



**DELAWARE COUNTY  
REGIONAL PLANNING COMMISSION**  
50 Channing Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259

Philip C. Laurien, AICP, Executive Director

\*MINUTES\*  
Thursday, May 30, 2002 at 7:00 PM  
Delaware Joint Vocational School Auditorium  
1610 St. Rt. 521, Delaware, Ohio 43015

**I. ADMINISTRATIVE BUSINESS**

- Call to order
- Roll Call
- Approval of April 24, 2002 RPC Minutes
- Executive Committee Minutes of April 24, 2002 & May 22, 2002
- Statement of Policy

**II. VARIANCES**

- 01-30-S-V Mason Subdivision – reduction of CAD and CAD clearance widths
- 09-02-V Glen Oak – to allow overall preliminary plan review
- 11-02-V T Dent Woods – reduction of CAD width

**III. ZONING MAP/TEXT AMENDMENTS**

- 16-02 ZON Anna Lehner – Harlem Township – 6.4 acres from AR-1 to FR-1
- 23-02 ZON Troy Twp. Zoning Commission – Troy Township Comprehensive Plan
- 24-02 ZON Scioto Twp. Zoning Commission – Text amendments
- 25-02 ZON Orange Point Corp. Center – Orange Twp. – 14.3 acres from PCD to PCD
- 26-02 ZON Linda J. Kress – Troy Township – 1.0 acre from FR-1 (non-conf.) to HSD

**IV. SUBDIVISION PROJECTS**

		Township	Lots/Acres
<u>Preliminary</u>			
28-99	Hickory Woods	Genoa	14 lots / 33.19 acres
13-02	Wedgewood, Sec. 11	Liberty	46 lots / 36.72 acres
09-02	Glen Oak	Orange	478 lots / 331.2 acres
06-02	Wycoff	Oxford	01 lot / 5.00 acres
11-02	T Dent Woods	Trenton	03 lots / 16.28 acres

Preliminary/Final (none)

**Final**

01-98.3.AT	Sage Creek, Sec. 3, Ph. A	Berk. & Genoa	09 lots / 27.73 acres
29-98.1.5	Scioto Reserve, S. 1, P. 5	Concord	26 lots / 08.87 acres
29-98.1.6	Scioto Reserve, S. 1, P. 6	Concord	18 lots / 08.24 acres
29-98.3.5	Scioto Reserve, S. 3, P. 5	Concord	47 lots / 13.34 acres
43-00.1.1	Golf Village, S. 1, P. A	Liberty	33 lots / 27.48 acres

43-00.7.1	Golf Village, S. 7, P. A	Liberty	70 lots / 22.52 acres
45-95.1.3	The Woodlands@LochS1P3	Liberty	14 lots / 15.60 acres
47-00.1.1	North Orange, Sec. 1, Ph. 1	Orange	05 lots / 77.82 acres
47-00.2.1	North Orange, Sec. 2, Ph. 1	Orange	02 lots / 01.08 acres
47-00.3.1	North Orange, Sec. 3, Ph. 1	Orange	48 lots / 21.77 acres

**T=TABLED**

**V. EXTENSIONS**

43-00.7.4	Golf Village, Sec. 7, Ph. 4	Liberty	73 lots / 27.40 acres
05-01	Willow Springs North, Sec. 2	Orange	

**VI. OTHER BUSINESS**

- Consideration for recommendation of expenditure: Gardner Architects \$2,064.50
- Affidavit of Correction - Discussion

**VII. POLICY / EDUCATION DISCUSSION**

**I. ADMINISTRATIVE BUSINESS**

**#Call to Order**

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

**# Roll Call**

**Representatives present:** Don Poland, John Schmidt, Robert Hedrick, Fred Fowler, Jim Ward, Steve Burke, Tom Hopper, Andrew Brenner, Holly Foust, Dick Gladman, Bill Thurston, Hansel Waugh and Larry Dewitt. **Alternates present:** Scott Pike, John Rielly, Lloyd Shoaf, Sandra Shultz, Nancy Duffee and Ken Baker. **Arrived after roll call:** Linda Annette. **Staff present:** Philip Laurien, Paul Deel, Scott Sanders, Da-wei Liou, Bob Sochor and Joseph Clase.

**# Approval of the April 24, 2002 RPC Minutes**

**Mr. Schmidt made a motion to approve the minutes from the April 24, 2002 RPC meeting, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.**

**# April 24, 2002 Executive Committee Minutes**

**1. Call to order**

Chairwoman Foust called the meeting to order at 6:45 p.m. **Present:** Holly Foust, Dick Gladman, Jim Ward and Leslie Warthman. Steve Burke was absent. **Staff present:** Phil Laurien, Da-wei Liou and Joseph Clase.

**2. Approval of Executive Committee Minutes**

- a. **April 17, 2002** – Mr. Ward made a motion to approve the minutes from the April 17<sup>th</sup>, 2002 Executive Committee meeting. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

**3. Old Business**

- a. **Consideration for recommendation of payment: Computer Upgrades \$11,429.00**– Mr. Laurien stated that there have been a few minor modifications made to the proposal, raising the allocation by around \$500. He stated that the proposal includes the purchase of 3 new computers (replacing 4 to 5 year old models) and the upgrading of 5 more.

*Mr. Gladman made a motion to recommend approval of the \$11,429.00 computer upgrade expenditure to the Regional Planning Commission. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**4. New Business**

**5. Other Business**

- a. **Lease Updates** – Mr. Laurien informed the Committee that the County Prosecutor’s Office had sent him a revised copy of the lease for 109 N. Sandusky St.. He stated that Don Brosius found a few minor problems that are being worked out. Chairwoman Foust and Mr. Laurien will sign the lease after the recommendation of the Executive Committee. Mr. Ward requested that copies be supplied to the Regional Planning Commission upon their availability.

**6. Personnel**

7. **Adjourn** – Mr. Gladman made a motion to adjourn the meeting, seconded by Mrs. Warthman.

Meeting adjourned at 6:52 p.m.

*The next regular meeting of the Executive Committee will be Wednesday, May 22<sup>nd</sup>, 2002 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing Street, Delaware, Ohio, 43015*

**# May 22, 2002 Executive Committee Minutes**

**1. Call to order**

Chairwoman Foust called the meeting to order at 8:35p.m. Executive Committee

members present: Holly Foust, Dick Gladman, Leslie Warthman, and Steve Burke. Jim Ward arrived late. Staff present: Phil Laurien and Joseph Clase. Paul Deel arrived late.

**2. Approval of Executive Committee Minutes**

- b. **April 17, 2002 & April 24, 2002** – Mrs. Warthman made a motion to approve the minutes of the last meeting, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

**3. Old Business**

- a. **Office Space** – Mr. Laurien stated that he should receive the lease for 109 N. Sandusky St. by Friday. There were some legal problems regarding insurance that are being taken care of. Tentative schedule is opening bids around the first of June for improvements and relocation in September.

**4. New Business**

a. **Financial / Activity Reports for April 2002**

A Memo from Administrative Assistant Stephanie Matlack regarding the Financial Reports for April was presented: The Delaware County Auditor’s office has recently purchased and began using new software program for its financial services. Their office is continuing to learn the “in’s and out’s”. Being the first month of reporting on the new software, the office has not provided complete financial reports. I have listed below a summary of the report that we received on 5/21/02. I will work on getting our regular report completed and ready for the RPC meeting on the 30<sup>th</sup>.

<u>Receipts</u>	<u>April</u>
General Fees (NPA)	\$2,690.00
Inspec. Fees (Transfer)	\$ 140.00
Fees A (Site Review)	\$
Membership Fees	\$2,723.00
Planning Surcharge (Twp. Assist.)	\$6,628.18
Charges for Services A (Prel. Appl.)	\$8,150.00
Charges for Services B (Final Appl.)	\$9,732.80
Charges for Services C (Ext. Fees)	\$ 150.00
Charges for Services D (Table Fees)	\$1,400.00
Charges for Services E (Appeal/Var)	

General Sales	\$ 247.75
Health Dept. Fees	\$1,560.00
Soil & Water Fees	\$ 525.00
Other Reimbursements	
Other Reimbursements A	
Other Reimbursements B	
Canceled Warrants	
Inter-fund Revenues	
TOTAL	\$33,946.73
<b>Balance after receipts</b>	
<b>\$646,515.91</b>	
<i>Expenditures</i>	<i>\$31,646.16</i>
<b>End of April balance</b>	
<b>\$614,869.75</b>	

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

- b. **May RPC Preliminary Agenda** – Mr. Laurien explained that there are 3 variances, 5 rezonings, 5 preliminary, 10 final and 2 extensions on the agenda.
- c. **Memo of Affidavits of Correction on Subdivision Plats** – Mr. Laurien stated that due to the amount of time required to review Affidavits of Correction on Subdivision Plats, the staff feels that it is necessary to create an application and fee for engineers/surveyors to submit in order to make Affidavits of Correction. Mr. Ward inquired if \$20 was enough of a fee to compensate the review process. Mr. Laurien stated that \$20 per lot correction may be a more feasible solution. Chairwoman Foust inquired about the length of the time period for these reviews. Mr. Burke stated that the staff might need to define what counts as one Affidavit of Correction. Mr. Laurien stated that the staff hopes to use the definition set forth by the Ohio Revised Code.

