



Delaware County Regional Planning Commission

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www.dcrpc.org

Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, May 28, 2009 at 7:00 PM
Delaware Hayes Services Building,
140 N. Sandusky Street, Room G 35, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of April 30, 2009 RPC Minutes
- Executive Committee Minutes of May 20, 2009
- Statement of Policy

II. VARIANCES

- 03-06.1-4.V Meadows at Lewis Center, Sections 1-4 – Orange Twp. – variance from Sec. 102.03
- 19-05.V Ravines at Meadow Ridge – Berlin Twp. – variance from Sec. 102.03

III. ZONING MAP/TEXT AMENDMENTS

- 08-09 ZON Berkshire Twp. Zoning Commission – text amendments – Art. 27, Section 27.01
- 09-09 ZON Troy Twp. Zoning Commission – text amendments

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
04-09	T The Estates of River Run	Liberty	10 lots / 16.45 acres

Preliminary/Final (none)

Final

08-08	Fair Haven	Harlem	04 lots / 28.04 acres
01-09	Golf Village North Commercial Revised	Liberty	13 lots / 35.82 acres
05-09	The Shoppes at Liberty Crossing, Sec. 1	Liberty	04 lots / 07.005 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS

03-06.1-4	Meadows at Lewis Center, Sections 1-4	Orange	135 lots / 75.87 acres
19-05	Ravines at Meadow Ridge	Berlin	03 lots / 55.902 acres

VI. OTHER BUSINESS

- Consideration for Approval: Transfer of Appropriation

VII. POLICY / EDUCATION DISCUSSION (none)

VIII. 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: Rick Sedlacek, Dale Johnson, Todd Hanks, Ken O’Brien, Steve Burke, Tom Hopper, Joe Clase, Dave Stites, Holly Foust, Hal Clase, Dick Gladman, Bill Thurston, Eric Fischer, Lloyd Shoaf, Tom Brown, Bonnie Newland and Mike Dattilo. *Alternates:* Duane Matlack, Tiffany Jenkins, Doug Riedel, Joni Manson, and Charlie Callender. *Staff:* Scott Sanders, Paul Deel, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the April 30, 2009 RPC Minutes**

Mr. Shoaf made a motion to approve the minutes from April 30, 2009. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **May 20, 2009 Executive Committee Minutes**

1. **Call to order**

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

2. **Approval of Executive Committee Minutes from April 21, 2009**

Mr. Burke made a motion to approve the April Executive Committee minutes. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. **New Business**

a. Executive Committee position election

Mr. Shoaf made a motion for the Executive Committee positions to remain the same for 2009-2010. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Positions are as follows: Chairperson: Holly Foust, Vice Chairperson: Steve Burke, 2nd Vice Chairperson Lloyd Shoaf, Member-At-Large: Dick Gladman. The County Commissioners appointed Ken O’Brien as the 2009-2010 Commissioner Representative.

b. Financial / Activity Reports for April 2009

REGIONAL PLANNING RECEIPTS		APRIL	YTD TOTAL
General Fees (Lot Split)	(4201)		\$1,025.00
Fees A (Site Review)	(4202)	\$300.00	\$300.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$400.00
Membership Fees	(4204)		\$231,851.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$1,651.87	\$3,833.64
Assoc. Membership	(4206)		
General Sales	(4220)	\$144.10	\$458.25
Charges for Serv. A (Prel. Appl.)	(4230)	\$1,981.50	\$11,341.80
Charges for Serv. B (Final. Appl.)	(4231)	\$19.00	\$4,197.30
Charges for Serv. C (Ext. Fee)	(4232)		
Charges for Serv. D (Table Fee)	(4233)		\$400.00

Charges for Serv. E (Appeal/Var.)	(4234)		
Charges for Serv. F (Planned District Zoning)	(4235)		\$600.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$960.00
Soil & Water Fees	(4243)	\$375.00	\$750.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$2,404.00
Other Misc. Revenue (GIS maps)	(4730)		
Misc. Non Revenue Receipts	(4733)		\$282.40
Sale of Fixed Assets	(4804)		\$1,421.00
TOTAL RECEIPTS		\$4,571.47	\$260,224.39

