



Delaware County Regional Planning Commission

109 N. Sandusky Street, Delaware, Ohio, 43015

Phone 740-833-2260 Fax 740-833-2259

www.dcrpc.org

Scott B. Sanders, AICP, Executive Director

MINUTES

Thursday, June 28, 2007 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 May 31, 2007 RPC Minutes
- Executive Committee Minutes of June 20, 2007
- Statement of Policy

II. POLICY / EDUCATION DISCUSSION

- Consideration for approval of Resolution #01-07 Amendment to the 2007 Subdivision Regulations (Common Access Driveway standards)

III. VARIANCES *(none)*

IV. ZONING MAP/TEXT AMENDMENTS

- 13-07 ZON Vinmar Investments Ltd. – Genoa Twp. – 73.111 acres from RR to PRRC
- 14-07 ZON Marcia Rush – Liberty Twp. – 109 acres from FR-1 to PR
- 15-07 ZON Denise Williams – Liberty Twp. – 2 acres from FR to PR
- 16-07 ZON Berlin Twp. Zoning Commission – text amendments to Sections VII, VIII, and IX

V. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
05-07	The Reserve at Duncan Run	Harlem	04 lots / 21.99 acres

Preliminary/Final *(none)*

Final

27-03.1.GC	Northstar, Section 1, Golf Course	Berkshire	01 lot / 272.51 acres
19-01.3.A	Sheffield Park, Section 3, Phase A	Genoa	04 lots / 43.70 acres
25-06	Shady Lane Farm	Harlem	03 lots / 27.39 acres
28-04.1	Derby Glen Farms, Section 1	Liberty	20 lots / 20.47 acres
10-06	T Orange Centre	Orange	06 lots / 59.20 acres

T=TABLED, W=WITHDRAWN

VI. EXTENSIONS

19-05	Ravines at Meadow Ridge	Berlin	03 lots / 55.90 acres
27-03.2	Northstar, Section 2	Kingston	01 lot / 93.18 acres
20-05	Clear Creek	Orange	04 lots / 83.19 acres

VII. OTHER BUSINESS

VIII. RPC STAFF AND MEMBER NEWS

- 2005 Annual Report Award

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairwoman Foust called the meeting to order at 8:01 p.m.

▪ **Roll Call**

Representatives: Jim Kappenhagen, Rick Sedlacek, Fred Fowler, Steve Burke, Gary Gunderman, Dave Stites, Holly Foust, Charles Heimlich. *Dick Gladman, Larry Crile, Bill Thurston, Marvin Miller, Lloyd Shoaf, Tom Brown, Scott Love, and Bonnie Newland. Alternates:* Paul Clay, David Leitch, Jack Smelker, Pat Blayney, and Dave Jackson. *Staff:* Scott Sanders, Paul Deel, Ben Henson, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the May 31, 2007 RPC Minutes**

Mr. Blayney made a motion to approve the minutes from the May 31, 2007 RPC meeting. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **June 20, 2007 Executive Committee Minutes**

1. Call to order

Vice Chairperson Steve Burke called the meeting to order at 8:50 a.m. Present: Steve Burke, Dick Gladman, Jim Ward and Lloyd Shoaf. Staff present: Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes

May 23, 2007 – Mr. Shoaf made a motion to approve the minutes from the last meeting. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. Old Business

a. Contract updates-

- 1.) **Berlin Twp.** – continuing to work on zoning revisions
- 2.) **Berkshire Twp.** – continuing to work on comprehensive plan revisions
- 3.) **Harlem Twp.** – may work on zoning amendments before adopting the comprehensive plan

4. New Business

a. Financial / Activity Reports for May 2007

REGIONAL PLANNING RECEIPTS		MAY	YTD TOTAL
General Fees (Lot Split)	(4201)		\$5,535.00
Fees A (Site Review)	(4202)	\$200.00	\$900.00
Insp. Fees (Lot Line Transfer)	(4203)	\$20.00	\$140.00
Membership Fees	(4204)		\$235,269.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$2,798.46	\$5,776.81
Assoc. Membership	(4206)		\$1,500.00
General Sales	(4220)	\$100.00	\$708.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$3,010.00	\$9,910.16
Charges for Serv. B (Final. Appl.)	(4231)	\$2,560.00	\$11,383.98
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$1,390.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$1,000.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$900.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$50.00	\$350.00
Soil & Water Fees	(4243)	\$450.00	\$1,700.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)		
Other Misc. Revenue (GIS maps)	(4730)	\$315.00	\$999.00
Misc. Non Revenue Receipts	(4733)		
TOTAL RECEIPTS		\$10,153.46	\$277,461.95

Balance after receipts		\$234,118.71
Expenditures	-	\$ 43,687.60
End of May balance		\$190,431.11

Mr. Gladman made a motion to approve the financial reports for May. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- b. **June RPC Preliminary Agenda** – includes the public hearing for the amendment to the 2007 Subdivision Regulations regarding Common Access Driveway regulations, 2 rezonings, 1 Preliminary, 5 Finals and 3 extension requests.

5. Other Business

- a. **2005 Annual Report** – received a “Meritorious Award” from the NACIO (National Assoc. of County Information Officers).
- b. **Zoning Maps** – are now available on the Auditor’s DALIS website.