*Mr. Gladman made a motion to recommend approval of charging a flat fee of \$20.00 to applicants for each individual Affidavit of Correction. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried. \*The item will be placed on the May 30, 2002 RPC agenda for vote.*

- d. **Consideration for recommendation of expenditure: Gardner Architects \$2,064.50** –

*Mr. Gladman made a motion to recommend approval of the \$2,064.50 expenditure of Gardner Architects. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried. \*The item will be placed on the May 30, 2002 RPC agenda for a vote.*

**5. Other Business**

- a. **Contract Updates** – Mr. Laurien stated that staff is currently working on Chapter 14 for both Kingston and Concord Comprehensive Plans. Staff is projected to begin the Trenton Township Comprehensive Plan in August.
- b. **Joint Comprehensive Planning, Water Quality & Sewer Feasibility Meeting: Genoa Twp. (5/21/02)**

**6. Personnel**

**Stephanie Matlack’s Evaluation** – Mr. Laurien stated that Mrs. Matlack’s annual evaluation is complete and available for review.

- 7. **Adjourn** – *Mr. Gladman made a motion to adjourn the meeting. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

Meeting adjourned at 10:00 a.m.

*The next Executive Committee meeting will be Wednesday, June 19, 2002 at 8:30 a.m. in the 2<sup>nd</sup> Floor conference room at 50 Channing St., Delaware, Ohio, 43015*

**# Statement of Policy**

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

**II. VARIANCES**

**01-30-S-V Mason Subdivision – Genoa Twp. – reduction of CAD and**

## CAD clearance widths

**Applicant:** Scioto Land Surveying Service

**Location:** 6924 Worthington Road

**Zoned:** Suburban Residential (SR)

### Staff Comments

The applicant seeks to split a 3.12-acre houselot in a suburban residential zone (20,000 sf minimum). A Common Access Drive would access the proposed rear lot. The CAD is proposed along the north side of the existing house, which sits approximately 26 feet from the property line. The request is for a reduction of the required 60' right-of-way to a width of 26'. The request is also for a reduction of tree and shrub removal from 16 feet of centerline to 13 feet. The configuration shows that the northern edge of the CAD right-of-way is on the property line and the southern edge is 1.8' from the edge of the house.

The applicant has exhausted other CAD location options. The staff commented during a site review that it did not support the CAD passing in front of the house and accessing the rear lot by passing to the south of the present structure. Due to sight distance considerations, the existing curb-cut must be maintained. Additionally, the property owners to the north are not in favor of allowing the rear lot to gain access from their CAD.

### 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 parties.  
**Staff finding:** The drive shall be the required 12 feet in width, allowing for seven feet of berm on each side, except where six-foot passing lanes are placed.
- 2) The conditions, upon which this variance request are based, are unique to the property for which this variance is sought.  
**Staff finding:** The conditions are not unique to the property. Many houselots have backland that is potentially subdividable. The conditions are self-imposed. The RPC generally does not support the creation of back-to-back CADs. The proposed layout not only creates back-to-back CADs, but results in two CADs that are closer to each other than if the standards were followed.
- 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.

**Staff finding:** The applicant's hardship is self-imposed. There is no hardship. The applicant has the enjoyment of the existing structures on the property. He may replace the current home with a larger one placed elsewhere on the property. The reduction of CAD right-of-way is not based on an existing hardship with the configuration of the lot, but rather it is based on a built structure. He may demolish the home and then apply for a two lot CAD without the need of a variance.

- 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.

**Staff finding:** The granting of this variance DOES vary the provisions of zoning. The creation of the CAD, regardless of which lot owns it, places the existing structure 1.8 feet from the right-of-way and 8.8 feet away from the edge of the pavement. Current zoning requires a 12-foot side yard setback. Therefore, a zoning variance would be necessary. In addition, the Genoa Township Board of Zoning Appeals has questioned whether the rear lot meets the 85' frontage requirement. The applicant shows an 85' right-of-way where the CAD meets the rear lot. This may meet the frontage requirements, but it also places the existing structure effectively 20' from the right-of-way, less than the 50' feet required for rear setbacks.

### Staff Recommendation

Staff recommends *Denial* of a variance of CAD standards for the Mason Subdivision.

### Commission / Public Comments

The applicants, Ryan and Alicia Mason, were present. Mr. Mason stated that they have been trying to gain access to the CAD to the north since 1998. The front house is historical [SIC – built 1965] and has been recently restored and renovated. The only way for the applicant to get to the rear of the property is through the front property using the existing drive. They were trying to restore the original house and raise the property value.

Mr. Ward inquired if the applicant had considered moving the existing residence. Mrs. Mason stated that there is a possibility that this could damage the structure. Mr. Ward stated that the Commission has to look at the wishes of future property owners too. He could not imagine anyone wanting to purchase the property with a drive that close to the home. Mrs. Mason stated that the residence is being restored for her mother-in-law.

Mr. Schmidt inquired why the applicant couldn't run the CAD in front of the residence. Mr. Deel stated that the applicant would not meet the front setback requirement. Mrs. Foust inquired if the applicant intended to sell the existing residence. Mr. Mason stated that it was for a mother-in-law.

**Mr. Thurston made a motion to deny the variance for Mason Subdivision. Mr. Hedrick seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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**09-02-V - Glen Oak – to allow overall preliminary plan review**

**Staff Comments**

The applicant is requesting a variance of **Section 204.01: General** of the Delaware County Subdivision Regulations in order to receive overall Preliminary approval of Glen Oak Subdivision without specific engineering/development details and plans. Due to the size of the project, the applicant is requesting overall preliminary approval prior to individual phase submissions.

The overall Glen Oak development will include 526 lots on 296.92 acres (1.77 du/acre). The subdivision includes 2 entrances from Orange Road, 1 entrance from S. Old State Road, and a connection to Summerfield Village to the southeast. There will be 109.2 acres of open space provided (36.7%) including a 48.5-acre school/park site. Glen Oak was rezoned to SFPRD by Orange Township in December 2001 (RPC # 13-01 ZON). The preliminary plan conforms to the approved development plan.

**Staff Recommendation**

Staff *recommends approval* of the variance for **Glen Oak**, subject to the applicant submitting preliminary plans in accordance with subdivision regulations for individual phases, to the RPC.

**Commission / Public Comments**

Kevin Kershner from R.D. Zande was present to represent the applicant. Mr. Gladman stated that Orange Township requested this overall preliminary review last month when Section 1 & 2 were submitted. Mr. Laurien stated the staff also requested

this.

**Mr. Gladman made a motion to conditionally approve the variance for Glen Oak Subdivision, subject to staff comments. Mr. Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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**11-02-V Dent Woods – reduction of CAD width**

**Staff Comments**

The applicant has requested a 30-day tabling to obtain a variance from Trenton Township for frontage requirements.

**Staff Recommendation**

Staff *recommends approval* of the 30-day tabling, to the RPC.

**Commission / Public Comments**

Tiffany Jenkins was present to represent the applicant. Mrs. Jenkins stated that this request was due to a miscommunication with the Township.

**Mr. Ward made a motion to approve the 30-day tabling of the variance for Dent Woods Subdivision. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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**III. ZONING MAP/TEXT AMENDMENTS**

**16-02 ZON Anna Lehner – Harlem Twp. – 6.40 acres from AR-1 to FR-1**

**Note: This case was reviewed and approved by the RPC on March 28<sup>th</sup>, 2002. This case was denied by the Township and has now been resubmitted with an additional survey of the property.**

**I. Conditions**

**Present Zoning:** Agricultural Residential District (AR-1)

**Proposed Zoning:** Farm Residential District (FR-1)

**Present Use:** Residential

**Proposed Use:** Residential

**Existing Density:** 1 unit / 5 acres

**Proposed Density:** 1 unit / 2 acres

**School District:** Big Walnut

- Utilities Available:** Del-Co Water and private septic
- Soils:** BeA – Bennington Silt Loam: 0 to 2 percent slopes  
BeB – Bennington Silt Loam: 2 to 4 percent slopes  
CeB – Centerburg Silt Loam: 2 to 6 percent slopes  
LbF – Latham-Brecksville Complex: 25 to 70 percent slopes  
PwA – Pewamo Silty Clay Loam: 0 to 1 percent slopes  
SsA – Smothers Silt Loam: 0 to 2 percent slopes

## **II. General Background**

The applicant seeks rezoning of two parcels (1.67 and 4.73 acres) totaling 6.40 acres to Farm Residential for the purpose of bringing a residential lot into compliance with current zoning while enabling a second lot to be conveyed to an adjacent property owner. The southern parcel already contains a single-family dwelling. The properties are located at 10201 Adams Road and between 5909 and 6029 Hughes Road in Harlem Township.

## **III. Issues**

- The southern lot of 1.67 acres currently contains one single-family dwelling. Bringing the lot into FR-1 zoning will not bring the current lot into compliance. An additional .33 acres will need to be conveyed after rezoning. A new survey and legal description will need to be recorded that incorporates .33 acres into the 1.67-acre lot.
- The northern lot of 4.73 acres has only 50 feet of legal frontage on Hughes Road. If this lot were sold in the future for a single-family dwelling unit, an additional 10 feet would have to be added to the width of the access strip or the applicant would need to file and be granted a variance on the 60-foot road frontage requirement. However, all the lots on Hughes Road are 1 acre or slightly smaller, making them non-conforming with the current zoning. Harlem Township recently changed its FR-1 minimum lot size in 2001 from 1 acre to 2 acres. Each lot flanking the strip is currently a non-conforming one acre.
- This property may be rezoned, but reconfiguration of parcels will have to be accomplished to bring the lots into compliance before the lot is transferred / split.