Balance after receipts **\$207,280.44**
Expenditures **- \$ 24,897.84**
End of April balance **\$182,382.60**

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

- c. Consideration for recommendation of approval: Transfer of Appropriations \$4,600.00 from Salaries to Materials and Supplies to Services and Charges

Mr. Gladman made a motion to recommend approval of the transfer of appropriation of \$4,600.00. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- d. May RPC Preliminary Agenda – includes 2 variance requests, 2 zoning text amendments, 1 preliminary and 3 final applications. If the variance requests are approved the applicants would also be requesting extensions.
- e. Director’s Report
 - 1.) Genoa Township Zoning Code – still making small editorial changes before township adoption and next phase can start.
 - 2.) Kingston Township Zoning Code – Second meeting tonight (5/20), starting on General Development Standards next.
 - 3.) Berlin Township Comprehensive Plan – Completed first six chapters.
 - 4.) Orange Township Comprehensive Plan – Completed first seven chapters.
 - 5.) Connect Ohio – A statewide effort to identify Broadband needs. Will hold first meeting 5/28 and invite many county stakeholders.
 - 6.) County Planning Directors are meeting at The Blackwell at OSU on June 1 at no charge.

4. Old Business

- a. Village of Galena vs. DCRPC – Mr. Sanders informed the Committee that the Regional Planning Commission was dismissed from the Sage Creek lawsuit. Mr. Burke informed the Committee that the Health District was also dismissed.

5. Other Business

- a. Email approval of Director’s request for leave -
Chairwoman Foust made a motion to allow approval of the Director’s request for leave to be approved through email if either she or Mr. Burke is unavailable to sign the paper copy. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

6. **Personnel** (none)

7. **Adjourn** – *Having no further business, Mr. Shoaf made a motion to adjourn the meeting at 10:05 a.m. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

• **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

03-06.1-4.V Meadows at Lewis Center, Sections 1-4 – Orange Twp. – variance from Sec. 102.03

I. Request

Silvestri Custom Homes is requesting a variance to allow an additional 12-month extension beyond the time limit allowed in the Subdivision Regulations for the Meadows at Lewis Center subdivision in Orange Township.

The proposed Meadows at Lewis Center is located northwest of the Lewis Center Road/S Old State Road intersection. It contains 135 lots on 75.87 acres (1.78 du/acre). Access to the subdivision is provided from Lewis Center Road at two locations approximately 1400' apart, in Section 1 and 3. The development is generally configured in a grid pattern using a series of loop and cul-de-sac streets. There are two street stubs to the north and one to the west for potential future development. The proposed lots will be a minimum of 80' X 135'. Three centrally located open space reserves (2 to 2.5 acres each) are surrounded on three sides by lots. An existing pond to the east side of the development will be used for storm water retention and will be located within a future 8.6-acre open space reserve. A long open space strip will be provided along Lewis Center Road for buffering. A second retention pond will be constructed in an open space lot to the northwest corner of the site. A bike path is proposed along Lewis Center Road and through the large open space lot to the east. A series of existing tree lines will be preserved and incorporated into the development design to create neighborhoods and create a buffer along Lewis Center Road as well as the north boundary. The subdivision will be platted in four sections, from east to west.

II. Facts

1. The Subdivision Regulations requires that a final plat application for the initial phase of a subdivision be submitted within 2 years of the approval of the Preliminary Plan;
2. The Regulations also allow for an approved Preliminary Plan to request extensions up to a total of one year;
3. Meadows at Lewis Center received a Preliminary approval on May 25, 2006 and received 6-month extensions on May 29, 2008 and November 20, 2008;
4. The applicant seeks a one-year extension, based on market conditions.

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.

