

MINUTES
Thursday, June 29, 2000 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 May 25, 2000 RPC Minutes
- Executive Committee Minutes of June 21, 2000
- Statement of Policy

II. VARIANCES

- 33-99.V Arbors at Cheshire – Berlin Twp.–requesting waiver of repay of prelim. fee due to expiration
- 12-00.1.V Double N No. 1 – Liberty Twp. – variance of tree removal requirements on a CAD
- 50-87.V Resubd. of DeMatteis Subd. #3– Genoa Twp. –variance to add lots to a recorded 3 lot CAD subd.

III. ZONING MAP/TEXT AMENDMENTS

- 30-00 ZON Kenneth and Barbara Buell–Harlem Twp–5.413 acres from AR-1 to FR-1
- 31-00 ZON Dominion Homes – Genoa Twp. – 27 acres from RR to PD-1
- 32-00 ZON William Schlanger – Berkshire Twp. – 45.853 acres from A-1 to FR-1
- 33-00 ZON Big Walnut Homes – Genoa Twp. – 145 acres from RR to PD-1
- 34-00 ZON Big Walnut Homes – Genoa Twp. – 88 acres from RR to PD-1
- 35-00 ZON Havanna Trading Co. – Orange Twp. – 1.64 acres from C2 / FR-1 to PCD

IV. SUBDIVISION PROJECTS

<u>Preliminary</u>		Township	Lots/Acres
33-99	Arbors at Cheshire	Berlin	21 lots / 08.44 acres
22-00	Cambridge	Genoa	60 lots / 28.10 acres
21-00	Il Trovatore	Kingston	05 lots / 08.25 acres
19-00	High Park Center, Phase 1	Orange	08 lots / 37.40 acres
20-00	US Route 23 / Powell Retail	Orange	07 lots / 19.00 acres
	<u>Preliminary/Final</u> (none)		
	<u>Final</u>		
01-98.1	Sage Creek, Phase 1	Berk/Genoa	21 lots / 37.00 acres
39-99.1	Summerwood, Section 1	Berlin	59 lots / 82.88 acres
49-93.3.3	Meadows at Cheshire, Sec. 3, Pt. 3	Berlin	30 lots / 16.27 acres
08-99	Joseph	Concord	04 lots / 27.23 acres
12-00.1	Double N No.1	Liberty	03 lots / 05.16 acres
12-00.2	Double N No. 2	Liberty	03 lots / 04.85 acres

06-94.4	Wilshire Estates, Section 4	Orange	29 lots / 14.77 acres
03-98.7.2	T Walker Wood, Sec. 7, Pt. 2	Orange	22 lots / 13.64 acres
02-99.10.2	T Walker Wood, Sec. 10, Pt. 2	Orange	07 lots / 03.16 acres

T=TABLED

V. EXTENSIONS

19-99	Olde State Farms	Orange	85 lots / 62.62 acres
28-99	Hickory Woods	Genoa	14 lots / 33.19 acres

VI. OTHER BUSINESS

- Recommendation of approval: Professional Services, Legal \$1575.00 (April billing)
- Recommendation of approval: Term Life Insurance purchase (\$1,118 annual)
- Recommendation of approval: Architectural Services for (\$5,250.00)

VII. POLICY / EDUCATION DISCUSSION

I. ADMINISTRATIVE BUSINESS

■ Call to Order

Chairwoman Foust called the meeting to order at 7:05 p.m.

■ Roll Call

Representatives present: Don Poland, John Schmidt, Bill Adams, Fred Fowler, Jim Ward, Don Wuertz, Loretta Firis, Chad Antle, Tom Hopper, Leslie Warthman, Cy Schmidt, Bill Shively, Holly Foust, Dick Gladman, Hansel Waugh, Bonnie Newland, and Kevin Moran. Alternates present: Paul Oswalt. Arrived after roll call: Charles Heimlich (R). Staff present: Philip Laurien, Paul Deel, Mike Bissett, Da-Wei Liou, Joe Clase, Ben Henson and Stephanie Matlack.

