



# Delaware County Regional Planning Commission

109 North Sandusky Street  
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www.dcrpc.org

Scott B. Sanders, AICP  
Executive Director

## **\*MINUTES\***

**Thursday, May 26, 2016 at 7:00 PM**  
**Frank B. Willis Building, 2079 US 23 North, Conference Room,**  
**Delaware, Ohio 43015**

### **I. ADMINISTRATIVE BUSINESS**

- Call to order
- Roll Call
- Approval of April 28, 2016 RPC Minutes
- Executive Committee Minutes of May 18, 2016
- Statement of Policy

### **II. VARIANCES**

11-16.V Fourwinds Drive – Berk./Berlin Twp.’s – Sec. 102.05 – requesting overall Preliminary approval

### **III. ZONING MAP/TEXT AMENDMENTS**

10-15b ZON Evans Farm Land Development Co. LLC – Orange Twp. – 6 acres from FR-1 to PCD

### **IV. SUBDIVISION PROJECTS**

#### **Preliminary**

		<b>Township</b>	<b>Lots/Acres</b>
11-16	Fourwinds Drive	Berkshire/Berlin	04 lots / 114.2 acres

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

#### **Final**

07-14	Tanger Outlets	Berkshire	01 lot / 70.433 acres
01-16	Hogback Bay	Brown	04 lots / 16.256 acres
17-14	Slate Ridge Commercial South	Orange	02 lots / 16.42 acres

**T=TABLED, W=WITHDRAWN**

### **V. EXTENSIONS** (none)

### **VI. OTHER BUSINESS**

- Consideration for Approval: Audit expenses \$2,460.00
- Consideration for Approval: Initiation of the revisions to the Subdivision Regulations

### **VII. POLICY / EDUCATION DISCUSSION** (none)

### **VIII. RPC STAFF AND MEMBER NEWS** (none)

**I. ADMINISTRATIVE BUSINESS**

▪ **Call to Order**

Chairman Stites called the meeting to order at 7:00 p.m.

▪ **Roll Call**

Representatives: Jim Nelson, Jeff George, Chet Heid, Fred Fowler, Gary Merrell, Jeff Benton, Michael Frommer, Joe Shafer, Jon Trainer, Dave Stites, Bill Thurston, Dan Boysel, Mike Dattilo and Doug Price. Alternates: Mike Rogich, John Piccin, Michelle Boni, and Josh Vidor. Staff: Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the April 28, 2016 RPC Minutes**

*Mr. Merrell made a motion to Approve the minutes from the last meeting. Mr. Benton seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

▪ **May 18, 2016 Executive Committee Minutes**

1. **Call to order**

Chairman Stites called the meeting to order at 8:45 a.m.

2. **Approval of Executive Committee Minutes from April 20, 2016**

*Mr. Merrell made a motion to Approve the minutes from the April 20<sup>th</sup> meeting. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

3. **Position Elections**

*Mr. George made a motion to elect individuals to the following positions: Dave Stites, Chairman, Jeff George, Vice Chair, Susan Kuba, 2<sup>nd</sup> Vice Chair, Mike Frommer, Member-At-Large. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried. Mr. Merrell will serve as Commissioner member appointed by the Delaware County Commissioners.*

These positions are held for 1 year.

4. **New Business**

- Financial / Activity Reports for April 2016

REGIONAL PLANNING RECEIPTS		APRIL	YTD TOTAL
General Fees (Lot Split)	(4201)	\$615.00	\$3,140.00
Fees A (Site Review)	(4202)	\$1,200.00	\$2,400.00
Insp. Fees (Lot Line Transfer)	(4203)	\$500.00	\$2,000.00
Membership Fees	(4204)	\$34,071.00	\$217,887.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$1,450.00	\$23,650.00

Charges for Serv. B (Final. Appl.)	(4231)	\$50.00	\$25,392.10
Charges for Serv. C (Ext. Fee)	(4232)		\$150.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$400.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$900.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$600.00
<b>OTHER DEPT. RECEIPTS</b>			
Health Dept. Fees	(4242)	\$910.00	\$2,190.00
Soil & Water Fees	(4243)	\$900.00	\$2,925.00
<b>MISCELLANEOUS REVENUE</b>			
Other Reimbursements	(4720)		
Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)		\$299.20
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
<b>TOTAL RECEIPTS</b>		\$39,896.00	\$281,933.30

<b>Balance after receipts</b>	<b>\$945,363.36</b>
<b>Expenditures</b>	<b>- \$ 34,677.77</b>
<b>End of April balance (carry forward)</b>	<b>\$910,685.59</b>