6. Personnel

7. Adjourn

At 9:15 a.m., Mr. Shoaf made a motion to adjourn the meeting, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, July 18, 2007 at 8:30 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015

- **Statement of Policy**

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

II. POLICY / EDUCATION DISCUSSION

- Consideration for approval of Resolution #01-07 Amendment to the 2007 Subdivision Regulations (Common Access Driveway standards)

Chairwoman Foust read the following:

RESOLUTION NO. 01-07

RESOLUTION ADOPTING AMENDMENTS TO SECTION 306, COMMON ACCESS DRIVEWAYS, OF THE 2007 SUBDIVISION REGULATIONS OF DELAWARE COUNTY, OHIO PURSUANT TO THE OHIO REVISED CODE SECTIONS 711.10 and 711.133

WHEREAS, The Delaware County Regional Planning Commission (hereinafter the “Commission”) originally adopted Subdivision Regulations of Delaware County, Ohio on March 16, 1967 and subsequently amended those regulations on July 27, 1986, October 24, 1991, April 1, 1992, May 27, 1992, November 22, 1996, July 23, 1998; and January 2, 2007; and

WHEREAS, pursuant Ohio Revised Code Section 711.10 the Commission has authority to adopt general rules, of uniform application, governing plats and subdivisions of land falling within its jurisdiction, to secure and provide for the proper arrangement of streets or other highways in relation to existing or planned streets or highways or to the county or regional plan, for adequate and convenient open spaces for traffic, utilities, access of firefighting apparatus, recreation, light, and air, and for the avoidance of congestion of population. The rules may provide for their modification by the Commission in specific cases where unusual topographical and other exceptional conditions require the modification. In addition, the rules may require the board of health to review and comment on a plat before the Commission acts upon it and also may require proof of compliance with any applicable zoning resolutions, and with household sewage treatment rules adopted under Section 3718.02 of the Revised Code, as a basis for approval of a plat; and

WHEREAS, the Commission has determined to amend Section 306, Common Access Driveway regulations, of the 2007 Subdivision Regulations of Delaware County, Ohio, (hereinafter the “Regulations”) in the form attached hereto; and

WHEREAS, the Commission has determined the amendment is in the best interest of the citizens of Delaware County, Ohio.

NOW THEREFORE, upon introduction and motion of Mr. Miller, seconded by Mr. Sedlacek, **BE IT RESOLVED BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION THAT:**

Section 1. The amended 2007 Subdivision Regulations of Delaware County, Ohio, are hereby adopted. A copy of the amended 2007 Subdivision Regulations of Delaware County is attached hereto and incorporated herein and made part of this Resolution.

Section 2. Pursuant to Ohio Revised Code Section 711.132, the amended 2007 Subdivision Regulations of Delaware County, Ohio shall be effective upon approval and adoption by the Delaware County Commissioners.

Section 3. Upon approval and adoption of the amended 2007 Subdivision Regulations of Delaware County, Ohio by the Delaware County Commissioners, the Commission hereby authorizes the Chairperson of the Commission to certify a copy of the same to the Recorder of Delaware County, Ohio.

Section 4. It is found and determined that all formal actions of this Commission concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Commission, and that all deliberations of the Commission and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This Resolution shall be in full force and effect immediately upon its adoption.

Chairwoman Foust asked if there were any comments from the public. Hearing none, she asked for discussion from the Commission. There were none.

Mr. Miller made a motion that the proposed new Section 306 of the Subdivision Regulations be amended by:

- 1.) deleting the last two sentences of proposed Section 306.04;
- 2.) deleting the word “and” appearing at the end of the first line of proposed Section 306.06 b.); and
- 3.) re-lettering of the subparagraphs of proposed Section 306.06 a) through o).

Mr. Sedlacek seconded the motion. VOTE: Majority For, 0 Opposed. Motion carried.

Mr. Miller made a motion to approve Resolution #01-07 as amended. Mr. Sedlacek seconded the motion. VOTE: Majority For, 2 Opposed (Mr. Brown and Mr. Kappenbagen). Motion carried.

III. VARIANCES *(none)*

IV. ZONING MAP/TEXT AMENDMENTS

13-07 ZON Vinmar Investments Ltd. – Genoa Twp. – 73.111 acres from RR to PRRCD

Vinmar Investments, Ltd., has submitted an application and development plan to subject 73.111 acres between S.R. 3 and South Old 3 C Hwy., north of Vinmar Way and the Vinmar Farms subdivision in Genoa Township to the provisions of the Planned Rural Residential Conservations District (PRRCD). The land is currently zoned Rural Residential (RR) with a PRRCD overlay adopted pursuant to ORC 519.021(C) which “floats” over the area until a Final Development Plan meeting all design criteria is approved. The applicant is requesting Final Development Plan approval for the construction of a 46 lot residential subdivision and an active recreational park.

I. Conditions

Present Zoning: Rural Residential (RR)

Proposed Zoning: Planned Rural Residential Conservation District (PRRCD) overlay

Present Use: Vacant agricultural

Proposed Use: Residential and recreational

School District: Big Walnut Local School District

Utilities Available: Del Co Water, Delaware County Sanitary Sewer (proposed)

Critical Resources: Stream/drainage course

Soils: PwA: Pewamo Silty Clay Loam (0 to 1% slopes)

BeA: Bennington Silt Loam (0 to 2% slopes)

CaC2: Cardington Silt Loam (6% to 12% slopes)
BeB: Bennington Silt Loam (2% to 4% slopes)

Surrounding land uses: include single-family residential subdivision to the south and frontage lots and Otterbein College's horse facility to the east, agricultural to the north and SR 3 and township bike trail to the west.

II. General

The applicant submitted a Final Development Plan for this site designed as a 54-lot development on 73.111 acres (30.31 – residential, 17.68 – open space and 25.12 – active recreation park). The applicant subsequently amended parts of the application and reduced the lot count to 46, with 19.01 acres reserved as open space and still including the park located east of a north/south running stream that intersects the tract. This project is immediately north of the similarly developed Vinmar Farms subdivision. Access will be from Vinmar Farms via Chimera Loop/Chimera Drive.

It is understood that the amended packet is being reviewed only conceptually and a complete revised Final Development Plan must be submitted to the township before the Zoning Commission can apply PRRCD designation.

