area is still zoned AR-1. Surrounding land use includes agriculture and single family residential on large lots.

*A technical review was held on May 17, 2005, after which the applicant has addressed all of the required changes.*

**III. Staff Recommendation**

Staff recommends *Preliminary Approval* of **Willow Creek**, to the DCRPC.

**Commission / Public Comment**

Mrs. Karen Coffman of Scioto Land Surveying Service was present.

*Mr. Ward made a motion for Preliminary approval of Willow Creek Subd., seconded by Mr. Miller. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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15-05                    **Murphland – Kingston Twp. - 04 lots / 19.70 acres**

**I. Conditions**

**Applicant:** Richard Murphy  
**Subdivision Type:** Single-family Residential (CAD)  
**Location:** South side of Beacom Rd, approximately 3000' west of SR 61, Kingston Twp.  
**Current Land Use:** Agriculture  
**Zoned:** Farm Residential District, (FR-1)  
**Utilities:** Del-Co water and individual on-lot sewage systems  
**School District:** Big Walnut  
**Engineer:** Michael A. Fantin, P.E., EM Engineering

**II. Staff Comments**

Murphland subdivision contains 4 lots on 19.7 acres. It is located on the south side of Beacom Road

approximately 3000' west of SR 61. The lots all access an 1100' common access drive and utilize individual on lot sewage disposal systems and Del-co water. A swale runs through the site from northeast to southwest. Lot 2 (2.299 acres) is the most impacted by the swale, but the proposed house and treatment system are located outside the drainage course. Lot 4 (7.548 acres) is the frontage lot and also includes ownership of the CAD (1.568 acres). Lot 1 is the smallest lot (1.951 acres) and Lot 3 at the rear of the subdivision is the largest (7.77 acres).

The site is zoned Farm Residential which requires a minimum lot size of 1.951 acres. Surrounding land use is predominantly agriculture with scattered single-family residents along Beacom Road.

*A technical review was held on May 17, 2005, after which the applicant has addressed all of the required changes.*

### **III. Staff Recommendation**

Staff recommends *Preliminary Approval* of **Murphland Subdivision**, to the DCRPC.

### **Commission / Public Comment**

Mr. Mike Fantin of EM Engineering was present to represent the applicant.

*Mr. Miller made a motion for Preliminary Approval of Murphland Subd. Mr. Spanner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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## **14-05                    Olentangy Crossings South – Orange Twp. -43 lots / 41.34 acres**

**Applicant:** Planned Communities Development T, LLC  
**Subdivision Type:** Single-family Residential and Commercial  
**Location:** West side of U.S. 23, north of Home Road, Orange Twp.  
**Current Land Use:** Vacant  
**Zoned:** Single Family Planned Residential District (SFPRD),  
Planned Commercial (PC) and Farm Residential (FR-1)  
**Utilities:** Del-Co water and public sanitary sewer  
**School District:** Olentangy  
**Engineer:** Floyd Browne Group

### **Staff Comments**

The proposed development contains 41 single-family lots on 34.127 acres (.83 units per acre) and two commercial lots on 7.209 acres along the U.S. 23 frontage. This development is an extension of Olentangy

Crossings, which received approval of its revised preliminary in April of 2005. As part of the revision, the access to Olentangy Crossings South, Old Ironside Lane, was extended to the site. An east/west road, Long Branch Run, extends to the west, intersecting with three small stub streets to the south. Thirty-eight lots are in this part of the subdivision, at an average size of one-third of an acre. Four large lots, each at least 3-acres in size, are accessed via a Common Access Drive extending from the end of the western-most stub street. Two lots take access directly from the CAD while two lots have an access easement across the other lots.

Land to the west is owned by Preservation Parks of Delaware County and is intended to be a passive natural area with no public access. Access for maintenance is provided from the subdivision to the north.

The commercial lots (Section 2) will be accessed via a private road with a right-in/right-out on U.S. 23. The lots will also be accessed from a rear access road, Artesian Run, which will be built with Section 1.

***A technical review was held on May 17, 2005, after which the applicant has addressed all of the required changes except the following:***

1. Barricade at the end of Artesian Run should not be labeled “Permanent”.
2. Point Bluff Drive should be labeled as “Private” on the plan.
3. Parcel “hooks” on lot 39 and lot 41 are incorrect.

#### **Staff Recommendation**

Staff recommends *Conditional Preliminary Approval* of **Olentangy Crossings South** to the DCRPC, subject to staff comments.

#### **Commission / Public Comment**

Mrs. Tiffany Jenkins of Floyd Browne Group and Mr. Jack Brickner of Planned Communities were present. Mrs. Jenkins stated they agreed with the staff recommendations. ODOT has agreed with the proposed right in / right out.

Mr. Ward expressed his concerns with the single access. Mrs. Jenkins stated that the project would be a gated community for the single family homes and there are some wetlands and streams that they would like to protect as part of the environmental permitting. Mr. Ward asked if additional accesses are required. Mr. Laurien stated that if a project has more than 15 lots additional accesses are considered. Mrs. Jenkins stated that the Fire Department has approved the single access. There are several steep ravines to preserve.

Mr. Brickner stated that they have met several times with the Fire Dept. and have received its approval. Mr. Gladman agreed that there were no comments on an additional access and it is in compliance with the development plan.