- **The request would not be detrimental to the public health, safety and welfare, and not injurious to other surrounding property.**
- 2) The conditions upon which this variance request is based are unique to the property for which this variance is sought.
- **The request is based on an economic recession that has slowed new housing starts in Delaware County. While this is not unique to the property, it has essentially halted projects that were in the development process.**
- 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.
- **Not applicable.**
- 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.
- **The Orange Township Zoning Commission has extended the Development Plan approval through December 2010.**

IV. Staff recommendation:

DCRPC staff recommends that based on market conditions, the variance request to extend the Preliminary Plan approval to May 2010 for **Meadows at Lewis Center, Sections 1-4** be Approved.

Commission / Public Comments

Mr. Joe Silvestri was present. He stated they hope to begin development in the spring of 2010.

Mr. Shoaf made a motion to approve the Variance request for the Meadows at Lewis Center, Sections 1-4 based on the findings of fact. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

19-05.V Ravines at Meadow Ridge – Berlin Twp. – requesting variance from Preliminary plan expiration

I. Request

Ravines at Meadow Ridge is a three-lot subdivision between Africa and South 3 Bs and K Roads. The development plan indicates 44 condominium buildings, each with four units, totaling 176 dwelling units. The plan includes a public street stubbing to the east and a paper right-of-way to undeveloped land to the north. The application is requesting an additional extension beyond the time limit allowed in the Subdivision Regulations.

II. Facts

1. The Subdivision Regulations allows an approved Preliminary Plan to request extensions up to a total of one Year;
2. Ravines at Meadow Ridge received a Preliminary approval on June 30, 2005 and received 6-month extensions on June 29, 2006, December 21, 2006, June 28, 2007 and December 20, 2007;
3. A variance was granted June 26, 2008 to allow the Preliminary Plan to be extended for an additional 1 year;

4. The applicant seeks another one-year extension, based on market conditions.

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.
 - **The request would not be detrimental to the public health, safety and welfare, and not injurious to other surrounding property.**
- 2) The conditions upon which this variance request is based are unique to the property for which this variance is sought.
 - **The request is based on an economic recession that has slowed new housing starts in Delaware County. While this is not unique to the property, it has essentially halted projects that were in the development process.**
- 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.
 - **Not applicable.**
- 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.
 - **The zoning development plan is still valid through 2011.**

IV. Staff recommendation:

DCRPC staff recommends that based on market conditions, the variance request to extend the Preliminary Plan approval until June 2010 for the **Ravines at Meadow Ridge** be approved.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Brown made a motion to approve the Variance request for Ravines at Meadow Ridge based on the findings of fact. Mr. Fischer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

08-09 ZON Berkshire Twp. Zoning Commission – text amendments – Art. 27, Section 27.01

I. Introduction

Recent changes to the Ohio Revised Code have changed the number of Township Trustees needed to deny or amend a recommendation by the Zoning Commission. Specifically, decisions made by the Zoning Commission previously required a unanimous vote of the Township Trustees to deny or modify a decision. It now takes only a majority vote of the Trustees.

The Berkshire Township Zoning Commission has initiated an amendment in its code, **Section 27.01 – Amendments**, to comply with this change:

“a majority vote of the Board of Trustees shall be regarded in compliance with the Section 519.12 of the Ohio Revised Code.”

Staff recommends that all townships review their code and make a similar change as soon as possible. Failure to update a township code does not affect the fact that the ORC has changed the process, although conflicting regulations could generate a problem for townships.

II. Staff Recommendation

Staff recommends **Conditional Approval** for the proposed text changes in the township’s zoning code to the DCRPC, the Berkshire Township Zoning Commission and the Berkshire Township Trustees with the following changes:

“a majority vote of the Board of Trustees shall be ~~regarded~~ **required**, in compliance with ~~the~~ Section 519.12 of the Ohio Revised Code.”

Commission / Public Comments

Mr. Shoaf made a motion to recommend Conditional Approval of the text amendment for Berkshire Township, subject to staff comments. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-09 ZON Troy Twp. Zoning Commission – text amendments

I. Introduction

For several years, Troy Township has been working on numerous text amendments. Some of the drafting process involved RPC staff, but several years have past since staff’s involvement. Because of the large number of amendment’s staff performed a general review of the changes:

- Article V – The draft adds a “Nature of the Districts” section but the text is also repeated within the Article of each District. The intent of the Nature of the Districts was that it would serve as a summary of all districts. This language should not be duplicated within the code. This may lead to confusion, especially if

future amendments change text in one area and omit changing the text in the duplicate language. (This is not a proposed amendment.)