III. Conformance with Local Comprehensive Plan

The 1999 Genoa Township Comprehensive Plan map calls for low-density single-family development at 0.66 du/ac in Area IV within which this site is located. Current Genoa Township Zoning allows for a density of 0.75 du/net developable acre (NDA) on sites with centralized sewer. The NDA calculation explained in Article II, Section 216.02 of the zoning resolution indicates a maximum of 46 allowable dwelling units on this site, which is the number being proposed.

IV. Conformance with Development Standards

The developer is requesting the following divergences from the Genoa Township Zoning Resolution.

- 1) 401.07.3.B.1 – requiring dwellings to be generally located along the edges of fields, as seen from existing public roads, rather than in the center to reduce visual impact. Developer requests that dwellings be permitted to occupy current fields to preserve existing tree lines and creek and allow for the creation of open space and a park.

Staff Comment:

Assuming very little to no disturbance of the tree line along SR 3 and the bike path running parallel, this site is adequately visually buffered from passing traffic to the east. Existing tree lines along S. Old 3C and internally provide ample buffering to the east. There are also tree lines bordering the site along its north and south lines that abut residential (south) and agricultural (north) uses.

- 2) 401.07.3.B.2 – requiring 85% or more of all house lots to abut open space. The plan indicates only 59% will do so. Developer states that 100% of all proposed lots in the development will abut either open space or a treed fence line.

Staff Comment:

If the applicant can show that there will be very little disturbance or removal of existing trees and vegetation, especially the three east/west running tree lines, his claim that “100% of all proposed lots in the development will abut either open space or a treed fence row, meaning all homes will have the advantage of having open green areas adjacent to their lot” would be valid.

- 3) 401.07.4.D.5.e – requiring specific renderings of the elevations of structures and requiring any modification to proposed structures to be re-approved by Zoning Commission, including color changes. Applicant requests the ability to substitute structures in the development so long as any substituted structure is comparable to the

architectural renderings provided with the application, which are similar in all aspects to those in the Vinmar Farms subdivision.

Staff Comment:

If the Zoning Commission is not required to review potential modifications, how will it be able to determine whether said structures are, in fact, comparable to the architectural renderings provided? The township may wish to provide a minor modification procedure to expedite small changes. The color palette should be approved and adhered to.

- 4) 401.07.5.C and 401.07.6.A – requiring open space to be owned, administered and maintained pursuant to Sections 524.12 and 524.13 which allow common open space to be owned and managed by a homeowners association, the township or a recognized land trust or conservation district. The applicant wishes to convey the land to St. Paul's Catholic Church of Westerville, Ohio.

Staff Comment:

The park use is the most problematic part of this proposal. First, a private park available to the public is not the same as a public park, operated by the township. The "Rules for use of Park" included with the application state that "Organized sports teams are not permitted to use the park for practice or games without permission from St. Paul's Catholic Church". Any intent by the church to utilize this park for the scheduling of its own athletic events in favor of requests to do so by the general public and, more specifically, Vinmar North residents would not be in the spirit of the zoning resolution.

Second, the PRRCD standards note that no more than 50% of the open space may be used for active recreation. The plan shows 19.01 acres of passive open space and 25.12 acres of active park. Although some passive areas are located in the 25 acres of active recreation facilities, these areas are located along Old 3C Highway and serve no direct benefit to the residents. It has already been noted that a divergence is requested to allow fewer lots to directly abut open space than required.

Third, the code defines Permitted Uses under 401.07.5 (A) and includes "recreational facilities accessory to the development." While staff supports the use of the open space within Conservation Subdivisions to serve the larger community, the intensity of uses within this proposal exceeds that anticipated in the creation of the PRRCD code. Two baseball fields, a soccer field, a football field, track, pole vault and numerous throwing sport areas suggest frequent, if not constant use.

- 5) 537.02 – requiring playing fields for outdoor recreation to be located at least 200 ft. from adjacent residential lots.

Staff Comment:

RPC review could not find any instances in the plan where this divergence would be needed.

- 6) 532 and 537.03 – says that outdoor lighting shall not shine up into the sky nor onto any neighboring properties and that no outdoor light pole fixture shall be higher than 25 ft. Plan detail indicates lights will be mounted upon 70 ft. high poles. Plan text states that no one is permitted to use the field lights after 10:00 PM.

Staff Comment:

Staff does not support a divergence in light pole height and does not support the athletic fields being lighted unless the park is under management of the township. It is not appropriate to have such activities requiring evening lighting in the spring and fall to be located in such proximity to a residential neighborhood, considering that residents of Vinmar North and, for that matter, Vinmar Farms will not have the ability to regulate use if it does become a nuisance.

- 7) 537.03 – requiring outdoor playing fields and other similar outdoor recreation facilities to be secured at night to prevent unauthorized access.

Staff Comment:

Restrooms, equipment storage buildings and refreshment stands (if any) need to be secured at night in order to protect the health, safety and welfare of the community.

VI. DCRPC Staff Recommendation

DCRPC staff recommends **Conditional Approval** of the 73.111-acre Final Development Plan review to apply the RR/PRRCD overlay for Vinmar Investments, Ltd., to the Genoa Township Zoning Commission, Township Trustees and the DCRPC upon meeting the following criteria:

- Denial of divergence request #3 regarding Zoning Commission review of modified structure elevations;
- Denial of divergence request #4 regarding ownership of the parkland by an entity other than those permitted by the zoning resolution;
- Denial of divergence request #6 regarding light pole height;
- Securing of restrooms, equipment storage buildings and refreshment stands (if any) within the park at night.