■ Approval of the May 25, 2000 RPC Minutes

Mr. Moran made a motion to approve the minutes of the last meeting, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

■ June 21, 2000 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 9:30 a.m. Present: Holly Foust, Dick Gladman, Mark Mazzon and Larry Starling. (Jim Ward absent). Staff present: Phil Laurien, Jiyeong Lee and Stephanie Matlack.

2. Approval of Executive Committee Minutes

- a. **May 17, 2000 – Mr. Gladman made a motion to approve the minutes of the last meeting, seconded by Mr. Mazzon. VOTE: Unanimously For, 0 Opposed. Motion carried.**

3. Old Business

a. Office Space

1. Elks update – Mr. Laurien explained that the Commissioners made a joint offer for the purchase of the Elk’s Building and back lot. The Elk’s countered with their original asking price. It was the consensus of the Commissioners, Co. Administrator (Dave Cannon) and the RPC Director not to proceed further on purchase of the Elks building.

2. Proposal for Architectural services, 109 N. Sandusky St. – Mr. Laurien met with Mr. Cannon to discuss the possibility of the DCRPC purchasing one of the Health Dept. buildings. Mr. Laurien believes the brick building at 109 N. Sandusky St. could be suitable space for the RPC office. The Commissioners support this possible sale to the DCRPC. DCRPC would lease for \$1.00, renovate and then purchase. Purchase price would be negotiated based upon current value and renovation costs. The first step is to determine renovation costs. Mr. Laurien stated that Gardner Architects will review the building and draw up a floor plan and an estimated cost for remodeling (approx. \$5250.00).

Mr. Mazzon made a motion to approve the use of Gardner Architects to complete a floor plan drawing and an estimated cost for remodel/upgrade, not to exceed \$6,000.00. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. Letter from Dave Cannon – Mr. Laurien presented the Committee with an e-mail he received from Mr. Cannon offering to work with the RPC to find suitable office space at 109 N. Sandusky St.

4. New Business

a. Financial / Activity Reports for May 2000

Ending balance

\$569,318.88

<u>Receipts</u>	<u>MAY</u>	<u>YTD</u>
General Fees (NPA)	\$ 1,650.00	\$ 11,550.00
Inspec. Fees (Transfer)	\$ 60.00	\$ 740.00
Fees A (Site Review)	\$ 200.00	\$ 1,400.00
Membership Fees	\$	\$122,277.00
Planning Surcharge (Twp. Assist.)	\$ 911.83	\$ 7,605.08
Charges for Services A (Prel. Appl.)	\$ 7,400.00	\$

35,445.45		
Charges for Services B (Final Appl.)	\$13,100.00	\$
45,695.45		
Charges for Services C (Ext. Fees)	\$ 150.00	\$ 150.00
Charges for Services D (Table Fees)	\$	\$
1,000.00		
Charges for Services E (Appeal/Var)	\$	\$ 1,200.00
General Sales	\$ 325.00	\$ 3,006.42
Health Dept. Fees	\$	\$ 5,750.00
Soil & Water Fees	\$	\$ 1,775.00
Other Reimbursements	\$	\$ 0
Other Reimbursements A	\$	\$ 150.00
Inter-fund Revenues	\$	\$ 0
TOTAL	\$25,044.09	\$237,744.40

Balance after receipts

Expenditures \$39,404.40

End of May balance

\$554,958.57

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

b. June RPC Preliminary Agenda – Mr. Laurien presented the Preliminary agenda; 3 variances, 6 zonings, 5 Preliminary, 9 Finals (2 have been requested to be tabled), and 2 extensions.

c. Contracts

- 1. Berkshire Twp.** – on schedule, have discussed the land use plan maps at 2 meetings, all chapters are finished except for Ch. 14 Recommendations, public hearings should begin in August.
- 2. Brown Twp.** – had an organizational meeting, first meeting will be held in July.
- 3. Troy Twp.** – contract has been signed and received, begin in late summer when Berkshire is completed.
- 4. Shawnee Hills** – contract has been signed, Mr. Laurien has been meeting twice per month.
- 5. Kingston & Oxford Twp.’s** – would like the RPC’s assistance to adopt zoning.

d. New Assistance requested:

- 1. Delaware Twp. / Delaware City / Concord Joint Economic**

Development District – To provide incentives for Industrial development in the townships using City sewer and sharing the revenues.