- Article V – PID title should be upper and lower case.
- Article V – Format consistently by referencing the title and Article number for each District.
- Article V – Avoid placing specific development standards in the Nature of the Districts, such as lot sizes, densities, and open space requirements.
- Article VIII, 8.05 (FR-1) – Lot size is calculated exclusive of all easements. Is the intention to exclude drainage easements as well? If not, text should define which easements should be excluded in the calculation of lot size.
- Article VIII, 8.05 (FR-1) – Check consistency in spelling out all numbers after all numerals.
- Check the headers (Article number and name) in Articles XI, V, IX, XII, XIII and the end of III and XVII.
- Some Articles have blank pages at the end to aid with pagination – however, some have two pages at the end, which is unnecessary.
- Recommend changing the phrase “in conformity with the Comprehensive Plan” to “reflects the recommendations of the Comprehensive Plan” or similar in Sections 11.10, 15.06, and 18.07.
- Article XI, (PRD) - The Township Comprehensive Plan recommends more than one density for residential areas that gain sewer service. In previous drafts, these different densities were proposed to utilize a PRD overlay and underlying residential districts, similar to Berlin Township’s code. The current existing language utilizes a density range of 1 unit per acre as a minimum and two units per acre as a maximum. The township should double-check to make sure the existing text is the most current.
- There are several references to Net Developable Acreage (NDA) in the PRD and PCD districts, but the definition is only found in Article IV (Definitions). Recommend also defining NDA within the district.
- Net Developable Acreage – the current language subtracts 15% for streets and utilities. In some recent subdivision proposals, this has been found to be excessive. Recommend also allowing the applicant the option of using proposed right-of-way and major utility easements to be used for this calculation.
- Article XI, (PRD) – Existing language requires Open Space of 20% of the Net Developable Acreage. It is unusual for the open space calculation to use net developable acreage. Further, the current code states that such environmentally sensitive areas can count for up to 50% of the open space requirement. These two standards seem to contradict each other. If this is intentional, it adds to the overall useable open space but may result in divergence requests. The township needs to make confirm the intention of these two requirements.
- Article XI – the first line of some Sections are tabbed and shouldn’t be.
- The Township may wish to consider working with staff on other current issues, such as wind turbines, in the near future.

II. Staff Recommendation

Staff recommends **Conditional Approval** of the proposed text changes in the Troy Township Zoning Code to the DCRPC, the Troy Township Zoning Commission and the Troy Township Trustees, *subject to review by the County Prosecutor’s office and consideration of the comments in this report.*

Commission / Public Comments

Mr. Shoaf made a motion to recommend Conditional Approval of the text amendments for Troy Township, subject to staff comments. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

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

Applicant: Vincent Margello

Engineer: James Olausen, Civil Design Engineering

Previous tablings: 4/30/09-5/28/09

I. Staff Comments

The applicant has requested a 30-day tabling of The Estates of River Run in order to take care of issues raised at the Technical Review Committee meeting.

II. Staff Recommendation

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

Commission / Public Comments

No one was present to represent the applicant.

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

Preliminary/Final (none)

CONSENT AGENDA

Final

08-08 Fair Haven - Harlem Twp. - 04 lots / 28.04 acres

Applicant: Bob Fry

Subdivision Type: Single family residential (CAD)

Location: West side of Green Cook Road, 1,900' north of Robins Road, Harlem Twp.