***Mr. Shoaf made a motion for conditional Preliminary approval of Olentangy Crossings South, subject to technical review comments 1, 2 and 3. Mr. Gladman seconded the motion. VOTE 18 For, 5 Opposed. Motion carried.***

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**Preliminary/Final**      (none)

**CONSENT AGENDA**

**Final**

**19-04.1.A      McCammon Estates, Section 1, Phase A – Orange Twp. - 35 lots / 19.08 acres**

**I.      Conditions**

- Applicant:** M/I Homes of Central Ohio, LLC
- Subdivision Type:** Single-family Residential
- Location:** 3290 and 3350 E. Orange Road, Orange Twp.
- Current Land Use:** 2 Single family residences, agriculture, and vacant land
- Zoned:** Single Family Planned Residential District, (SFPRD)
- Utilities:** Del-Co water and County sewer
- School District:** Olentangy
- Engineer:** EMH&T

**II.      Staff Comments**

McCammon Estates is a proposed 171-lot subdivision on 100 acres (1.71 du/acre) on the south side of Orange Road approximately 1 mile east of South Old State Road. Section 1, Phase A is the northern portion of the development along Orange Road and includes 35 lots on 19.08 acres. Walker Wood Blvd will be constructed along the west side opposite Abbey Knoll Drive to the north. McCammon Estates Drive is a cul-de-sac extending to the east. Wind Drive is a loop street on the north side of McCammon Estates Drive. A 3.645 acre open space reserve runs along the east side of Walker Wood Blvd, south side of Orange Road, and the east side of this Section. A public access easement is provided along Orange Road for a possible future Bike path. Lots are typically 12,000 to 13,000 s.f. and will be served by Del-co water and County sewer.

The site contains 2 existing residences (to be removed prior to Phase 3 platting). An overhead electric power line is to the south of this phase and the site of a future Olentangy middle school is to the west. The land to the east backs up to I-71 and is undeveloped. McCammon Estates received preliminary plan approval in June 2004 and amended plan approval in April 2005.

*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 **McCammon Estates, Section 1, Phase A**, to the DCRPC.

**Commission / Public Comment**

*Mr. Miller made a motion for Final approval of McCammon Estates, Section 1, Phase A. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**17-03.2      T      Jersey Acres, Section 2 – Trenton Twp. - 02 lots / 31.55 acres**

**Applicant:** Theodore Uvitus

**Engineer:** Karen Coffman, Scioto Land Surveying Service

**I. Staff Comments**

This development was given preliminary approval with 3 lots. The applicant has proposed to combine the back two lots. The applicant is requesting a 90-day tabling to modify the CAD plans and location of the proposed treatment systems appropriately.

**II. Staff Recommendation**

Staff recommends *approval* of the 90-day tabling request for **Jersey Acres, Section 2**, to the DCRPC.

**Commission / Public Comment**

*Mr. Miller made a motion for approval of the 90-day tabling of Jersey Acres, Section 2. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**VI. EXTENSIONS**

**34-04.1.A Tartan Fields, Sections 20 & 21 – Concord Twp. - 98 lots / 66.38 acres**

**Applicant:** Saunders Enterprises

**Engineer:** Kevin Kershner, RD Zande

**I. Staff Comments**

Preliminary approval for Tartan Fields, Sections 20 & 21 was given May 27, 2004. The applicant is currently requesting a 6-month extension because of construction delays. This application has not had any previous extensions.

**II. Staff Recommendation**

Staff recommends *approval* of the 6-month extension for **Tartan Fields, Sections 20 & 21** to the DCRPC.

**Commission / Public Comment**

*Mr. Ward made a motion for approval of the 6 month extension of Tartan Fields, Sections 20 and 21. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**14-04 The Preserve at Seldom Seen – Liberty Twp. - 39 lots / 44.28 acres**

**Applicant:** Romanelli & Hughes

**Engineer:** Kevin Kershner, RD Zande

**I. Staff Comments**

Preliminary approval for The Preserve at Seldom Seen was given May 27, 2004. The applicant is currently requesting a 6-month extension to resolve sanitary engineering issues related to upgrading the existing lift station in Woods on Seldom Seen. This application has not had any previous extensions.

**II. Staff Recommendation**

Staff recommends *approval* of the 6-month extension for **The Preserve at Seldom Seen** to the DCRPC.

**Commission / Public Comment**

*Mr. Ward made a motion for approval of the 6 month extension of The Preserve at Seldom Seen. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**18-04                    Olentangy Falls – Liberty Twp. - 132 lots / 211.50 acres**

**Applicant:** Planned Communities

**Engineer:** Tiffany Jenkins, Floyd Browne

**I. Staff Comments**

Preliminary approval for Olentangy Falls Subdivision was given May 27, 2004. The applicant is currently requesting a 6-month extension to resolve final engineering issues. This application has not had any previous extensions.

**II. Staff Recommendation**

Staff recommends *approval* of the 6-month extension for **Olentangy Falls** to the DCRPC.

**Commission / Public Comment**

*Mr. Ward made a motion for approval of the 6 month extension of Olentangy Falls. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**VII.        OTHER BUSINESS    (none)**

**VIII.      POLICY / EDUCATION DISCUSSION    (none)**

**IX.        RPC STAFF AND MEMBER NEWS    (none)**

*Mr. Miller made a motion to adjourn the meeting at 8:35 p.m. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

***The next meeting of the Delaware County Regional Planning Commission will be Thursday, June 30, 2005, 7:00 PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G35,***

***Delaware, Ohio 43015.***

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*Kolby Faust, Chairwoman*

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*Stephanie Mallack, Executive Administrative Assistant*