2. **Liberty / Delaware US 23 South Land Use overlay** – to create a common land use plan with the City of Delaware (similar to the Northwest Area Plan (Powell & Liberty Twp.)). Area to be considered: south of Stratford Rd, east to the Berlin Twp. line, west to the Olentangy River, and south to Peachblow Rd.

- e. **Web server- Del Co. Data Board** – Mr. Lee explained that the RPC’s web site is up and running. The domain name registration fee is \$150.00 for 2 years. The web service is through Yahoo and is free (up to 15 Mb, additional space = \$2.50 per month per 5Mb.) Mr. Lee is preparing to have downloadable Township zoning regulations and master plan documents on the site. The Map/Web Server issue is still undecided. The RPC can either locate a server at Mid-Ohio and pay \$250.00/month for a location fee or wait until the Data center moves to the new building (approx. 6 months) and locate the server in their new computer room. Further discussion will be conducted at a later meeting.
- f. **Term Life Insurance** – Mr. Laurien presented the Committee with several quotes for Term Life Insurance for the full-time RPC employees. He suggested the purchase of the Fortis plan. This plan would provide \$50,000 for employee, \$10,000 for the spouse and \$5,000 for each child at a total staff yearly cost of \$1,118.00. Mr. Starling asked if you could lock into a rate for a certain time period. Mr. Laurien will check with the provider.

Mr. Starling made a motion to recommend approval of the purchase of Term Life Insurance for the RPC staff to the full Commission. Mr. Mazzon seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

g. Conference Expenses Requested

1. **Jiyeong Lee: \$850.00** – Mr. Lee has been invited by International Geographical Congress of Seoul, Korea to present his paper; “A 3-D Object-Oriented Data Model for Representing Geographic Entities in Built-Environments” at the 29th conference. Mr. Lee approximated his costs to be \$850.00 (he was granted \$350.00 from OSU). The Committee noted that it is an honor to be invited to present, which confers honor to the DCRPC. *Mr. Gladman made a*

motion to approve the conference expense request by Mr. Lee. Mr. Starling seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

2. **Da-Wei Liou: \$1800.00** – Mr. Liou has requested to attend the 37th Annual URISA conference in Orlando, Florida. His estimated expenses are \$1800.00. He would pay for the expenses that are above the budgeted amount. *Mr. Mazzon made a motion to approve the conference expenses up to \$1600.00, seconded by Mr. Starling. VOTE: Unanimously For, 0 Opposed. Motion carried.*

h. Recommendation of approval: Professional Services, Legal \$1,575.00 (April billing) – *Mr. Starling made a motion to recommend approval of the Legal fees expenditure, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.*

5. Other Business

6. Personnel

7. **Adjourn-** Having no further business, *Mr. Mazzon made a motion to adjourn the meeting, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.*

Meeting adjourned at 11:30 a.m.

The next Executive Committee meeting will be Wednesday, July 19, 2000 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing Street, 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

33-99.V

Brad Holbert and Luke Blazek are requesting a variance to waive the preliminary plan fee for the Arbors at Cheshire Subdivision

I. Request

The applicant would like the fee for preliminary plan submittal of the Arbors at Cheshire Subdivision to be waived due to circumstances beyond his control.