Current Land Use: Agriculture/woods

Zoned: Agricultural Residential District (AR-1)

Utilities: Wells and individual on-lot treatment

School District: Big Walnut Local School District

Critical Resources: None

Engineer: Watcon Engineering

I. Staff Comments

Fair Haven contains four lots on 28.04 acres located on the west side of Green Cook Road, approximately 1,900' north of Robins Road. Access to the lots is via a 2,300' Common Access Driveway (CAD). Lots range from 5.2 acres to 6.7 acres and will utilize wells and individual on-lot sewage treatment systems. Three retention ponds are proposed for drainage and to allow for fire protection. The site is surrounded by agricultural and residential uses, mostly zoned AR-1 with a few small pockets of FR-1.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

II. Staff Recommendation

Staff recommends *Final Approval* of **Fair Haven** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final Approval of the Fair Haven subdivision. Mr. Sedlacek seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Hanks). Motion carried.

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

I. Conditions

Applicant: Golf Village North LLC

Subdivision Type: Commercial

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

Current Land Use: Commercial and vacant land

Zoned: Planned Commercial (PC)

Utilities: Del-Co water and public sanitary sewer

School District: Olentangy

Engineer: Civil and Environmental Consultants

II. Staff Comments

This revised plat is submitted in order to consolidate lots and clean up a series of lot line adjustments in the Golf Village North Commercial subdivision. It contains 13 lots on 35.82 acres (down from 17 lots on the original plat). Access is provided by Royal Belfast Blvd, which is a full public intersection with Sawmill Parkway at the site's northwest corner. Castleblaney Lane (private) provides right-in/right-out only access from Sawmill Parkway and connects to Limerick Lane (private). Tullamore Drive (private) provides access from Home Road and also connects to Limerick Lane. None of the lots have direct access to a Sawmill or Home Road. Eleven of the lots are intended to be smaller tenant occupied ranging from 0.8 to 1.7 acres. The remaining two lots are each approximately 6.5 acres and are intended for larger retailers.

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 **Golf Village North Commercial Revised** to the DCRPC.

Commission / Public Comments

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

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

I. Conditions

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

II. Request

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

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 **The Shoppes at Liberty Crossing, Section 1** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final Approval of The Shoppes at Liberty Crossing, Section 1. Mr. Sedlacek seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Hanks). Motion carried.

V. EXTENSIONS

03-06.1-4.V Meadows at Lewis Center, Sections 1-4 – Orange Twp. – 135 lots / 75.87 acres

- Applicant:** Silvestri Custom Homes
- Engineer:** EMH&T

Preliminary approval: 5-25-06

Extensions granted: 5-29-08 (6-month), 11-20-08 (6-month)

I. Staff Recommendation

Staff recommends *Conditional Approval* of a 12-month extension for **Meadows at Lewis Center, Sections 1-4**, *subject to Commission approval of the variance request*, to the RPC.

Commission / Public Comments

Mr. Sedlacek made a motion to approve the extension request for Meadows at Lewis Center, Sections 1-4 until May 2010. Mr. Brown seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

19-05 Ravines at Meadow Ridge – Berlin Twp. - 03 lots / 55.90 acres

Applicant: Village Communities

Engineer: Floyd Browne Group

Preliminary approval: 6-30-05

Extensions granted: 6-29-06 to 12-21-06, 12-21-06 to 6-28-07, 6-28-07 to 12-20-07, 12-20-07 to 6-26-08, 6-26-08 to 6-25-09

I. Staff Recommendation

Staff recommends *Conditional Approval* of a 12-month extension for **Ravines at Meadow Ridge**, *subject to Commission approval of the variance request*, to the RPC.

Commission / Public Comments

Mr. Sedlacek made a motion to approve the extension request for Ravines at Meadow Ridge until June 2010. Mr. Brown seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

- **Consideration for Approval: Transfer of Appropriation: \$4,600.00 from Salaries to:**
 - Office Supplies \$1,000.00
 - Janitorial Supplies \$100.00
 - Contracted Professional Services \$100.00
 - Advertising & Legal Notices \$100.00
 - Printed Stationary \$300.00
 - Other Services \$3,000.00 (Health Dept. and SWCD transfer fees)

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

VII. POLICY / EDUCATION DISCUSSION (none)

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

Having no further business, Mr. Brown made a motion to adjourn the meeting at 7:20 p.m. Mr. Hopper seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, June 25, 2009, 7:00 PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.

Holly Foust, Chairperson

Stephanie Matlack, Executive Administrative Assistant