*Mr. George made a motion to Approve the financial reports as presented for audit. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- Site Review – none for May
- May RPC Preliminary Agenda
  - 1.) Variance – Fourwinds Drive – requesting overall Preliminary approval
  - 2.) Rezoning: none
  - 3.) Preliminary:
    - Fourwinds Drive – Berkshire / Berlin Twp.’s – 04 lots / 114.2 acres
  - 4.) Preliminary/Final: none
  - 5.) Final:
    - Tanger Outlets – Berkshire Twp. – 01 lots / 70.433 acres
    - Hogback Bay – Brown Twp. – 04 lots / 16.256 acres
    - Slate Ridge Commercial South – Orange Twp. – 02 lots / 16.42 acres
- Audit Report
 

Mr. Sanders explained that the Audit has been completed and the Committee was copied on the email with the findings. In response to the time frame of deposits of money collected by the RPC, a procedure was adopted at the April 28, 2016 RPC meeting. The Auditor also noted that any funds collected on behalf of the SWCD or Health Department should be paid back to that department in the year it was collected. There were no other issues raised, therefore, the Committee agreed to waive the post audit conference.
- Audit Expense - \$2,460.00

*Mr. George made a motion to recommend Approval of the \$2,460.00 expenditure for the Audit.*

***Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

- Director's Report
  - 1.) Sunbury Comprehensive Plan - Finalized maps for a complete draft. They may initiate at the Zoning Commission this month or next;
  - 2.) Attended trails planning meeting in Liberty Township on 4/21;
  - 3.) Attended ODOT open house for the 36/37/71 interchange project on 4/28;
  - 4.) Attended MORPC luncheon, worked with Economic Development on a promotion in the program;
  - 5.) Attending Central Ohio GIS Users Group with Da-Wei later today (4/18)
  - 6.) Attending Planning and Zoning conference in Columbus on Friday, (4/20);
  - 7.) Discussed Evans Farms phasing and benchmarks with their engineer;
  - 8.) Continued sending Annual Report links and Demographic information to media contacts.

**5. Old Business**

- Subdivision Regulations

Mr. Sanders distributed the proposed amendments to the Subdivision Regulations. The Committee agreed to recommend to initiate the revisions at the May 26<sup>th</sup> RPC meeting.

**6. Other Business** (*none*)

**7. Personnel**

Mr. Sanders stated that the Planner I / GIS Operator position was posted and he has begun the interviews.

**8. Adjourn**

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

**The next regular Executive Committee meeting will be Wednesday, June 22, 2016 at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.**

- **Statement of Policy**

As is the adopted policy of the Regional Planning Commission, all applicants will be granted an opportunity to make their formal presentation. The audience will then be granted an opportunity to 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

### 11-16.V Fourwinds Drive – Berkshire/Berlin Twp.’s – Sec. 102.05 – requesting overall Preliminary approval

**Applicant:** Brookdoc, LLC.

**Engineer:** CEC Inc.

#### I. Request

The applicant is requesting a variance from **Section 102.05 Application Process and Fees** of the Delaware County Subdivision Regulations in order to receive overall Preliminary approval of a northern extension of Four Winds Drive without requiring per lot fees or detailed development plans for future development along the road. Due to the size of the project, the applicant is requesting overall approval prior to individual submissions.

The proposed subdivision is located on the North side of US 36/SR 37 off Fourwinds Drive extension, east of N. 3 B’s and K Road.

#### II. Facts

1. The applicant provided the required base fee for Preliminary submissions and included detail for the specific road extension as well as Preliminary Engineering for the road;
2. A Sketch Plan was performed on the site in April, 2016 and comments were submitted to the applicant;
3. The area is subject to an overlay zoning of the area and will require a Development Plan to be approved by the Township Zoning Commission;
4. All future development areas will be required to submit Preliminary plans and appropriate fees;
5. The traffic study for this project is currently under review by the County Engineer’s office to determine the proper cross-section and geometry based on existing and projected traffic;
6. This type of variance has been used previously on Golf Village (formerly Liberty Twp.), Scioto Reserve (Concord Twp.), and Glen Oak (Orange Twp.).