Commission / Public Comments

Mr. David Fisher of Kephart Fisher Attorneys was present to represent the applicant. He explained that the creek traverses the site about 2/3 of the way eastward which is the tributary boundary for the sewer and is the reason why there is a significant amount of parkland on the eastern portion of the site. Given the size of this parkland and the Genoa Twp. code's ability to have different ownership opportunities for parkland, they think this is a very exciting opportunity for the Township to have the church own and operate this parkland including all maintenance costs. They will build it, maintain it and leave it open to the public. The Township does get a significant benefit from all this parkland without all the costs of construction, maintenance and upkeep and it is available to all of its residents. He explained that they do challenge staff comments with respect to how much is passive versus active recreation. They did provide a map in the application that shows the distinction of those areas classified as active versus passive. They do think there are some significant passive recreational areas east of the creek that would be available for the residents and the public at large. The goal was to have the park as open as possible. The fields are not regulation in size so they will not draw a lot of play for leagues but more for local "pick up" games for residents and used intermittently not constant. Mr. Fisher agreed with staff that the restrooms, maintenance buildings and concession areas should be locked and maintained. With regards to lighting, Mr. Fisher explained that it is only on the northern most track and field area. They feel the higher poles and directional lighting will result in less spill over onto the adjacent properties.

Mr. Miller made a motion to recommend Conditional Approval of the zoning request for Vinmar Investment, subject to staff comments. Mr. Blayney seconded the motion. VOTE: Majority For. Motion carried.

14-07 ZON Marcia Rush – Liberty Twp. – 109 acres from FR-1 to PR

This rezoning application is submitted by the applicant, Marcia Rush for a 109-acre Planned Residential Development. The project is located north of Home Road and the Liberty Township Park. It straddles the County's proposed realignment of Liberty Road.

I. Conditions

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Residential (PR)

Present Use: Former agriculture

Proposed Use: 51 single-family homes and 152 condominium units

Existing Density: 1 unit per acre

Proposed Density: single-family: 1.05 units per gross acre, 1.32 units per net acre
Condominiums: 2.56 units per gross acre, 2.73 units per net acre

School District: Olentangy

Utilities Available: Del-Co Water, County sewer

Soils: BoA Blount Silt Loam, 0-2% slope

BoB Blount Silt Loam, 2-4% slope

GwB Glynwood Silt Loam, 2-6% slope

GwC2 Glynwood Silt Loam, 6-12% slope

LsA Lobdell-Sloan, 0-2% slope

LyE2 Lybrand, 18-25% slope, eroded

PwA Pewamo Silty Clay Loam, 0-1% slope

Surrounding Land Use: To the south is the 95-acre Liberty Township Park. To the west is Liberty Road, with light industrial uses on the south end of the road and residential uses going north. To the north are large Del-Co Water Company reservoirs. To the east is a conservation area owned by Ohio Wesleyan University and large residential lots along Home Road.

II. General Comments

The major feature of this project is the relocation of Liberty Road, thus fixing the “dog-leg” condition of that road and moving its full intersection with Home Road farther east from the proposed railroad overpass. The County owns the land on which the road will be built and the construction will be a county project.

This relocation splits the area into two subareas. Subarea 1 includes 51 single-family lots to the northeast and Subarea 2 includes 152 condominium units to the southwest corner.

III. Planned Residential Zoning

The Liberty Township PR zoning is a Planned Unit Development district adopted pursuant to Ohio Revised Code 519.021-A. It is a one-step process that requires a final development plan at the time of the application for rezoning. There is a process for major or minor deviation from the development plan after rezoning.

IV. Comprehensive Plan

The 2006 adopted Liberty Township Comprehensive Plan map Planning Sub Area II states:

“[The general area] will be impacted by the relocation of Liberty Road... It is also impacted by the railroad to the west, industrial to the south and two new schools planned west of the railroad. It already is impacted with noise and bright light from the Liberty High School sports fields, and by the up-ground water reservoir with a high dirt wall and barbed wire fence along Liberty Road. This is no longer the exclusively low-density single family area it once was, so the plan may consider alternative transitional uses.”

The plan recommends that developments in this area which are served by centralized sanitary sewer should follow these standards:

- Develop using PRD zoning at a maximum density of 1.25 units per net developable acre, with a minimum of 20% preserved common open space.
- Prohibit filling or development within the 100-year flood plain except for necessary public construction or drainage improvements.
- Preserve historic structures and natural resources, including ravines in their natural state, woodlands, wildlife corridors, streams and bodies of water.
- Encourage greenways as part of new developments.
- Seek additional park lands within this Sub Area as it develops.

V. Issues

- A. Use and Density** – The residential use of this property meets the goals of the Comprehensive Plan. The Plan does not differentiate between single-family residential use and condominium residential use. In this proposal, the applicant is choosing to place single-family lots on the higher-value ravine area and condos in the flatter area which is impacted by Home Road traffic, railroad traffic, commercial uses to the west, and occasional light pollution from the high school stadium. The application references these impacts when justifying the use of condos in the area, which is logical.

However, both types of residential use exceed the density recommended on the Comprehensive Plan adopted just last year. The overall density of the project is 205 units on 109.6 gross acres, or 1.87 du/ac. The application factors out existing rights-of-way, 20% slopes and 100-yr. flood plain, the acreage reduces to 95.6 net acres for a density of 2.14 du/net ac. However, the zoning code also subtracts 15% from the gross acreage for new roads and rights-of-way.

Sub-Area 1: the single-family portion is a density of 1.32 units per acre, or 53 units on 40 net acres. The net density as recommended in the Comprehensive Plan and defined in the zoning code would result in 41 units. Reducing the number of units would also allow the street layout to be altered to reduce the amount of impact. Particularly, the road that accesses T-9, T-10, and T-11 appears to require filling at the edge of the floodplain, if not in the floodplain itself.