## **Compliance with the Comprehensive Plan**

- a.) The Delaware County 1993 Regional Land Use Plan for this area shows preserving land in agricultural use, which does not apply to this parcel. The application conforms to the Regional Land Use Plan.
- b.) The 1988 Harlem Township Comprehensive Plan calls for keeping farmland available and maintaining and promoting rural and agriculture community living. This land is currently heavily wooded and would not be able to be

maintained as farmland. Therefore, this application would conform to the Comprehensive Plan, as to use and density (Plan recommends 1.25 acres for residential lots).

## **Advancing the general welfare of the Township**

The proposal will allow the transfer of approximately 4 +/- acres to an adjoiner without leaving a nonconforming lot. Hughes Road and Adams Road contain several lots less than 5 acres zoned FR-1 so this request is not out of character with surrounding land use and zoning. Staff finds that the Farm Residential District does enhance the general welfare of the township and the immediate vicinity.

## **IV. DCRPC Staff Recommendation**

The *staff recommends* to the Regional Planning Commission, the Harlem Township Zoning Commission, and the Harlem Township Trustees that the application of Anna Lehner for rezoning 6.40 acres on the northeast corner of Adams and Hughes Roads from AR-1 to FR-1 be *approved*.

## **Commission / Public Comments**

No one was present to represent the case.

***Mr. Gladman made a motion to recommend approval of the rezoning request by Anna Lehner. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

## **23-02 ZON Troy Twp. Zoning Commission – Troy Township Comprehensive Plan**

**Applicant:** Troy Township Zoning Commission

**Request:** Review and comment on the proposed Troy Township Comprehensive Plan 2002.

## **I. Procedure**

Ohio Revised Code 713.23 (5) states a duty of the RPC to “review, evaluate, and make comments and recommendations on proposed and amended comprehensive land use ... plans of local units of government and make recommendations to achieve compatibility in the region.”

## **II. General**

The Troy Township Trustees and Zoning Commission initiated an update to

the 1988 Troy Township Master Plan by contracting with the Delaware County Regional Planning Commission (DCRPC) as provided by ORC 713.23 (4). The plan has been the subject of 12 months work by a land use steering committee of Zoning Commission, Board of Zoning Appeals, landowners and residents. A draft text and map have been revised and sent, with the unanimous support of the Zoning Commission, to the DCRPC for our statutory review.

### **III. Executive Summary of the Troy Township Comprehensive Plan 2002**

According to the U.S. Bureau of Census, Delaware County is the fastest growing county in Ohio and 15<sup>th</sup> fastest growing county in the USA by percentage of growth. Troy Township experienced modest growth from 1990-2000, putting its current population at 2,665.

Troy Township is likely to remain a single family residential rural area due to a lack of sanitary sewer service and a large portion of the township still lacking central water service. With the northern expansion of Delaware City, the southern portion of the Township may encounter suburban growth pressures in the next 10 years. The Olentangy River and Delaware Lake are two significant features in the township recommended for conservation through lower densities and encouragement of conservation subdivision design. The US 23 corridor is to be the commercial base of the township, with access management and architectural guidelines strongly emphasized. A density of 1 unit per two acres is recommended for most of the township with on-site septic systems to help maintain rural character, but higher densities are recommended in certain areas if sanitary sewer service were to become available.

#### **A. Findings of the 2002 Comprehensive Plan:**

1. To date, the township has lost 204 acres by annexation. (total)
2. 196 new homes have been built in the last 20 years.
3. Population has grown from 1,652 in 1990 to 2,665 in 2000.
4. From January 1987 to December 2000, 65 new lots were reviewed by the DCRPC, 52 of which were recorded. This does not include road frontage lot splits and 5-acre mini-farms.
5. From January 1998 to the end of 2001, 41 new lots ranging from 1 to 5 acres were created through the no-plat approval (lot split) process.
6. Agricultural and undeveloped acreage is still approximately 85% of the township, and the number one land use by acreage.
7. The local farm-to-market roads were not built to sustain their new functional roles as collector and arterial streets. Most collector roads need to be widened, but some narrow roads are considered part of the scenic character.

8. Troy Township has significant natural beauty in the Delaware Lake and Olentangy River and tributaries, which need protection.
9. There are 792 total housing units within Troy Township, 484 of which are single-family homes and 308 are mobile homes. The condition of the housing stock is good to excellent.
10. Delaware County is in good economic condition. The current unemployment rate is 1.7- 1.9%. The current inflation rate is less than 2%. If anything, economists worry that the low unemployment rate may deter new industry from locating in the county.
11. The Polaris area eight miles south of US 36, has been a huge job and traffic generator for Delaware County. As land becomes more scarce and expensive there, northerly commercial expansion up the US 23 corridor, along the US 36 corridor, and at the US 36-SR37/ I-71 interchange becomes more likely. The US 23 corridor represents an opportunity for commercial tax base.
12. US 23 will lose its ability to move through-traffic as it becomes a commercial frontage road. Access management principles to limit curb cuts can help prevent the deterioration of this important highway.
13. There is a lack of centralized water supplied to the township. Most of the township is served by private wells.
14. Troy Township is currently outside of the Delaware County sanitary sewer service area.
15. Buckeye Valley and Delaware City school districts, which serve the township, have experienced modest growth in student population over the past 10 years and have stabilized over the last three.
16. Fire protection is provided by the Tri-Township Fire District, staffed by on-call paid volunteers and four full-time personnel.
17. Troy Township generated 429 of 13,743 of the Sheriff's complaints in 2000 (3.1%).
18. There is no township park, but Delaware State Park and Delaware State Wildlife Area provides passive open space and recreation. There may be a need for additional active recreation such as baseball and soccer fields, tennis and basketball courts, and a public swimming pool in the future.

#### **B. Goals and Objectives of the Troy Township Comprehensive Plan**

##### **1. Community Vision**

**Goal - To retain economically viable agriculture.  
Objectives**

- a) Classify the most important farmland by soil type, location, productivity and proximity to development using the USDA Land Evaluation Site Assessment model (LESA).
- b) Preserve viable farmland as part of Planned Residential Developments (PRDs) by transfer (sale) of development rights from farmland to adjacent PRDs in return for a permanent easement for open space and/or agriculture on the remaining adjacent farmland.
- c) Keep Farm-Residential zone densities low at one unit per two acres.
- d) Encourage cluster and farm village style developments.
- e) Ensure that uses that would result in conflicts with agricultural operations are not established in productive farming areas.

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**Goal – To Retain Rural Character**

**Objectives**

- a) Maintain Farm-Residential zoning status for lands where no sanitary sewer exists or is expected.
- b) Encourage Conservation subdivision design that best utilize available land, protect environmentally sensitive areas, protect historical structures, retain open space, maintain maximum vegetation and tree cover, and assure the protection of surface water and groundwater.
- c) Promote architectural design standards for commercial development that reflects rural feel.

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**Goal - To ensure significant and diverse citizen input into the planning process.**

**Objectives**

- a) Use a 15 member steering committee as the primary citizen input to the Zoning Commission in amending the Comprehensive Plan.
- b) Advertise an open informational meeting to discuss and review the recommendations of the plan prior to public hearings.
- c) Use a township newsletter or weekly newspaper insert to publish and mail a synopsis of the plan to every household in Troy Township.
- d) Recognize and promote high quality development and community beautification.

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**Goal – To prevent undue congestion on narrow county and township roads.**

**Goal – To protect rural real estate values**

**Objectives**

- a) Discourage zoning that would result in incompatible land uses.
- b) Encourage connectivity of subdivisions to offer multiple accesses in order to avoid concentrating traffic on to one route.

- c) Initiate a minimum lot size in areas when sanitary sewer service is available that emulate suburban densities within Planning Area 1a and 1b.
- d) Amend the zoning text to maintain a rural lot size of 1 unit per 2 acres to safely utilize on-site water supply and sewage disposal systems where no sanitary sewer service is available.

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**2. Environment**

**Goal - To preserve natural beauty, wildlife, quietness and open space.**

**Objectives**

- a) Amend the zoning text to require a green way link between adjacent PRD subdivisions.
- b) Create a landscape detail for greenway paths.
- c) Retain wooded green ways along ravines, waterways and project perimeters in reviewing Planned Developments and conventional subdivisions.
- d) Set landscape and architectural design standards for planned developments that stipulate the kinds of centralized green spaces envisioned.
- e) Require the linkage of planned developments by bike paths or walking paths in green ways so that new neighborhoods are all pedestrian oriented and children can move safely between neighborhoods without having to be driven by automobile.
- f) Create a landscape detail or “look” for new developments that front on township roads.
- g) Amend the zoning text to require the appropriate landscaping buffer detail between certain residential and non-residential land uses. Create a landscaping detail(s) to be used between incompatible land uses.

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**Goal - To avoid inappropriate sprawl and retain critical resource areas and wildlife corridors**

**Objectives**

- a) Retain natural vegetation and forestland, and use existing topography as buffers where they exist.
- b) Protect critical resources including floodplain and slopes over 20% with adequate buffer distances and lower densities along the Olentangy River to protect the water supply.
- c) Encourage the use of conservation design in site development to protect natural resources and unique areas in the township.
- d) Request the county amend its subdivision regulations to protect



100-year floodplains.

- e) Amend the zoning resolution to identify and protect floodplains, jurisdictional wetlands, and slopes over 20% in planned residential developments (PRD).