II. Facts

1. The preliminary plan for the Arbors at Cheshire Subdivision was tabled on December 16th, 1999 in order to resolve issues resulting from a referendum and resultant delays in the zoning process.
2. The Delaware County Subdivision Regulations specify in section 102.02 that “If the subdivider has not requested to place a tabled project on the agenda prior to 4 weeks before the last scheduled Commission meeting of the tabling period, the Director will place the project on the Commission meeting agenda for Commission action based upon the original submittal.” This plan should have been automatically placed on the DCRPC agenda by the DCRPC staff in March 2000.

Staff Recommendation

Since the DCRPC staff are obligated by Section 102.02 of the Subdivision Regulations to place the project back on the agenda at the appropriate time, the applicant should not be required to pay the preliminary plan fee a second time. DCRPC staff recommends to the RPC that the variance for the waiving of the preliminary plan fee for Arbors at Cheshire be approved.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service represented the applicant.

Having no questions, *Mr. Ward made a motion to approve the variance request to waive the preliminary fee for the Arbors at Cheshire subdivision. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

12-00.1 V Richard and Jennifer Miller request a variance from the 10’ to 4’ as clear-cut area adjacent to the gravel surface of a Common Access Drive requirement, for the Double N Subdivision, No. 1, west side of Steitz Road north of Rutherford Road, Orange Township

I. Request

The applicant has a CAD subdivision, which has been submitted for final plat approval this month. There are several large trees within the required 10-foot wide

clear area along the proposed CAD location. The request is to vary the requirement for tree removal in the area adjacent to the CAD from 10’ to 4’ from the edge of the CAD.

II. Facts

1. The Delaware County Subdivision Regulations specify in section 306.05 that there shall be “tree and shrub removal within 16 feet of CAD centerline”. There are many trees within the 16’ area as the entire site is wooded. The CAD serves three lots.
2. The requirement for 10 feet of clearance area along roads is an ASHTO (American Society of Highway & Transportation Officials) requirement, according to the County Engineer. It has been observed that in many instances this 10’ standard is not met on public roads, thereby making it seem excessive on private low speed roads, especially CADs.
3. CADs are subdivisions, which confers responsibility and may confer limited liability on the county for the actual road standards. Although private, CADs are open to the residents, fire and police, visitors and delivery people. They must be built to a reasonable standard of safety.
4. Trees that are too close to the CAD are a danger to the traveling public, especially in wet or icy conditions. It would be inappropriate to reduce this clear area setback to zero, but 16 feet seems excessive on such a low-speed semi- private road. After considerable discussion, the County Engineer and staff agreed that reduction of tree and shrub removal from 10’ to 4’ from the edge of a CAD would be reasonable and safe.
5. A four-foot setback from the edge of the CAD will permit many of the trees along this CAD to remain, although some of the overhanging branches will have to be trimmed.

III. Criteria For a Variance

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

- 1) The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other property.
- 2) The conditions, upon which this variance request is based, are unique to the property for which this variance is sought.
- 3) Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the owner would result, as

- distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.
- 4) The granting of this variance will not vary the provisions of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.

Staff Recommendation

DCRPC staff recommends that the variance for tree and shrub clearance be granted from ten feet (10') to four feet (4') from the edge of the common access driveway (including pull-off areas) for the Double N No. 1 Subdivision. Overhead branches shall be trimmed within this 20-foot swath prior to RPC Director's signature on the plat.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service represented the applicants.

Mr. Wuertz asked if the Fire Chief and the EMS Director approved of this request. Chairwoman Foust stated that the Fire Chief has given his approval, but was not sure of the EMS Directors approval. Mr. Laurien stated that this case would be handled the same as the Tanner variance. After the CAD is built, he would schedule a time with the Fire Chief and the EMS Director, at the site, to make sure they approve prior to the Director's signature on the plat.

Mr. Gladman made a motion for conditional approval of the variance request by Mr. & Mrs. Miller, subject to staff comments and the approval of the Fire Chief and EMS Director. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

50-87.V Resubd. of DeMatteis Subd. #3 –Genoa Twp. – variance to add 2 lots to a recorded 3 lot CAD subd.