Sub-Area 2: The condominium area stands at a density of 2.73 units per net acre, or 152 units on 55.6 net acres. The net density as recommended in the Comprehensive Plan and defined in the zoning code would result in 58 units. The proposed density exceeds that of the Comp Plan by 94 additional units. Because condos have been shown to produce lower traffic counts and fewer school-age children, there may be justification to allow an increase in density when condos are used. However, using trip-generation alone, 97 multi-family units would generate the same amount of traffic as single-family units at the 1.25 du/ac density.

- B. Street pattern** – Given the constraints on the site, including the up-ground reservoir, developed or semi-public land to the east, and access-controlled perimeter streets, the road layout is limited.

Sub-Area 1: There are two areas of concern with the road layout. These roadway issues need to be resolved now rather than during the Subdivision and Engineering phases, as such changes could trigger an Administrative Review by the township.

The plan shows two access points on Liberty Road, which must meet safe sight-distance standards during the Subdivision phase. However, these two accesses are not connected, creating a 28-lot section and a 15-lot section. The two cul-de-sacs to the north could be connected to complete the network.

The road between lot T-11 and T-12 appears to impact the floodway crossing the project from west to east. The applicant should work with the road network to assure that there is minimal disturbance near the floodways and floodplains. If no connection is required between the two cul-de-sacs, a Common Access Drive might be justified, given topography in that portion of the site.

Sub-Area 2: The multi-family area of this application shows two accesses, which form full intersections with the single-family sub-area. Otherwise, the condo layout lacks any creativity. Because this represents a Final Development Plan application, the applicant should strive to create something beyond the typical four-unit design repeated throughout the county. Such a redesign should also take the condo entrances into consideration and purposefully site the clubhouse and the end of an entrance street. Placing parking or condo driveways at the end of entrance drives should be avoided.

C. Sidewalks and bikeways

No sidewalks are shown. Sidewalks will be required per the Subdivision Regulations.

A bikepath should be located on at least one side of Liberty Road as part of its relocation, as recommended on the township's bikeway plan. Such bikeway should be extended along the southern edge of the condos for connection to the Township Park.

D. Landscaping

The application provides landscaping detail at the entrances to both sub-areas and mounding surrounding three sides of the condos. The application states that this will continue the rural feel along Liberty Road. While this may be true, and staff concurs with the generous amount of open space, more detail should be provided within other landscaping areas, around individual condo buildings and along streets. There are many wooded areas in Sub-Area 1 and a few existing trees in Sub-Area 2 and that should be preserved.

VI. Development Plan: The following are areas of concern or comment from the Development Plan requirements of the zoning text:

A. Provision of Utilities and surface drainage. Letter from the Sanitary Engineer indicates potential connection to the line at Taggart Road and Home Road.

A letter from the County Engineer indicates that storm water management appears to be feasible. However, further study will be needed and specific sizing of detention areas will be determined during Final Engineering. RPC staff generally does not support stormwater retention and detention areas, which cross multiple property lines, as shown in the proposed design. This can cause maintenance problems after those areas are placed on Drainage Maintenance. In a Planned district, such drainage structures should go in the common open space.

B. Public and Private Streets. Sub-Area 1 meets the County Engineer's current standards, but no specific comment was made as to street layout. Staff has made comments regarding the street design within this report.

Sub-Area 2 shows a private street design with catch basins in the middle of the road. The County Engineer notes that such structures in the middle of private roads are an ongoing maintenance issue. Staff recommends the township require drainage structures be located at the curb.

- C. Relationship of the development to existing and probable uses of surrounding areas.** As previously stated, the site is constrained and opportunities for connectivity do not exist. Sub-Area 2 could be redesigned to have some relationship with the surrounding streets and incorporating the green space throughout the design. As the area continues to develop, Home Road will become a major east/west route. The design should consider shifting the units as far from Home Road as possible.
- D. Proposed Timetable for Development.** The developer plans to begin in the Fall of 2008 with the first phase, coinciding with the County's plans to start construction of Liberty Road.
- E. The applicant is requesting divergences, most within Sub-Area 1:**
- Request for the front building setback of 60' from the centerline of the street. *Staff comment: this divergence should be from 10.07(B)(1), which requires the same setback as street width. the proposal shows a 30-foot building line. Planned districts (PUDs) are intended to allow flexibility in design. Smaller lots require shallower setbacks and setbacks may be approved "per plan." This is a reasonable divergence.*
 - Request for side yard setbacks be reduced from 25' on either side to 12.5' on either side (25' between buildings). *Staff comment: The lots are generally 100' in width – this request anticipates that houses may be 75' wide. This is an acceptable request, if the Fire Chief approves and all other structures are prohibited from this area. If the unit count is reduced and the design is altered, some of these divergences might not be needed.*
 - Request for an exemption from the requirement that driveways be at least 100' from intersections. This is requested for lots T-1, T-2, T-7, T-14, T-15, T-21, T-22, T-23, T-26, T-27, T-39, T-40, T-41, T-51, T-52, and T-53. *Staff comment: This regulation would only impact a few of the lots. The request is logical due to the relatively small number of units within the development. The divergence should be considered for lots T-1, T-15, T-22, T-27, T-40, and T-41 as long as the driveways are pushed as far from the intersection as possible. If the unit count is reduced and the design is altered, some of these divergences might not be needed.*
 - Three lots are requested to be used for model homes. *Staff recommends approval.*
 - In Sub-Area 2, one building is requested to be used as a model and sales unit. *Staff recommends approval.*

VII. Conformance with Development Standards

The application addresses the General Development Standards for the Planned Residential District as well specifically addresses standards for each Sub-Area.

- Mailbox, fencing and sign standards are included. *Lighting is not.*
- Landscaping detail is included both for the entries but not for general structures.
- Off-street parking standards appear to be met.
- Phasing plan is included.