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**Goal – To conserve surface and ground water quality**

**Objectives**

- a) Require minimum 2 acre lot size in areas without sanitary sewer.
- b) Within 500' buffer from the Olentangy River high water mark – density of 1 unit per 5 acres for residential development.

**3. Land Use**

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**Goal - To retain a primarily single family residential housing mix, but offer diversity of housing when needed services are available.**

**Goal - To retain an overall low density.**

**Goal - To protect sensitive surface and ground water aquifers**

**Objectives**

- a) Retain single family densities of at least one unit per 2 acres where there is no centralized sanitary sewer provided by Delaware County or Delaware City.
- b) Use the width of roads, the capacity of water and sewer systems, and the soil characteristics to regulate development, using the recommended densities and land use on the 2001 Comprehensive Plan map as a guide.
- c) Avoid development of uses or densities that cannot be serviced by currently available or imminently planned infrastructure, unless such development mitigates its infrastructure impacts.
- d) Permit single family housing in subdivisions with 20,000 square foot lots (approximately ½ acre) with centralized sanitary sewer and water, adequate fire protection and road access. (Within Planning Area 1)
- e) Permit multi-family, empty nester style units as part of Planned Residential Developments, approved per the development plan. (Within Planning Area 1a)
- f) Permit flexible lot sizes as part of Planned Residential Developments.
- g) Discourage expansion of the suburban growth area boundary (Planning Area 1a and 1b) until it is completely developed.
- h) Develop policies for service provision that relate to the comprehensive plan

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**Goal - To provide appropriate recreation and managed open space**

**Objectives**

- a) Obtain 25-50 acres of land for a future Township park for active recreation (playing fields for organized sports).
- b) Create a series of mini-parks (less than 1 acre) with ¼ mile spacing as part of Planned Residential Developments (PRD) where densities are greater than 1 unit per acre. Create a series of neighborhood parks of 15 acres with active recreation with ½ mile spacing in PRD neighborhoods.

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**Goal - To determine and implement an appropriate land use mix**

**Objectives**

- a) Direct Planned Commercial growth along US 23 corridor with appropriate types of neighborhood commercial within residential developments.
- b) To create architectural guidelines for a Troy Township “look” for commercial, industrial and office development; avoid “franchise architecture” that has no community architectural syntax.
- c) Acquire new sites for township facilities, including fire, police, road maintenance, etc.
- d) Avoid prematurely zoning land beyond the reasonable needs of the real estate market.
- e) Use the Comprehensive Plan as the guideline in zoning.
- f) Use a 15 member steering committee as the primary citizen input to the Zoning Commission in amending the Comprehensive Plan.
- g) Advertise an open informational meeting to discuss and review the recommendations of the plan prior to public hearings.
- h) Adhere to the proposed access management policies to avoid strip commercial developments.
- i) Provide for 5 year updates and revisions to the Comprehensive Plan.

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**Goal – Discourage Annexation into the City of Delaware**

**Objectives**

- a) Offer Development alternatives to annexation
- b) Work with the City of Delaware to possibly create a Joint Economic Development District (JEDD) for commercial and industrial uses, or a cooperative agreement for residential uses.

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**Goal - To use access management controls to limit key access points to minimize traffic congestion.**

**Objectives**

- a) Require parallel access roads and connections between planned commercial and/or other highway service district uses on major arterial streets. The outside lanes of US 23 could act as parallel access frontage roads.
- b) Require traffic studies of PRD proposals that follow the format of the 2001 Delaware County Thoroughfare Plan.
- c) Adopt the appropriate ODOT Access Management recommendations for US 23; work with ODOT to prevent the deterioration of US 23

**C. Recommendations**

- Chapter 15 includes detailed Sub Area recommendations that relate to the 2002 Comprehensive Plan Map (please turn to Chapter 15 for those details).

**IV. Staff Findings and Recommendation**

- Troy Township has followed an appropriate planning process to evaluate their goals and objectives for future growth.
- Troy Township has created a comprehensive land use plan map in ArcView and in paper form of at least 1”=1000’ scale that is site specific with a land use and density recommendation for each parcel in the township.

Staff finds that the Troy Township Comprehensive Plan 2002 is compatible with regional planning goals and *recommends approval* to the DCRPC, Troy Twp. Zoning Commission and Troy Twp. Trustees.

**Commission / Public Comments**

No one was present to represent the case.

*Mr. Gladman made a motion to recommend approval of the Troy Township Comprehensive Plan. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**24-02 ZON      Scioto Township Zoning Text Amendments**

**Applicant:** Scioto Township Zoning Commission  
**Request:** Text Amendments to Article IV, Section 4.01 definitions and Article XXIX section 29.03, Penalty for the purposes of general clarification and/or elimination of archaic language

**I. General**

The Scioto Township Zoning Commission has initiated two “housekeeping” revisions to their zoning text. These zoning amendments create no new map changes.

**II. Amendments**

1. Article IV, Section 4.01 – adds two new definitions
  - i.) **Centralized Sanitary Sewer Service-** Any sanitary sewer system, other than an individual septic tank tile field, that is operated by a municipality, governmental agency, or a public or private utility for the collection, treatment and disposal of wastes.
  - j.) **Centralized water:** Any potable water system, other than an individual well, that is operated by a municipality, governmental agency or a public or private utility for the treatment and furnishing of potable water.

**DCRPC Staff Comments-** None, the new language is appropriate.

2. Article XXIX section 29.03-increases the penalty for zoning violation from \$100 per day to \$500/day in accordance with the Ohio Revised Code.

**DCRPC Staff Comments-** None, change is appropriate.

**III. DCRPC Staff Recommendation**

Staff recommends approval of the proposed changes.

**Commission / Public Comments**

No one was present to represent the case.

*Mr. Schmidt made a motion to recommend approval of the Scioto Township text amendments. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**25-02 ZON      Orange Point Corporate Center – Orange Township - 14.3 acres from Planned Commercial to Planned Commercial PC for a medical and office complex at 7991 Columbus Pike.**

**Location:** North East corner of Orange Road and US 23, Orange Township, by Trel Properties

## **I. Conditions**

### **Present Zoning: PC**

**Proposed Zoning:** PC, new development plan

**Present Use:** Offices and vacant.

**Proposed Uses:** Planned offices (9 units in 11 buildings).

**School District:** Olentangy

**Utilities Available-** Del Co Water, electric, gas.

**Soils:** Blount silt loam 0-2 % slope  
Glynwood Silt Loam 2-6% slope  
Pewamo 0-2 % slope

## **II. Conformance with Local Comprehensive Plans**

1.) The 2001 Orange Township Comprehensive Plan map recommends Planned Commercial. In Chapter 13, sub area 9 respectively recommends:

- Continue the planned commercial along the frontage of US 23 with strict access management controls.
- Orange Township “detail” for commercial entrance landscaping, signs and colors in planned commercial districts. Avoid “franchise” architecture and signage by using stone, brick, and neutral split face block. Prohibit garish colors to create a cohesive Orange Township super block of attractive and uncluttered commercial uses.

The Trel zoning request would generally conform to the Orange Township Comprehensive Plan, if the development plan were amended to address this language specifically the reduction of driveways to U.S. 23. The township must determine what architectural standards are intended.

## **III. Conformance with Development Standards – following items may need further information.**

- 1.) Sign plan; the individual tenant names will not be readable by US 23 traffic, suggest just the 7991 address be used on the road signs, and an interior tenant list sign be placed near the buildings. Recommend no white internally lit signage along US 23 and Orange Road. Use dark colored panels with light lettering such as white letters on black background, internally lit.
- 2.) An existing retention pond is to be redesigned. Is the pond adequately sized for all the additional runoff?

- 3.) Proposed Traffic Patterns and their relationship to existing conditions- The two access points to US 23 are excessive pursuant to ODOT’s US 23 Access Management study. Access Coordinator Greg Channel of ODOT District 6 has reviewed the site plan. His initial recommendations are:
  - Prepare a traffic impact study pursuant to ODOT standards- office impacts to US 23 could be significant.
  - Connect this development to Orange Point Commercial Park to the north.
  - Eliminate the southern-most existing driveway on U.S. 23.
  - Convert the remaining (northern-most) driveway on U.S 23 into right-in, right-out only.
  - Incorporate improvements to the Orange Road/U.S 23 intersection as part of this project.
- 4.) Architectural renderings are submitted. The various computer images are very different architecturally and do not coordinate as promised. The Zoning Commission should address the architecture for appropriateness.
- 5.) Variances from standards- The application requests that the minimum 5 acres per phase be waived due to the small size of this project. Staff supports the variance.

## **IV.) Required Findings for PC**

- 1.) That the proposed development is consistent in all respects with the purpose, intent, and general standards of this zoning resolution.

DCRPC Staff Finding: Yes, subject to amendments to the development plan as noted in III, above.

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

DCRPC Staff Finding: Yes.

- 3.) That the proposed development advances the general welfare of the township and the immediate vicinity.

DCRPC Staff Finding: Yes, subject to amendments to the development plan as noted in III, above.

**V. DCRPC Staff Recommendation-**

Staff recommends conditional approval of the zoning change from PC to PC with new development plan for case 25-02 ZON, subject to staff comments in III, 1-5) above.

**Commission / Public Comments**

Tom Rampage, Vice-President of Trel Properties, was present to represent the applicant. Mr. Rampage stated that they are currently commissioning a traffic study. The retention area is to be enlarged and signage will be addressed with Orange Township.