#### III. Criteria For a Variance

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

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

**Applicant’s Response:** *“Civil and Environmental Consultants is requesting a variance to the 2007 Subdivision Regulations Section 102.05 Application Process and Fees on behalf of Brookdoc Investments LLC. The variance*

*specifically requests that the application fees per lot and/or per acre for the proposed Fourwinds Drive roadway extension be waived at this time and those application fees be assessed to the future developments on the proposed lots when Preliminary Plans are submitted for those developments. If approved, the application fee will be \$400.00 for this submittal.”*

**Staff comments:** *Staff is comfortable with the studies that will ensure the road is built properly for the anticipated traffic. If the plat for the road precedes plats for the development areas, the county will ensure that access management is recorded as part of the right-of-way plat. Since these future development will also be reviewed through the subdivision process, the health, safety, and welfare will continue to be considered.*

#### **IV. Staff recommendations**

DCRPC staff recommends *Approval* the variance request from Sec. 102.05 for **Fourwinds Drive** based on the findings of fact.

#### **Commission / Public Comments**

Mr. Joe Ciminello was sworn in by Chairman Stites. Mr. Ciminello stated that they will continue working with Mr. Sanders and the County Engineers office. He also stated that they are in contract with the property to the north for the further extension of Fourwinds Drive.

***Mr. Benton made a motion to Approve the variance request of Fourwinds Drive for preliminary overall approval based on findings of fact. Mr. Price seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Berkshire and Berlin Twp.). Motion carried.***

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### **III. ZONING MAP/TEXT AMENDMENTS**

**10-15b ZON      Evans Farm Land Development Co. LLC – Orange Twp. – 6 acres from FR-1 to PCD**

#### **I. Request**

The applicant Evans Farm Land Development Co. LLC., is requesting a 6-acre rezoning from FR-1 to PCD to increase the acreage of a previous rezoning case.

#### **II. Conditions**

**Location:** north of Lewis Center Rd., east of the CSX/Norfolk Southern Railroad

**Present Zoning:** Farm Residential (FR-1)

**Proposed Zoning:** Planned Commercial and Office District (PCD)

**Present Use(s):** agricultural, scattered single family homes

**Proposed Use(s):** commercial and office establishments permitted in PC district

**Existing Density:** 1 du / acres

**Proposed Density:** N/A

**School District:** Olentangy Local School District

**Utilities Available:** Del-Co Water and central sanitary sewer

**Critical Resources:** none

**Soils:** PwA Pewamo Silty Clay Loam 0-1% slope

BoA Blount Silt Loam 0-2% slope

**III. Issues**

In April, 2015, the Regional Planning Commission reviewed and recommended Conditional Approval of a large rezoning known as the Evans Farm Town Center. The proposal includes 418.8 acres of Single-Family Planned Residential uses and 135.1 acres of Planned Commercial and Office uses including some mixed-use multi-family development. Those proposals have been recommended for approval with conditions by the Orange Township Zoning Commission and will be scheduled for review by the Orange Township Trustees.

Although the main access to the development is from Lewis Center Road, the previous review did not include a 6-acre parcel in the center of the Lewis Center Road frontage (1791 Lewis Center Road). At the time, the applicant did not have approval to include the parcel as a part of the rezoning package. That issue has been resolved and the applicant wishes to add the parcel to the Development Plan.

The previous plan showed this six acres as effectively blocking a private street which would bisect the “Planned Commercial C” sub-area. The southern portion of the site would have been “open space/water feature” while the northern half would be part of the southern commercial area of the town center. With the addition of this acreage, the private drive can be shown connecting the two north/south roads. It also allows a full landscape design of Lewis Center Square, which will serve as an open space entry feature along Lewis Center Road. All requirements for the adjacent commercial areas will apply to this acreage as well. Open space calculations will be included in the overall open space requirements.

**IV. Staff Recommendations**

Staff recommends **Conditional Approval** of the zoning request by Evans Farm Development Co. LLC. for 6 acres to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to:*

1. *Approval of this acreage either prior to approval of the overall PC rezoning application.*

**Commission / Public Comments**

Mr. Tony Eyerman was present to represent Evans Farm Development Co. LLC.

*Mr. George made a motion to recommend Conditional Approval of the rezoning request by Evans Farm Development for 6 acres, subject to:*

1. *Approval of this acreage either prior to approval of the overall PC rezoning application.*

*Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**IV. SUBDIVISION PROJECTS**

**Preliminary**

11-16                      Fourwinds Drive - Berkshire/Berlin Twp.'s - 04 lots / 114.2 acres

**I. Conditions**

- Applicant:** Brookdoc Investments, LLC.
- Subdivision Type:** Residential
- Location:** north side of US 36/SR 37, east of 3 B's & K Road
- Current Land Use:** Vacant, former agricultural
- Zoned:** Planned Commercial & Office District, subject to the Planned Mixed Use Overlay
- Zoning Approval:** April 11, 2005

**Utilities:** Del-Co water and public sanitary sewer  
**School District:** Olentangy  
**Engineer:** CEC Inc.

**II. Staff Comments**

This project primarily includes the extension of Fourwinds Drive from its current terminus approximately 2,100 feet north. This road will eventually turn and align with 3 B's and K Road. As identified in the township's Comprehensive Plan and county planning documents, this road will become the primary route carrying traffic from 3 B's and K down to the existing signalized intersection at Fourwinds and 36/37. Then Fourwinds will continue south through new development before realigning with 3 B's and K to the south near Sherman Road.