VIII. Criteria for Approval

The township must find that the development is:

"1) Consistent in all respects with the purpose, intent and general standards of the Zoning Resolution."

Staff finding: The submitted plan meets some of the general zoning standards of the township code but there is some detail missing, which can likely be worked out at the township.

“2) *In conformity with the comprehensive plan or portion thereof as it may apply.*”

Staff finding: Yes, with regard to use, but not density. The 2006 adopted Liberty Township Comprehensive Plan map notes this is a transitional area, which can be used to justify condominiums. However, as this report discusses, the density is exceeded in both Sub-Areas.

“3) *Advances the general welfare of the County and the immediate vicinity.*”

Staff finding: As proposed, the development plan places homes on smaller lots, allowing for the preservation of ravines and open space and does advance the public health, safety and welfare of the vicinity. However, it also generates a density that is significantly higher than the township’s recently-adopted Comprehensive Plan.

IX. DCRPC Staff Recommendation

Staff recommends *Denial* of the change in zoning of 109 acres from FR-1 to PR to the DCRPC, the Liberty Township Zoning Commission and the Liberty Township Trustees, based on the requested density which is also driving a request for numerous divergences.

However, if the township considers approval, the following items should be resolved at the township:

1. Reduce the density of the overall project to bring it closer to the recommendations of the Comprehensive Plan. This should reduce the need for the side-yard setback divergence.
2. Review the street layout to minimize the impact on the floodplain and floodway near lots T-11 and T-12;
3. Consider connecting the two cul-de-sacs along the northern part of the project;
4. Redesign Sub-Area 2 with regard to the design of Liberty Road and move structures away from Home Road. Place buildings at the terminus of entrance drives instead of parking areas or driveways;
5. Locate a bikepath along Home Road and Liberty Road;
6. Provide landscaping details within the open space areas and within condo areas, including any preservation of existing vegetation;
7. Relocate stormwater storage facilities in common open space areas;
8. Follow the County Engineer’s standards for private street cross-sections within the condominium Sub-Area and place catch basins along the curb;
9. Recommend approval of the front setback divergence;
10. Recommend approval of the divergence for driveway distance from intersections, but only for lots T-1, T-15, T-22, T-27, T-40 and T-41 if driveways are shifted as far from intersections as possible;
11. Recommend approval of the model home divergences for each Sub-Area.

Commission / Public Comments

Mr. Steve Martin of Manos Martin, Pergram and Dietz legal firm was present for Marsha Rush. He explained that there is another up-ground reservoir (billion gallon) to the north of this site, immediately north of the north property line is a 200’ easement for a major power line, and OWU property to the east with restrictions for any development whatsoever. With regards to Home Road, an over pass will be constructed very soon. The acreage for this site will be amended due to an ODOT contract for an additional take along Home Road where Liberty Rd. currently connects. Mr. Martin stated that they would work on the single family taking into consideration the staff comments. They do feel the density in the condominium area is appropriate given the surroundings of this site. He explained that with the realignment of Home Road, the home sites would be further away from the road. The bike path at Home Road could be problematic given the over pass but would consider one for Liberty Rd. The storm water areas being combined can be considered.

Mr. Blayney made a motion to recommend Conditional Approval of the rezoning request by Marcia Rush, subject to staff comments #1-11 along with consideration of upgrades at Home Road. Mr. Miller seconded the motion. VOTE: Majority For, 5 Opposed. Motion carried.

15-07 ZON Denise Williams – Liberty Twp. – 2 acres from FR to PR

Request: Denise Williams is requesting a PR zoning to develop a 3 lot Common Access Driveway (CAD) subdivision just west of 3445 Rutherford Road in Liberty Township.

I. Conditions

- Present Zoning:** Farm Residence District (FR-1)
- Proposed Zoning:** Planned Residence District (PR)
- Present Use:** vacant/wooded.
- Proposed Use:** Residential subdivision (CAD)
- Existing Density:** 1 unit per acre
- Proposed Density:** 1.5 units per acre
- School District:** Olentangy
- Utilities Available-** Del Co Water, Delaware County sanitary sewer.
- Soils:** BoA – Blount 0-2 % slope
PwA – Pewamo 0-1 % slope

II. Project Description

The applicant proposes to subdivide a 2-acre parcel into 3 lots on the south side of Rutherford Road approximately 550' east of Sawmill Parkway. The lots are 0.61, 0.61, and 0.73 acres in size and will access a Common Access Driveway (CAD). This site is surrounded by the city of Powell on all four sides. Golf Village is located to the north, south, and west, and Rutherford Estates is to the east. The proposed homes are intended to be similar in size and architecture to the homes in Golf Village. All lots would utilize Del-Co water and County Sewer.

III. Conformance with Comprehensive Plan

The 2006 Liberty Township Comprehensive Plan places this site in Sub Area 5 “Sawmill Central” and recommends single family residential at a maximum density of 1.5 units per acre.

IV. PR Development Standards

1. Use and density – The PR regulations provide for a maximum 2 units per acre but further states that the permitted density shall not exceed the recommended density of the Comprehensive Plan. The Comprehensive Plan recommends a density of 1.5 units per acre for this site.
2. Proposed Traffic Patterns and their relationship to existing conditions - There are no possibilities for connection to Golf Village. The CAD entrance appears to align with the southbound (exit) lane of Flagg View Drive on the opposite side of Rutherford Road. This will be further reviewed during the subdivision process.
3. Provisions for utilities. – Letters have been provided by Del-Co water and Delaware County Sanitary Engineer acknowledging utility service.