Mr. Gladman inquired if the traffic study will be complete by June 25<sup>th</sup> when the Township hears the case. Mr. Jeff Strung, of EMH&T, stated that they are in the process. Mr. Ward inquired about the ODOT access management study. Mr. Laurien stated that the study will be addressed by ODOT in the traffic study. Mr. Gladman stated that Graphics Way is intended to go further north and could be used for access management. Mr. Laurien stated that ODOT polices their own roadways and could ask for alternative access management. Mr. Rampage stated that the applicant did not intend to change the use of the development and any change would be addressed by the Township.

*Mr. Schmidt made a motion to recommend conditional approval of the Orange Point Corporate Center rezoning request, subject to staff comments. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Mr. Ward and Mr. Gladman abstained. Motion carried.*

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**26-02 ZON            Linda Kress – Troy Twp. – 1 acre from Farm Residential (FR-1) to Highway Service District**

**Conditions**

- Present Zoning:** Farm Residential (FR-1)
- Proposed Zoning:** Highway Service District (HSD)
- Present Use:** Former “Something’s Fishy” Bait Store
- Proposed Use:** Tractor, truck and trailer repair
- Existing Density:** NA
- Proposed Density:** NA
- School District:** Delaware City
- Utilities Available:** Del-Co Water and private septic
- Soils:** Lybrand, 12-18% slope  
          Glynwood Silt Loam, 6-12% slope

**IV. General Background**

The applicant seeks rezoning of 1 acre from Farm Residential with a non-conforming use to Highway Service District for the purpose of establishing a center for tractor, truck and trailer repair. Units will be repaired on site, but will not be stored there. There are two existing buildings on the site. In the event a vehicle is stored, it will be placed inside the garage building. The second building closer to Main Road will house offices, a break room for employees, and a lounge where drivers can wait while their vehicles are being repaired. The site is crossed with an easement for US 23, a right-of-way for Main Road, a water line easement and at least three gasline easements.

**V. Issues**

- The Something’s Fishy Bait Shop was a non-conforming use. The Bait Shop closed but two years have not passed, so the non-conforming use as a bait shop may be continued.
- The township asked the DCRPC to review all commercial non-conforming uses in 1998. A report was issued by DCRPC staff, which recommended adoption of the Highway Service District, and the Something’s Fishy Bait Shop (Gillette tract) be zoned HSD. No action was taken by the owner, however. (see report October 28, 1998)
- According to the Troy Township HSD Zoning Code, the repair of tractors, trucks and trailers is not a permitted use in the Highway Service District.
- Although the parcel is one acre, it extends into Main Road and to the centerline of Highway 23, reducing the lot to roughly ½ acre. This limits circulation on the site and makes access with a tractor trailer challenging. Tractors would likely have to back in from Main Road.
- The development plan is incomplete. The existing structures did not conform to the zoning setbacks. As long as the use remained, the structures were grandfathered. HSD standards for the requested zoning include 15-foot minimum sideyard setbacks, 80% maximum building and pavement coverage, a 20% landscaped open space requirement and a 15-foot wide greenbelt provided between the existing street right-of-way line and any structure or paved area. The survey and text proposal includes details regarding the use of the individual buildings, but does not detail any of the improvements mentioned. Access to Main Road

does not conform to the County Engineer’s standards (too close to US 23).

**Compliance with the Comprehensive Plan**

The 2002 Troy Township Comprehensive Plan (draft), on the May agenda for review by the RPC, shows Highway Service District at several locations along US 23. The plan indicates that this lot is in an area of single family residential at 1 du/acre. If the township finds the HSD zoning appropriate, then the 2002 Plan should be amended to show this parcel as HSD.

**Advancing the general welfare of the Township**

The proposed HSD zoning will bring an existing non-conforming lot into conformance. Staff finds that the Highway Service District at this location does enhance the general welfare of the township and the immediate vicinity. However, the specific proposal for this rezoning is not a proper use within the HSD.

**V. DCRPC Staff Recommendation**

The *staff recommends* to the Regional Planning Commission, the Troy Township Zoning Commission, and the Troy Township Trustees that the application of Linda Kress for rezoning 1 acre on the southeast corner of US 23 and Main Road from FR-1 to HSD be *approved*, based on the vested non-conforming use status of the structures and land as a bait shop. HSD zoning, however, does not permit the proposed use as a truck and trailer repair facility. Any of the permitted uses in HSD would be permitted on this lot.

**Commission / Public Comments**

The applicants, Doug and Linda Kress, were present to represent the case.

Mr. Gladman inquired why this was not a planned district. Mr. Laurien stated that the County Prosecutor had, at one time, recommended Troy Township create a “straight” commercial zone for the 25 to 30 non-conforming uses in the previous planned district. DCRPC staff wrote the HSD for the township and recommended this site by zoned HSD in 1998. Mr. Baker stated that the past property owner was offered HS district by the Township when it was created however they declined to accept it. Mrs. Foust asked for a definition of tractor. Mr. Kress stated that this could include anything from a conventional truck or van to a semi with trailer. Mr. Pike inquired if a semi with a trailer had enough room to turn onto this property. Mr. Kress stated that this is possible with some maneuvering after the building was removed for this purpose. Mr. Laurien stated that the issues in question are collateral issues and this application is only to recommend approval of the zoning and not the proposed use as a truck repair shop. The Township will have to make

that determination, since truck repair is not a permitted use in HSD.

***Mr. Schmidt made a motion to recommend conditional approval of the rezoning request by Linda Kress, subject to staff comments. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

**IV. SUBDIVISION PROJECTS**

**Preliminary**

**28-99 Hickory Woods - Genoa Twp. - 14 lots, 33.19 acres**

**Applicant:** Ms. Denise Ranck

**Subdivision Type:** Single-family Residential

**Location:** At and behind 6670 Plumb Road, Genoa Twp.

**Current Land Use:** Single-family house, power line, and woods

**Zoned:** Rural Residential District, (RR)

**Utilities:** Del-Co water and private septic systems

**School District:** Big Walnut

**Engineer:** Scioto Land Surveying Service, Inc.

**Staff Comments**

Hickory Woods subdivision (f. k. a. Ranck Subdivision) contains a proposed 1,500’ LDLV cul-de-sac to serve 14 lots on 33.19 acres. The lots range from 2 to 3.6 acres in size with most of the lots slightly larger than the 2-acre minimum required in the Rural Residential District. A major AEP electric line runs through the site from northeast to southwest affecting Lots #1 (3.6 acres) and #14 (2.3 acres). The new road will cross over this electric easement, as will the leach fields on Lot #14. No homes will be within the 150-foot easement. The existing farmhouse at 6670 Plumb Road will remain on Lot # 2, but the barn will be razed. A 2-acre tract in the northeast corner will be an NPA lotsplit prior to Final Plat approval.

The surrounding land use includes agriculture to the west, south and north, a few scattered single-family residences to the east along Plumb Road and I-71 to the west.

Hickory Woods originally received conditional preliminary approval on July 22, 1999. A 6-month extension was granted on June 28, 2000. The applicant was granted a second 6-month extension on January 25, 2001. The property owners, who live out of state, had been trying to determine feasibility of proceeding with the project and had been marketing the project

to other developers. The subdivision expired in July 2001. This is a complete re-filing of the original preliminary plan as previously approved.

Since the expiration of the preliminary plan, the County has adopted a Thoroughfare Plan, which recommends that developments should be connected so as not to overload the County and Township roads. There are large undeveloped tracts of land surrounding this project to the east, south and west. The Staff believes that a connection to the south should be provided and is consistent with recommendations in the Thoroughfare Plan.

***A technical review was held on May 21<sup>st</sup>, after which the applicant has addressed all of the required changes, except the following:***

- The following note will be required on the final plat: NOTE: Potential health and environmental impacts associated with high voltage power line electromagnetic fields are not known at this time.
- There are large, undeveloped tracts adjacent to this site to the south, east and west. Staff recommends that a stub connection be provided to the south.
- Lot 4 is odd shaped and should be reconfigured.

**Staff Recommendation**

Staff recommends denial of the **Hickory Woods Subdivision**, to the RPC. If the applicant agrees to a street connection to the south, then Staff would recommend conditional Preliminary approval, subject to resolving all TRC comments.

**Commission / Public Comments**

Karen Coffman, of Scioto Land Surveying, was present to represent the applicant. Mrs. Coffman stated that the client was unable to build the road before the preliminary expired. The client wishes to stay with the original plan. The only change made since the last approval is an enlarged cul-de-sac at the request of the Genoa Township Fire Department. Removing the cul-de-sac and making the connection would be incredibly expensive for the applicant and they will lose one or two lots, due to this road no longer being a LVL and having a larger width requirement.

John Burnett was present to represent the applicants' interests. The applicant agrees with the need for connectivity, however the cost exceeds the family's desire. The applicants did not understand the time restraints on the previous approval. The applicants are now in better financial ability and wish to develop the property and ask for favorable approval, however the construction of this connection may cost them \$200,000.

Mr. Rielly stated that the Township feels sympathetic to the applicant due to the site being wooded and more appealing than neighboring sites. Mr. Pike stated that the County Engineer supports staff comments. Mr. Ward inquired if the applicant had any issues with reconfiguring Lot 4. Mrs. Coffman stated that this would create an acreage problem that would force the applicant to lose a lot. Mrs. Foust stated that the time restraints are set in place to allow for plans to develop, such as the Thoroughfare Plan. Mr. Ward stated that the Thoroughfare Plan was not completely adopted. Mr. Pike stated that there still remains a need for this connectivity. Mr. Ward stated that he agreed. Mr. Laurien stated that the Thoroughfare Plan showed the need for connectivity.