Request

DeMatteis Subdivision #3 is a 3 lot CAD subdivision on the south side of Big Walnut Road just east of S. R. 3 in Genoa Township. The lots are 7.96, 5.12, and 1.36 acres with an additional 1.31 acre lot (not part of the plat) accessing the CAD from the east. The owners of the 2 large lots desire to split their lots for 2 additional building sites creating a 5 lot CAD (6 counting the unplatted lot). The applicants request a variance from Section 306.01 of the Subdivision Regulations to increase the number of lots allowed on a CAD from 3 to 5 lots, and stipulate they will

upgrade the CAD to a 16' private street with chip and seal paved surface.

Background

The applicants originally requested and were denied the same variance on December 19, 1996, when the Commission was about to adopt amendments to the subdivision regulations. The current subdivision regulations (including variance standards) were adopted by the County Commissioners on December 23, 1996 and were effective January 1, 1997. Prior to that time, the RPC had been granting similar variance requests.

Three years later, the DeMatteis Subdivision is completely surrounded by higher density single family residential developments, both existing and proposed. Upgrading the existing drive to public road standards to serve 2 additional lots would be an unnecessary hardship considering no future development could access this street. The lots created would be large, (3.28 ac., 3.46 ac., and 4.26 ac.).

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.

Findings: The lots are all 3 acres or larger. There is no injury to adjacent properties.

- 2) The conditions upon which this variance request is based are unique to the property for which this variance is sought.

Findings: The property is now completely surrounded by higher density subdivisions. No street connections can be made, the circumstances are unique.

- 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.

Findings: To require a full public street for 4 lots on 3 acres or larger with no future connections is unnecessary.

- 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.

Findings: The subdivision conforms to both the Zoning and Comprehensive plan.

Staff Recommendation

Staff recommends to the RPC that the request by Dan Stoops and Charlie DeMatteis for a variance to allow more than 3 lots on a CAD be *conditionally approved* subject to:

- 1.) The owner of the 1.36 acre lot joining in amending the plat
- 2.) The 1.31 acre lot not currently in the subdivision being included on the amended plat and CAD maintenance agreement for a total of 6 lots
- 3.) As stated in the application, the driveway shall be 16’ wide with a chip and seal surface
- 4.) A note is to be included on the plat prohibiting any further subdividing unless the CAD is upgraded to public street standards.

Commission / Public Comments

Mr. Dan Stoops was present to represent the applicants.

Mr. Ward made a motion for conditional approval of the variance request for the resubdivision of the DeMatteis Subd. #3, subject to staff comments. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

30-00 ZON Kenneth and Barbara Buell – Harlem Twp. – 5.413 acres from AR-1 to FR-1

I. Request

The applicants are requesting a 5.413-acre lot be rezoned Farm Residential District (FR-1) from the current Agricultural Residential District (AR-1) zoning.

II. Conditions

Present Zoning: Agricultural Residential District (AR-1)

Proposed Zoning: Farm Residential District (FR-1)

Present Use: Agricultural

Proposed Use: Residential

Existing Density: 1 unit / 5 acres

Proposed Density: 1 unit / acre

School District: Big Walnut

Utilities Available: well, on-site septic

Soils: Bennington – BeA & BeB
Pewamo - PwA

III. Staff Comments

The site has no existing structures and is located on the southeast corner of Green Cook Road (TR 29) and Lewis Road (TR 38). The surrounding land uses include agricultural with scattered residential structures. Adjacent properties are zoned AR-1 with FR-1 to the south and west. The applicant wishes to rezone the property in order to reduce the minimum lot size requirement to 1 acre from the existing 5-acre minimum and split the site into 3 lots. The Pewamo soils on the site will affect the placement of leach fields. The applicant must serve the lots with wells.