4. Storm water – The site drains to the southeast. An existing pond in Golf Village has been designed to accommodate the drainage from this site. A letter is provided in the development plan from the County Engineer’s Office.
5. Architectural design criteria – The development plan includes architectural guidelines and covenant restrictions for proposed residences and a proposed fence along the subdivision frontage.
6. Landscaping – The existing woods will be maintained as much as possible, so landscaping is not proposed. Individual lots may be landscaped by each lot owner. No entry features are proposed.
7. Divergences –
 - a. Cul-de-sac – Applicant request divergence to allow modified hammerhead turn around. Staff concurs if fire department approves.
 - b. Side yard setback – reduction from 25’ to 15’ to allow larger home size. Staff concurs if the setbacks are similar in the Golf Village subdivision.

V. Required Findings for PR

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

- 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.

- 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.

VI. DCRPC Staff Recommendation

Staff recommends **Approval** of the application by Denise Williams for PR zoning of 2 acres, to the DCRPC, Liberty Twp. Zoning Commission and Liberty Twp. Trustees.

Commission / Public Comments

Mr. Jason Isaacs with Brazenwood Homes was present to represent the applicant.

Mr. Miller made a motion to recommend Approval of the rezoning request by Denise Williams. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

16-07 ZON Berlin Twp. Zoning Commission – text amendments to Sections VII, VIII, and IX

Applicant: Berlin Township Zoning Commission

I. Introduction

Staff has been working with the Berlin Township Zoning Revision Committee for almost a year to update consistency issues, ORC and internal references and conformance with recommendations in the Comprehensive Plan. The County Prosecutor has reviewed these changes and the staff's recommended changes have been made.

II. Articles initiated by the Zoning Commission in June, 2007:

VII. Farm Residential District (FR-1) 1-acre minimum

VIII. Low Density Residential (R-2) 1.25 units per net developable acre intended for a PRD overlay

IX. Multi-Type Residential District (R-3) 1.85 units per net developable acre intended for a PRD overlay

III. DCRPC Staff Recommendation

Staff recommends *Approval* of the Berlin Township Zoning Amendments to the DCRPC, the Berlin Township Zoning Commission and the Berlin Township Trustees.

Commission / Public Comments

Mr. Miller made a motion to recommend approval of the Berlin Twp. zoning code revisions. Mr. Blayney seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. SUBDIVISION PROJECTS

Preliminary

05-07 The Reserve at Duncan Run – Harlem Twp. - 04 lots / 21.99 acres

Applicant: Alexandra Building Co./Robert & Joan Moon

Subdivision Type: Single-family Residential (CAD)

Location: At and south of 3116 S. County Line Rd., Harlem Township.

Current Land Use: Single-family residence

Zoned: Farm Residential (FR-1) and Agricultural Residential (AR-1)

Utilities: Del-Co water and on lot sewage treatment

School District: Johnstown Monroe

Engineer: Cornerstone

I. Staff Comments

The Reserve at Duncan Run is a proposed 4-lot subdivision of 21.99 acres. This site is currently two separate flag lots owned by Alexandra Building Co. (10 acres) and Robert & Joan Moon (11.99 acres). An existing driveway on the Moon property will be utilized as a Common Access Driveway (CAD). The Alexandra tract will be divided into 3 lots, ranging from 2.5 to 4.5 acres. The Moon lot will remain as an 11.99-acre lot with the possibility of being subdivided in the future into 3 lots. A variance was approved by the RPC in May 2007 to allow up to 6 lots

on the proposed CAD. If the Moon property is to be split in the future, a new preliminary plan for the proposed lots will be required as well as any potential rezoning review by the township.

The site is surrounded by agriculture and large lot residential, zoned AR-1 and FR-1. Duncan Run lies along the west property line. As a condition of the variance approval, the CAD will be 15' wide. A sign post will be located at the entrance with a placard sign stating "private Drive". Lot addresses will be posted on the entry sign and at each lots individual driveway off the CAD.

A technical review was held on June 19, 2007, after which the applicant has addressed all of the required changes.

II. Staff Recommendation

Staff recommends *Approval* of **The Reserve at Duncan Run** to the RPC.

Commission / Public Comments

Mr. Troy Miller with Alexandra Homes was present.

Mr. Miller made a motion for Preliminary approval of The Reserve at Duncan Run. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final *(none)*

CONSENT AGENDA

Final

27-03.1.GC Northstar, Section 1, Golf Course – Berkshire Twp. - 01 lot/272.51 acres

Applicant: Northstar Golf, LLC

Subdivision Type: Commercial

Location: East of N. Galena Rd. and south of Wilson Rd. Berkshire Township

Current Land Use: Golf Course (under construction)

Zoned: Planned Residential (PRD)

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

School District: Big Walnut

Engineer: EMH&T

I. Staff Comments

This plat includes 271.51 acres of the Northstar golf course located east of North Galena Road and south of Wilson Road. The golf course includes a series of stormwater features for the overall Northstar development. Future phases will include residential lots around the golf course.

The overall Northstar development is a proposed 1700-acre mixed-use development located north of US 36/37 and east of I-71 in Berkshire and Kingston Township. It will include a golf course, approximately 300

acres of commercial uses, and a mixture of single and multi family residences (1.25 du/acre in Berkshire, proposed 0.8 du/acre in Kingston). The development will also include a central sewage treatment plant with land application of treated effluent. The overall preliminary for the Berkshire Township portion (Section 1) was approved in December 2003...

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 **North Star, Section 1, Golf Course** to the RPC.

Commission / Public Comments

Mr. Miller made a motion for Final approval of North Star, Section 1 Golf Course. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

19-01.3.A Sheffield Park, Section 3, Phase A – Genoa Twp. - 04 lots / 43.70 acres

Applicant: Centex Homes
Subdivision Type: Single Family Residential
Location: West side of Worthington Road, north of Jaycox Road, Genoa Twp.
Current Land Use: Vacant
Zoned: Planned Residential District (PD-1)
Utilities: Del-Co water and public sewer
School District: Olentangy Local School District
Engineer: EMH&T

I. Staff Comments

Sheffield Park, Section 3, Phase A continues Sheffield Park Drive to the west to its intersection with Jaycox Road. It includes 4 open space reserve lots totaling 37.466 acres. The open space contains stormwater retention ponds and a network of bike paths. This section does not include any residential lots. The overall preliminary plan was approved September 27, 2001.