Mr. Burnett asked the Commission to consider the smaller size of this development and the burden that requiring this connection will place on the family. Mr. Gladman inquired what the connection would be to. Mr. Rielly stated that the connection has not been made from the south and the Township feels that this connection is not needed at this time. Mr. Laurien stated that if the applicant would have started any work on the property before it expired then it would be vested and this issue would not be on the table this month.

***Mr. Rielly made a motion to recommend conditional approval of Hickory Woods Subdivision, subject to the widening of the cul-de-sac and the power lines note being placed on the final plat. Mr. Gladman seconded the motion. VOTE: Majority For, Few Opposed. Motion carried.***

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**13-02 Wedgewood Section 11 – Liberty Twp. – 46 lots, 36.72 acres**

**Applicant:** Virginia Homes, Ltd.

**Subdivision Type:** Single-family residential

**Location:** West of Sawmill Blvd, east of Campden Lakes Section

2.

**Current Land Use:** Vacant field and wooded areas

**Zoned:** Planned Residential District (PRD)

**Utilities:** Del-Co water and county sewer systems

**School District:** Olentangy School District

**Project Engineer:** C.F. Bird and R.J. Bull, Inc.

**Staff Comments**

The site is half open field and half wooded with a small stream running through the southern portion of the property. It is surrounded by other

Planned Residential and Planned Commercial developments. An apartment community “Vistas at Wedgewood” is to the east.

Wedgewood Section 11 completes a connection between Sawmill Boulevard and Campden Lakes with the extension of North Hampton Road, connecting to Aberdeen Avenue. New roads include Eckington Drive and Brinsworth Drive, which are both north and south roads. Finsbury Drive connects Eckington to Brinsworth to the south. An additional connection is provided to future development from Brinsworth Drive at the Franklin County line. Wedgewood, Section 11 includes Reserve N & T and Lot 1636 from Wedgewood, Section 2 to the north. Lot 1636 will be reconfigured and Reserve N will be used in conjunction with adjacent land to create 4 additional lots. Reserve T was originally platted as a landscape reserve and will be enlarged. The 5 new lots and Reserve T will be platted as Wedgewood, Section 2A and will follow the same restrictions and architectural guidelines as Section 2.

An area of open space is provided at the northeast corner of the site for an entrance feature. A second reserve is located where a small stream crosses the southern portion of the site. Protection of this stream is further completed through the site with the use of no-build zones that affect five lots. Off-site detention is served by the large center pond at Campden Lakes to the west.

**A Technical review was held on May 21<sup>th</sup>, 2002 after which the applicant has addressed all of the required changes except for the following:**

1. The engineer is waiting for a response from the Army Corps of Engineers concerning the stream crossings on the site.
2. The plans indicated what appeared to be excessive grading in the wooded section of the site. The engineer states that they are in the process of revising the grading plan in an effort to preserve additional trees and balance the earthwork.
3. Staff requested a walking path along the creek within the open space. The path should be a condition of approval – it need not be paved. The engineers have provided a statement that a path will be provided if feasible.
4. Lot 1636 must be reconfigured and Reserve T must be noted as permanent green space on the plan.

**Staff Recommendation**

Staff recommends *conditional preliminary approval* of Wedgewood, Section 11, to the RPC, subject to staff comments.

**Commission / Public Comments**

Jerry Turner, of Bird and Bull, was present to represent the applicant. Mr. Turner stated that they are currently reconfiguring Lot 1636 and working with the Township regarding the walking path. Charles Ruma, of Virginia Homes, was also present to speak for the case. Mr. Ruma stated that the development should occur in two phases.

Mr. Jim Share, resident of 10736 Campden Lakes Blvd., inquired when they would start building. Mr. Ruma stated that road construction would start around July or August, however if they are unable to get roads in before winter then development would begin next Spring. Mr. Share inquired how many trees would be torn down. Mr. Ruma stated that it would be similar to other developments in the area. Mrs. Foust inquired if trees in the no-build zone would be demolished. Mr. Ruma stated that none should be removed from these areas except for the trees within the right-of-way. Mrs. Sally Veerman, resident of 10514 Brettridge Dr., inquired about the size and price of the homes in this development. Mr. Ruma stated that the average home would be 2,400 square feet and somewhere between \$400,000 to \$800,000 in price. These homes will not all be constructed by Virginia Homes.

Mr. Schmidt inquired about the nature of the walking path. Mr. Laurien stated that staff is not requiring it to be paved, they would simply request that it be constructed to connect green-space areas.

***Mr. Ward made a motion to conditionally approve Wedgewood, Section 11, subject to staff comments. Mr. Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

09-02

Glen Oak – Orange Twp. - 478 lots / 331.2 acres

**Applicant:** Dominion Homes  
**Subdivision Type:** Single-family residential  
**Location:** North side of Orange Rd., west side of S. Old State Rd., east of CSX RR, Orange Twp.  
**Current Land Use:** Agriculture/vacant land.  
**Zoned:** Single Family Planned Residential District (SFPRD)  
**Utilities:** Del-co water and Delaware County sewer  
**School District:** Olentangy Schools  
**Project Engineer:** RD Zande and Associates

**Surrounding Land Use**

**To the north:** Villages at Alum Creek and future Thompson tract

development (zoned SFPRD), Del-co Water tract.

**To the east:** Olde State Farms and Abbey Knoll subdivisions on the east side of S. Old State Road and Summerfield Village on the west side (zoned SFPRD), scattered 1+ acre residential lots along S. Old State Road (zoned FR-1).

**To the south:** Villages of Oak Creek and future Northpointe Meadows subdivision (zoned SFPRD), scattered 1+ acre residential lots along Orange Road (zoned FR-1).

**To the west:** CSX Railroad Tracks, Orangepoint Commerce Park (zoned PC and PI), and AEP substation

### Staff Comments

The overall Glen Oak development will include 526 lots on 296.92 acres (1.77 du/acre). The subdivision includes 2 entrances from Orange Road, 1 entrance from S. Old State Road, and connections to Summerfield Village to the southeast and future Thompson development to the north. There will be 109.2 acres of open space provided (36.7%) including a 48.5-acre school/park site. Glen Oak was rezoned to SFPRD by Orange Township in December 2001 (RPC # 13-01 ZON). Section 1, containing 49 lots on 32.19 acres along Orange Road received preliminary approval in April 2002. A variance has been requested for overall Preliminary approval without specific engineering/development details and plans. All sections of the development will submit a more detailed preliminary plan for RPC approval prior to final platting.

The subdivision will be developed from south to north as Glen Oak and from east to west as the Estate of Glen Oak. The lot sizes in the Estate of Glen Oak are generally larger than the lots in Glen Oak (13,500 vs. 9000 sq. ft.). The entrances on Orange Road (Holderman Street to the east and Blue Holly Drive to the west) will align with the entrances to the Villages of Oak Creek and the future Northpointe Meadows entrance. Blue Holly Drive is the main spine of the development that will also provide direct access to the future school and park site. Bayberry Drive is the access from S. Old State Road, but will eventually be a right-in/right-out only when the 50-acre Thompson tract to the north is developed. An AEP electric transmission line and 100' easement runs along the southern portion of the development and will be contained within open space. Stormwater runoff will be controlled with several retention ponds located throughout the open space.

An 8' bike path will be constructed in the open space along Orange Road and a 4' limestone walking path will be provided throughout all of the open space. The gravel path will connect to a path in the Summerfield Village subdivision to the southeast. Sidewalks will also be provided on all streets.

**A technical review was held on May 21<sup>st</sup>, 2002. The applicant has addressed most of the items except:**

- The PRD development plan indicates 526 lots on 296.92 acres, but the preliminary plan shows 478 lots on 331.21 acres. Why the difference? *Revisions still are not consistent with the development plan. The lots from Section 1 are not included in the overall plan but the acreage is.*
- The following note will be required on final plats affected by the electric transmission line/easement: NOTE: Potential health and environmental impacts associated with high voltage power line electromagnetic fields are not known at this time.

### Staff Recommendation

Staff recommends *conditional Preliminary approval* of **Glen Oak** to the RPC, subject to a variance being granted for plans without specific engineering details with the understanding that a more detailed preliminary will be submitted for each individual section for Commission review, and resolution of all TRC comments.

### Commission / Public Comments

Kevin Kershner, of R.D. Zande, was present to represent the applicant. Mr. Kershner stated that the applicant agreed to all staff comments.

**Mr. Gladman made a motion to conditionally approve Glen Oak. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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**06-02                      Wycoff Subdivision – Oxford Twp. – 2 lots, 10.002 acres**

**Applicant:** Margaret Ashbrook  
**Subdivision Type:** Single-family residential  
**Location:** 2480 Whipple Road, west of S.R. 42.  
**Current Land Use:** Former agriculture  
**Zoned:** Farm Residential (FR-1)  
**Utilities:** Del-Co water and on-site sewer systems  
**School District:** Buckeye Valley School District  
**Project Engineer:** Robert Foster, P.S., earthmetric, LLC  
**Soils:** BIA, Blount Series  
PWA, Pewamo

### Staff Comments



The site is an open, former agriculture field surrounded by other similar fields. Over half of the 50-acre site to the west is wooded. The applicant is requesting two lots (each 5.001 acres) on a common access drive (CAD). The CAD will gain access from an area of right-of-way leading to Whipple Road at a 90 degree bend. Lots will be served with on-site septic systems. Curtain drains from both will outlet into an on-site retention pond being built on lot 2. An existing house will remain on lot 1. Oxford Township has approved a conditional use permit allowing the use of a CAD.