The intent is to begin planning for the road while continuing to review the four development quadrants, which are all currently intended to be residential in nature. The area is subject to the Planned Mixed Use District overlay, which requires Development Plan approval in Berkshire Township. To date, no specific plans have been approved. Ideally, some or all of those developments will "catch up" to the development of the road, allowing road engineering and stormwater to be planned for and addressed in a comprehensive manner.

As noted, this proposal requires a Variance since the surrounding development is not included. Staff is satisfied that the road will be reviewed in a sufficient manner to ensure it is built for the projected traffic generated by the project as well as background traffic that will utilize it.

*A technical review was held on May 17, 2016, after which the applicant has addressed all of the required changes.*

**III. Staff Recommendation**

Staff recommends *Conditional Overall Preliminary Approval* of **Fourwinds Drive** to the DCRPC, *subject to the approval of the Variance.*

**Commission / Public Comments**

*Mr. Price made a motion for Overall Preliminary Approval of Fourwinds Drive. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**Preliminary/Final** (none)



**CONSENT AGENDA**

**Final**

**07-14                   Tanger Outlets – Berkshire Twp. - 01 lot / 70.433 acres**

**I.                   Conditions**

- Applicant:** Columbus Outlets LLC.
- Subdivision Type:** Commercial
- Location:** south side of US 36/SR 37, east of I-71
- Current Land Use:** Vacant with some woods
- Zoned:** A-1 and Planned Commercial and Office
- Zoning Approval:** May 23, 2013
- Preliminary Approval:** May 29, 2014
- Utilities:** Del-Co water and proposed public sanitary sewer
- School District:** Big Walnut
- Engineer:** EMH&T

**II.                  Staff Comments**

This subdivision proposal allows for the initial development of land zoned for Planned Commercial and Office use including the location of the Simon/Tanger outlet mall. It involves both the Fallon Gilbert 155-acre parcel, zoned PCD and the 59-acre Igo piece to the north, currently zoned A-1. Wilson Road has been extended south from its current intersection at US 36/SR 37 via easement across the Igo property. The road will continue in dedicated right-of-way through the Fallon Gilbert property to the southern property line, ending in a temporary T-turnaround.

A new road connects to the existing southern access road utilized by A. D. Farrow Harley-Davidson site. This access road allows traffic to exit those sites and use the traffic signal at Wilson Road. The plan also shows a private road travelling directly south of the A.D. Farrow property to the mall site. This will serve as an emergency access as well as an additional access road. At 36/37 east-bound, a new, dedicated continuous right turn has been added.

A major feature of the improvements is the intersection of Wilson Road and the access to the mall access road. This intersection is located such that it is not under the high-tension power lines and also avoids an existing gas line that crosses the property. The new roads have been built with sidewalks on one side and a larger multi-use path along the west side of Wilson Road. The northern section of Wilson Road is a 92-foot-wide seven lane section.

**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 **Tanger Outlets** to the DCRPC.

**Commission / Public Comments**

***Mr. George made a motion for Final Approval of Tanger Outlets. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**01-16 Hogback Bay - Brown Twp. - 04 lots / 16.256 acres**

**I. Conditions**

**Applicant:** Media Investments  
**Subdivision Type:** Single Family subdivision  
**Location:** East side of Hogback Rd., north of Pugh Rd.  
**Current Land Use:** Vacant  
**Zoned:** Farm Residential (FR-1)  
**Preliminary Approval:** January 28, 2016  
**Utilities:** Del-Co water and on site sanitary sewer  
**School District:** Buckeye Valley  
**Engineer:** Gandee Heydinger Group

**II. Staff Comments**

Hogback Bay is a four-lot subdivision on Hogback Road in Brown Township. It is located approximately 5,700 feet north of the intersection of Hogback and Howard Road near the northern reaches of Alum Creek Reservoir. The CAD will enter from Hogback Road and travel east, providing frontage for three new lots and access for the fourth lot to the west. All lots will take access from the CAD.