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 **Sheffield Park, Section 3, Phase A** to the RPC.

Commission / Public Comments

Mr. Miller made a motion for Final approval of Sheffield Park, Section 3, Phase A. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

25-06 Shady Lane Farm - Harlem Twp. - 03 lots / 27.39 acres

Applicant: Ed Green
Subdivision Type: Single-family Residential (CAD)
Location: 10346 Gorsuch Road, Harlem Twp.
Current Land Use: Vacant
Zoned: Agricultural Residential District (AR-1)
Utilities: Del-Co water and individual on-lot treatment
School District: Big Walnut
Engineer: Watcon Engineering

II. Staff Comments

Shady Lane Farm is a Common Access Driveway (CAD) subdivision containing 3 lots on 27.39 acres. It is located on the south side of Gorsuch Road approximately 1,500' east of Red Bank Road. There is a large wooded area in the middle of the site with the remaining area open and vacant. The beginning of a ravine extends from the east to the west eventually feeding into the Hoover Reservoir to the west. Surrounding land use is residential on large road frontage lots and flag lots, and agriculture. The three lots are 16.29, 5.51, and 5.61 acres. The largest lot also owns the entire 1,500' long CAD. All lots will utilize Del-co water and on lot treatment systems. The preliminary plan was approved in December 2006.

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 **Shady Lane Farm** to the RPC.

Commission / Public Comments

Mr. Miller made a motion for Final approval of Shady Lane Farm. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

28-04.1 Derby Glen Farms, Section 1 – Liberty Twp. - 20 lots / 20.47 acres

Applicant: Jewett Road Associates, LLC
Subdivision Type: Single-family Residential
Location: South of Jewett Road, East of Liberty Road, Liberty Township
Current Land Use: Single-family residential
Zoned: Planned Residential District (PRD)
Utilities: Del-Co water and public sanitary sewer
School District: Olentangy
Engineer: EMH&T, Inc.

I. Staff Comments

Derby Glen Farms Section 1, is a 20-lot plat (18 buildable) on 20.476 acres (0.88 units/acre) with a single-family residential use. A single access point is provided from Jewett Road. There are two open space reserve lots totaling 3.38 acres, or 16.5%, of the site.

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 **Derby Glen Farms Section 1**, to the RPC.

Commission / Public Comments

Mr. Miller made a motion for Final approval of Derby Glen Farms, Section 1. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

10-06 T Orange Centre – Orange Twp. - 06 lots / 59.20 acres

Applicant: The Glimcher Company
Engineer: Civil and Environmental Consultants
Tablings Granted: 3-29-07 to 6-28-07

I. Staff Comments

The applicant has requested a second 90-day tabling to resolve engineering issues.

II. Staff Recommendation

Staff recommends *Approval of the 90-day tabling* for **Orange Centre** to the RPC.

Commission / Public Comments

Mr. Shoaf made a motion to approve the 90-day table request for Orange Centre. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. EXTENSIONS

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

I. Staff Comments

The applicant has requested a third 6-month extension to meet the Delaware County Engineer and Sanitary Engineer requirements for approval.

II. Staff Recommendation

Staff recommends *Approval* of the 6-month extension for **Ravines at Meadow Ridge** with the understanding that this would be the last extension recommended to the RPC.

Commission / Public Comments

Mr. Blayney made a motion to approve the 6-month extension for Ravines at Meadow Ridge subject to staff recommendation. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

27-03.2 **Northstar, Section 2 – Kingston Twp. - 01 lot / 93.18 acres**

Applicant: Robert Weiler
Consultant: Jeffrey Strung, EMH & T
Preliminary approval: 12-29-05
Extensions granted: 11-30-06 to 6-28-07

I. Staff Comments

The applicant stated they are currently in the process of finalizing final engineering and construction. They foresee submitting the final plat for RPC approval in the Fall of 2007.

II. Staff Recommendation

Staff recommends *Approval* of the 6-month extension for **Northstar, Section 2** to the RPC.

Commission / Public Comments

Mr. Blayney made a motion to approve the 6-month extension for Northstar, Section 2. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

20-05 **Clear Creek – Orange Twp. - 04 lots / 83.19 acres**

Applicant: Home High LLC
Consultant: Jeffrey Strung, EMH & T
Preliminary approval: June 30, 2005
Extensions granted: 6-29-06 to 12-21-06, 12-21-06 to 6-28-07

I. Staff Comments

The applicant has requested a third 6-month extension “due to current market conditions and rezoning issues”. The client is working with Delaware County in order to fund this project through a TIF, which is taking longer than anticipated. Also, the developer has purchased adjacent property that will potentially be added to this site. This will require re-zoning and further negotiations with the adjacent property owners.

II. Staff Recommendation

Staff recommends *Approval* of the 6-month extension for **Clear Creek** with the understanding that this would be the last extension recommended to the RPC.

Commission / Public Comments

Mr. Blayney made a motion to approve the 6-month extension for Clear Creek, subject to staff recommendation. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. OTHER BUSINESS

VIII. RPC STAFF AND MEMBER NEWS

- **DCRPC 2005 Annual Report** – received a “Meritorious Award” from the NACIO (National Assoc. of County Information Officers).

Mr. Miller made a motion to adjourn the meeting at 9:00 p.m. Mr. Shoaf seconded the motion.

VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, July 26, 2007, 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