**A technical review was conducted on March 19<sup>th</sup>, 2002, after which the applicant has made all the necessary changes except:**

1. The plan must list the total acreage in the CAD.
2. The year on the flood plain map note should read 1999.

**Staff Recommendation**

Staff recommends *conditional preliminary approval* of Wycoff Subdivision, to the RPC.

**Commission / Public Comments**

Bob Foster was present to represent the applicant. Mrs. Foust inquired why the third, frontage lot was not included. Mr. Laurien stated that the other lot has its own frontage on public road right-of-way.

***Mr. Gladman made a motion to conditionally approve Wycoff Subdivision. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

**11-02 Dent Woods – Trenton - 03 lots / 16.28 acres**

**Staff Comments**

The applicant has requested a 30-day tabling to obtain a variance from Trenton Township for frontage requirements. This application was tabled for 30-days in April 2002. This will be the second, and last, tabling for Dent Woods.

**Staff Recommendation**

Staff recommends *approval* of the 30-day tabling, to the RPC.

**Commission / Public Comments**

No one was present to represent the applicant.

***Mr. Ward made a motion to approve the 30-day tabling of Dent Woods. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

**Preliminary/Final (none)**

**CONSENT AGENDA**

***Mr. Ward made a motion to approve the 90-tabling of Sage Creek, Section 3, Phase A. Mr. Rielly seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

***Mr. Gladman made a motion to approve the final plats of Scioto Reserve, Section 1, Phase 5; Scioto Reserve, Section 1, Phase 6; Scioto Reserve, Section 3, Phase 5; Golf Village, Section 1, Phase A; Golf Village, Section 7, Phase A; The Woodlands at Loch Lomond, Section 1, Phase 3; North Orange, Section 1, Phase 1; North Orange, Section 2, Phase 1 and North Orange, Section 3, Phase 1. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

**Final**

**01-98.3.A Sage Creek, Sec. 3, Ph. A – Berkshire & Genoa Twps. – 09 lots / 27.73 acres**

**Applicant:** Trenton Land Co. (Bill Schlanger)

**Engineer:** Bischoff & Associates, Inc. (Sara Hanes)

**Staff Comments**

The applicant is requesting a 90-day tabling to obtain required approvals.

**Staff Recommendation**

Staff recommends *approval* of the 90-day tabling of Sage Creek, Section 3, Phase A to the RPC.

**Commission / Public Comments**

***Mr. Ward made a motion to approve the 90-tabling of Sage Creek, Section 3, Phase A. Mr. Rielly seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

**29-98.1.5 Scioto Reserve, Sec. 1, Ph. 5 – Concord Twp. – 26 lots / 08.87 acres**

**Applicant:** Rockford Homes, Inc.

**Subdivision Type:** Single-Family Residential

**Location:** South-side of Home Road, Concord Twp.

**Current Land Use:** Vacant

**Zoned:** Planned Residential District (PRD)

**Utilities:** Del-Co water and sanitary sewer with land application, County maintenance

**School District:** Buckeye Valley

**Engineer:** Kevin Kershner, R. D. Zande & Associates

**Staff Comments**

This is the continued platting of the Scioto Reserve Subdivision south of Home Road. Section 1, Phases 5 & 6 was given preliminary approval on April 26<sup>th</sup>, 2001 and includes 50 lots on 19.42 acres on the south side of Home Road. Phase 5 includes 26 lots on 8.87 acres, the completion of Maple Run Lane (loop street), and a cul-de-sac to the west (Overcreek Place). There will be 0.6 acres of open space in 2 reserve lots. The density is 2.93 units per acre. Phase 3 and the Homestead condominiums are north of these phases, Phase 4 is east of Phase 5, and the golf course is located to the west. This development is to be served by a land application sewage system that will be owned and maintained by the County.

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

**Staff Recommendation**

Staff recommends *Final approval* of **Scioto Reserve, Section 1, Phase 5** to the RPC.

**Commission / Public Comments**

**Mr. Gladman made a motion to approve the final plat of Scioto Reserve, Section 1, Phase 5. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

**29-98.1.6 Scioto Reserve, Sec. 1, Ph. 6 – Concord Twp. – 18 lots / 08.24 acres**

**Applicant:** Joshua Homes, Inc.

**Subdivision Type:** Single-Family Residential

**Location:** South-side of Home Road, Concord Twp.

**Current Land Use:** Vacant

**Zoned:** Planned Residential District (PRD)

**Utilities:** Del-Co water and sanitary sewer with land application, County maintenance

**School District:** Buckeye Valley

**Engineer:** Kevin Kershner, R. D. Zande & Associates

**Staff Comments**

Scioto Reserve, Section 1, Phase 6 contains 18 single-family lots on 8.24 acres and 1.97 acres of open space in two reserve lots. Phase 6 includes the southern extension of Tree Lake Blvd. and the construction of Clear Falls Way (cul-de-sac). Turning Leaf Place stubs to the east property line to allow for connection to any future development.

Section 1, Phases 5 & 6 were given preliminary approval on April 26<sup>th</sup>, 2001 and includes 50 lots on 19.42 acres on the south side of Home Road. There will be 2.56 acres of open space in 2 reserve lots. The density is 2.63 units per net acre. Phase 3 and the Homestead condominiums are north of these phases, Phase 4 is east of Phase 5, and the golf course is located to the west. This development is to be served by a land application sewage system that will be owned and maintained by the County.

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

**Staff Recommendation**

Staff recommends *Final approval* of **Scioto Reserve, Section 1, Phase 6** to the RPC.

**Commission / Public Comments**

**Mr. Gladman made a motion to approve the final plat of Scioto Reserve, Section 1, Phase 6. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

**29-98.3.5 Scioto Reserve, Sec. 3, Ph. 5 – Concord Twp. – 47 lots / 13.34 acres**

**Applicant:** Triangle Properties Inc.

**Subdivision Type:** Single Family Residential

**Location:** North side of Home Road, east of South Section Line

Road.

**Current Land Use:** Vacant

**Zoned:** PRD

**Utilities:** Del-Co water and sanitary sewer with land application, County maintenance

**School District:** Buckeye Valley

**Engineer:** R.D. Zande and Associates Inc.

**Staff Comments**

Scioto Reserve, Section 3, Phase 5 contains 47 lots on 13.34 acres and includes the easterly extension of Scioto Parkway and the southerly extension of Eventrail Drive to a cul-de-sac. No open space is provided in this phase, but all lots will back up to the golf course to the east, west and north. This phase was approved with Phases 3 & 4 on January 25, 2001. Phases 3 & 4 to the west have both been recorded.

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

**Staff Recommendation**

Staff recommends *Final approval* of **Scioto Reserve, Section 3, Phase 5** to the RPC.

**Commission / Public Comments**

*Mr. Gladman made a motion to approve the final plat of Scioto Reserve, Section 3, Phase 5. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**43-00.1.A Golf Village, Sec. 1, Ph. A – Liberty Twp. – 33 lots / 27.48 acres**

**Applicant:** Dominion Homes

**Subdivision Type:** Single-Family Residential

**Location:** North side of Seldom Seen Road, west of Sawmill Parkway, Liberty Twp.

**Current Land Use:** Agriculture, Single-Family Residence

**Zoned:** Planned Residential District (PRD)

**Utilities:** Del-Co water and public sewer

**School District:** Olentangy

**Engineer:** R.D. Zande & Associates

**Staff Comments**

This application is for the final platting of Golf Village, Section 1, Phase A. This

phase contains 30 single-family lots on 27.48 acres and 12.88 acres of open space in 2 reserve lots (46.55 %) which are used primarily for stormwater retention. There will be a walking path provided within the open space to connect to the north. This phase includes the construction of Laurel Valley Drive north of Seldom Seen Road, Robin Hill Court (cul-de-sac) and a southern stub of Landhigh Lakes Drive. Surrounding land use includes a few single-family lots along Seldom Seen Road with the Golf Course and future phases of Golf Village surrounding most of the phase.

Golf Village Section 1, Phases 1, 2, 3 & 4 received preliminary approval on May 31<sup>st</sup>, 2001. These 4 phases are the southwestern portion of the Golf Village development with two access points along Seldom Seen Road and a connection to the Woods on Seldom Seen Development to the north.

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

**Staff Recommendation**

Staff recommends *Final approval* of **Golf Village, Section 1, Phase A** to the RPC.

**Commission / Public Comments**

*Mr. Gladman made a motion to approve the final plat of Golf Village, Section 1, Phase A. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**43-00.7.A Golf Village, Sec. 7, Ph. A – Liberty Twp. – 46 lots / 22.52 acres**

**Applicant:** Steve Newcomb, D & D Real Estate, LLC

**Subdivision Type:** Single-Family Residential

**Location:** South side of Home Road and East side of Steitz Road.

**Current Land Use:** Agriculture, Woodland

**Zoned:** Planned Residential District (PRD)

**Utilities:** Del-Co water and public sewer

**School District:** Olentangy

**Engineer:** ADR & Associates Ltd.

**Staff Comments**

This application is for the final platting of Section 7, Phase A, which contains 45 lots on 22.52 acres and a reserve lot with 4.03 acres. This includes sections of Village Club Drive (from Section 9 to the north) and Hickory Rock Drive. The

Golf Course is located to the north with Section 7, Phase B to the north and Section 7, Phase C to the east. Agricultural Land surrounds the other portions of the phase with three single-family houses to the west along Steitz Road.