Lots are sized between 3.619 acres and 4.731 acres. The area drains toward the west, but the site carries off-site water through it. Drainage will be improved and a retention pond will be built on the western lot. As with all Common Access Driveways, all improvements will be in place and a Maintenance Agreement recorded before plat approval by the Director.

**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 **Hogback Bay** to the DCRPC.

**Commission / Public Comments**

**Mr. George made a motion for Final Approval of Hogback Bay. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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**17-14 Slate Ridge Commercial South – Orange Twp. - 02 lots / 16.42 acres**

**I. Conditions**

**Applicant:** Slate Ridge Commercial South  
**Subdivision Type:** Commercial  
**Location:** east side of US 23, south of Home Rd.  
**Current Land Use:** Vacant, former agricultural  
**Zoned:** Planned Commercial and Office (PC)  
**Zoning Approval:** December 4, 2013  
**Preliminary Approval:** July 31, 2014  
**Utilities:** Del-Co water and public sanitary sewer  
**School District:** Olentangy  
**Engineer:** Kleingers

## **II. Staff Comments**

Slate Ridge Commercial South is the first area of development on the Kerbler property. This property is part of a much larger mix of development, including areas of single-family, age-targeted housing, commercial and semi-industrial areas. Initially, this small plat is needed to facilitate the new Mt. Carmel medical office building. Graphics Way is extended approximately 572 feet north from the Menards project. A private road provides a right-in/right-out access to U.S. 23, then goes east to an intersection with another private road, Emil's Way, which travels south and then east to Graphics Way. This network provides access around the 11.44-acre site for the facility. A bike path has been built as part of the project, providing a connection between the existing path on the Menards site and the bridge over U.S. 23 currently under construction. The preliminary plan has been amended to create a single lot with private access easements recorded at the time of platting.

**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 **Slate Ridge Commercial South** to the DCRPC.

## **Commission / Public Comments**

***Mr. George made a motion for Final Approval of Slate Ridge Commercial South. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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## **V. EXTENSIONS *(none)***

## **VI. OTHER BUSINESS**

- **Consideration for Approval: Audit expenses \$2,460.00**

**Mr. Merrell made a motion to Approve the Audit expenses of \$2,460.00. Mr. Boysel seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

- **Consideration for Approval: Initiation of the revisions to the Subdivision Regulations**  
The Subdivision Regulations were last amended in 2007 with Common Access Driveway language and in 2013 with the addition of the easement vacation process. Over the years, other issues have been noted with regard to consistency with other regulations and accepted practice. For these reasons, RPC staff is recommending the following amendments to its regulations. A summary of changes follows, with a complete set of changes attached to these minutes:
  - General formatting;
  - Referencing the Meeting Procedures resolution;
  - Allows the Final Plat to be signed four days prior to the RPC meeting when part of a Combined Approval Procedure;
  - Allows Sketch Plans to be valid for two years and to be waived as part of re-subdivisions of existing platted lots;
  - Adds consistency between the Preliminary Plan and the Preliminary Engineering Plan;
  - Adds consistency to the size of Final Plats both at the full size and the recordable size;

- Requires additional language on the Final Plat consistent with current practice;
- Grammar/language changes to the “notes” section of Final Plats;
- Language changes from “5 acres or less” to “less than five acres” to be consistent with the ORC in defining acreage that falls within the definition of a NPA lot split.

Staff recommends a motion to initiate amendments to the Subdivision Regulations by scheduling a Public Hearing for July 28, 2016 at 7:00 immediately prior to the regular RPC meeting. In accordance with ORC 711.10 and Ohio Attorney General 395, the Commission will provide 30-day notice of the intent to amend the Subdivision Regulations in a newspaper, with written notice sent to each jurisdiction at least 30 days before the hearing.

***Mr. Merrell made a motion to to initiate amendments to the Subdivision Regulations by scheduling a Public Hearing for July 28, 2016 at 7:00 immediately prior to the regular RPC meeting. In accordance with ORC 711.10 and Ohio Attorney General 395, the Commission will provide 30-day notice of the intent to amend the Subdivision Regulations in a newspaper, with written notice sent to each jurisdiction at least 30 days before the hearing. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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

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

***At 7:25 p.m., Mr. Price made a motion to adjourn the meeting. Mr. Boysel 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, 2016, 7:00 PM at the Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.***

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Dave Stites, Chairman

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Stephanie Matlack, Executive Administrative Assistant