Golf Village, Section 7, Phases 1, 2 & 3 received preliminary approval on May 31<sup>st</sup>, 2001. These phases are the northwestern portion of the Golf Village development with an access point from Steitz Road and Home Road. The design includes 108 lots (minimum 10,400-sq. ft lot size) on 51.33 acres with 4.4 acres of open space.

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

**Staff Recommendation**

Staff recommends *Final approval* of **Golf Village, Section 7, Phase A** to the RPC.

**Commission / Public Comments**

*Mr. Gladman made a motion to approve the final plat of Golf Village, Section 7, Phase A. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**45-95.1.3 The Woodlands@Loch LomondS1P3 – Liberty–14 lots / 15.60 acres**

**Applicant:** Woodlands, Ltd.  
**Subdivision Type:** Single Family Residential  
**Location:** Between Liberty Rd. and S.R. 315, south of Jewett Rd., Liberty Twp.  
**Current Land Use:** Vacant  
**Zoned:** PRD  
**Utilities:** Del-Co water and Delaware County Sanitary Sewer  
**School District:** Olentangy  
**Engineer:** Hergatt & Associates

**Staff Comments**

Preliminary approval for The Woodlands at Loch Lomond, Section 1, Phases 1, 2 & 3 was given on March 27, 1997. Phases 1 and 2 have been recorded. This application is for the platting of the final phase of Section 1. Section 1, Phase 3 includes 14 single-family residential lots on 15.60 acres, with 1.50 acres of open space being platted in two reserve lots.

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

**Staff Recommendation**

Staff recommends *Final approval* of **The Woodlands at Loch Lomond, Section 1, Phase 3** to the RPC.

**Commission / Public Comments**

*Mr. Gladman made a motion to approve the final plat of The Woodlands at Loch Lomond, Section 1, Phase 3. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**47-00.1.1 North Orange, Sec. 1, Ph. 1 – Orange Twp. – 05 lots / 77.82 acres**

**Applicant:** Planned Communities, Inc.  
**Subdivision Type:** Single Family Residential  
**Location:** West side of US Route 23, Northside of Orange Rd., Orange Twp.  
**Current Land Use:** Agricultural/Woods  
**Zoned:** SFPRD, PC and Park/Open Space  
**Utilities:** Del-Co water and Delaware County Sanitary Sewer  
**School District:** Olentangy  
**Engineer:** Floyd Brown & Associates

**Staff Comments**

North Orange, Section 1, Phase 1 includes the connection of Gooding Blvd. to U.S. 23 and the western extension of Abbot-Downing Blvd. 38.52 acres of this phase are to be platted as parks & open space to be owned and maintained by Orange Township, 24.52 acres are to be platted for condominiums and 6.39 acres are to be platted as commercial/office.

Preliminary approval for North Orange was given on December 28<sup>th</sup>, 2000. The overall North Orange subdivision includes commercial in the north-eastern portion of the site, in the center of the site, and a strip approximately 500 feet parallel to US 23. 43.646 acres of park/open space will be dedicated in the center. Single family residential is proposed in the western area of the site. There are also two large lots delineated for 191 units of detached single unit condominiums.

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

**Staff Recommendation**

Staff recommends *Final approval* of North Orange, Section 1, Phase 1 to the RPC.

**Commission / Public Comments**

Mr. Gladman made a motion to approve the final plat North Orange, Section 1, Phase 1. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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**47-00.2.1 North Orange, Sec. 2, Ph. 1 – Orange Twp. – 02 lots / 01.08 acres**

**Applicant:** Planned Communities, Inc.  
**Subdivision Type:** Single Family Residential  
**Location:** West side of US Route 23, Northside of Orange Rd., Orange Twp.  
**Current Land Use:** Agricultural/Woods  
**Zoned:** SFPRD  
**Utilities:** Del-Co water and Delaware County Sanitary Sewer  
**School District:** Olentangy  
**Engineer:** Floyd Brown & Associates

**Staff Comments**

North Orange, Section 2, Phase 1 includes the northern extension of Overland Trail from Abbot-Downing Blvd. and two single family residential lots located on the west side of this extension. This extension is northwest of Section 1, Part 1. Section 3, Phase 1 is located to the south.

Preliminary approval for North Orange was given on December 28<sup>th</sup>, 2000. The overall North Orange subdivision includes commercial in the north-eastern portion of the site, in the center of the site, and a strip approximately 500 feet parallel to US 23. 43.646 acres of park/open space will be dedicated in the center. Single family residential is proposed in the western area of the site. There are also two large lots delineated for 191 units of detached single unit condominiums.

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

**Staff Recommendation**

Staff recommends *Final approval* of North Orange, Section 2, Phase 1 to the RPC.

**Commission / Public Comments**

Mr. Gladman made a motion to approve the final plat of North Orange, Section 2, Phase 1. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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**47-00.3.1 North Orange, Sec. 3, Ph. 1 – Orange Twp. – 48 lots / 21.77 acres**

**Applicant:** Planned Communities, Inc.  
**Subdivision Type:** Single Family Residential  
**Location:** West side of US Route 23, Northside of Orange Rd., Orange Twp.  
**Current Land Use:** Agricultural/Woods  
**Zoned:** SFPRD and FR-1  
**Utilities:** Del-Co water and Delaware County Sanitary Sewer  
**School District:** Olentangy  
**Engineer:** Floyd Brown & Associates

**Staff Comments**

North Orange, Section 3, Phase 1 includes the southern extension of Overland Trail from Abbot-Downing Blvd. to Quarter Way and Fargo Lane. This phase contains 45 single-family lots, 4.58 acres of open space/no build area, and 1.97 acres reserved for a future street connection to Orange Road (if approved by Orange Township). This phase is south of Section 1 & 2. The land to the west will be future phases in Section 3.

Preliminary approval for North Orange was given on December 28<sup>th</sup>, 2000. The overall North Orange subdivision includes commercial in the north-eastern portion of the site, in the center of the site, and a strip approximately 500 feet parallel to US 23. 43.646 acres of park/open space will be dedicated in the center. Single family residential is proposed in the western area of the site. There are also two large lots delineated for 191 units of detached single unit condominiums.

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

**Staff Recommendation**

Staff recommends *Final approval* of **North Orange, Section 3, Phase 1** to the RPC.

**Commission / Public Comments**

*Mr. Gladman made a motion to approve the final plat of North Orange, Section 3, Phase 1. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**V. EXTENSIONS**

**43-00.7.4 Golf Village, Sec. 7, Ph. 4 – Liberty Twp. – 73 lots / 27.40 acres**

**Applicant:** Triangle Properties, Inc.

**Engineer:** Bauer, Davidson, Merchant (Curt Dommer)

**Staff Comments**

The applicant is requesting a 90-day extension. This phase received preliminary approval May 31, 2001.

Note to applicant: Please change the phase designation from 4 to D.

**Staff Recommendation**

Staff recommends *approval of the 90-day extension* of **Golf Village, Section 7, Phase 4** to the RPC.

**Commission / Public Comments**

*Mr. Ward made a motion to approve the 90-day extension of Golf Village, Section 7, Phase 4. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**05-01 Willow Springs North, Sec. 2 – Orange Twp. – 61 lots / 40.90 acres**

**Applicant:** M/I Schottenstein Homes

**Engineer:** EMH&T

**Staff Comments**

The applicant is requesting a 6-month extension of Willow Springs North, Section 2. This Section received preliminary approval May 31, 2001.

**Staff Recommendation**

Staff recommends *approval of the 6-month extension* of **Willow Springs North, Section 2** to the RPC.

**Commission / Public Comments**

*Mr. Ward made a motion to approve the 6-month extension of Willow Springs North, Section 2. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**VI. OTHER BUSINESS**

- Consideration for recommendation of expenditure: Gardner Architects \$2,064.50

Mr. Laurien stated plans for the renovation of 109 N. Sandusky are complete and a copy of the lease was recently received and is currently being reviewed with the County Prosecutor.

*Mr. Gladman made a motion to approve the expenditure of \$2,064.50 for Gardner Architects. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- Affidavit of Correction – Discussion

Mr. Laurien stated that the County Prosecutor has recently refer the Recorder's Office to forward all Affidavits of Corrections of Final Plats to the DCRPC office. They were previously sent to and recorded by the Recorder's office, however some of the affidavits were found to violate zoning and they felt the DCRPC office should be reviewing these. The Ohio Revised Code permits this as a method of surveyors correcting their drafting mistakes, however some seem to be using this process to make design changes. Mr. Ward stated that some surveyors seem to be using the DCRPC staff as a method of designing their developments and staff should consider charging a fee for this process. Mr. Laurien stated that there would be more discussion to come. No fee is being charged for the review.

**VII. POLICY / EDUCATION DISCUSSION**

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

The meeting was adjourned at 9:10 p.m.

***The next meeting of the Delaware County Regional Planning Commission will be Thursday, June 27, 2002 7:00PM at the Delaware Joint Vocational School North Campus, 1610 St. Rte. 521, Delaware, Ohio 43015.***