The 1988 Harlem Twp. comprehensive plan shows the proposed site as agricultural. The plan recommends that residential development in this area be on large lots and smaller subdivisions, but does not define the acreage requirement. However, a goal of the residents was that residential lots be a minimum of 1¼ acres. The site is 5.413 acres in size and will be split into 3 lots that will be more than 1 ¼ acres in size. The size of the lot as well as the close proximity of the property to other FR-1 zoned areas to the south and west along Green-Cook Rd., support the rezoning.

Staff Recommendation

Staff recommends *approval* of the 5.413 acre rezoning from Agricultural Residential (AR-1) to Farm Residential (FR-1) to the RPC, Harlem Twp. Zoning Commission, and the Harlem Twp. Trustees.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service was present to represent the applicant. He stated that when asked by the RPC staff how many lots would be in the proposed subdivision he anticipated only 3 lots. That will be determined after the topography is completed. There is a possibility of 4 lots.

Mr. Schmidt made a motion to recommend approval of the rezoning request by Kenneth and Barbara Buell. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

31-00 ZON Dominion Homes, South Old 3C Highway, Genoa Township, request to rezone the 26.21 acre Blateri Tract from RR to PD-1 with Conservation Development Standards

I. Request

This request is for a Planned Residential Development zone (60% or 15.7 acres common open space) to construct 54 single-family homes (lots typically sized 50' x 110')

II. Conditions

Present Zoning: Rural Residential

Proposed Zoning: Planned District 1 with conservation standards

Genoa Township Comprehensive Plan Designation- Area I (1.8-2.2 units per acre single family)

Open Space required: 50%, with conservation standards

Open Space provided: 60% or 15.7 acres

Present Use: Agriculture and woods

Proposed Use: 54 single-family house lots in a Planned “cluster” development; open space

Existing Density: 1 unit/acre

Proposed Density: 2.1 units/acre (Max 2.2 du/ac permitted)

School District: Westerville

Utilities Available- Del Co Water, Delaware County sanitary sewer.

Soils: BeA and BeB Bennington 0-2%; 2- 6% slope

CnA Condit Silt Loam 0-2 %

Pewamo

III. Facts

1. Adjacent Existing Land Use:

West: Old Railroad R/W now owned by the Township and by single family residential in the Blackhawk Forest Subdivision development across SR 3.

North: 46.25 acre Wright Tract, proposed for 93 lots (2.1 du/acre) from RR to PD-1

South: Presbyterian Church, Seniors Housing and one large lot single family home along Freeman Road.

East: East side of Old 3C Highway, Covington Meadows, a PD-1 subdivision with densities of 2.2 units per acre.

2. Background:

The Blateri tract is the southern portion of a larger development to be 147 lots (93 lots in the northern Wright tract and 54 in the Blateri tract). The Blateri tract provides a secondary access and completes the loop street. The Wright zoning was recommended by the Regional Planning Commission on April 27th, 2000, subject to certain conditions. The Genoa Township Zoning Commission will hear both the Blateri and Wright tract applications simultaneously.

3. Sanitary Sewer

According to the Delaware County Sanitary Engineer, there is residual capacity in the gravity sewer for only 90 additional units of housing. Any additional sewer usage in this drainage area will require a 1500+/- foot long parallel sewer line between manholes 67 and 60 in the Medallion subdivision at an approximate estimated cost of \$105,000. This will allow an increase of up to 163 houses in the area (2.2 du/acre). The applicant states that the available 90 units of sewer capacity will be shared between the Blateri and the Wright tracts pending his reconstruction of the Medallion sewer at his expense. No more than 32 zoning permits will be requested by the applicant or issued by the township for the Blateri tract until the sewer is upgraded. If the same owner owns title to both properties the 90 units could be distributed throughout both sites in any manner, but phasing should be shown.

4. Water

Del-Co water is available; the developer will be required to extend a 12” line from State Route 3.

5. Traffic

A traffic study is being completed. Subdivision roads will be posted at 25 mph. A left turn lane for north bound Old 3 C traffic and a deceleration lane for southbound traffic will be constructed at the entrance of the property. ODOT District Six has noted that the subdivision may not connect to State Route 3 to the west. They also note that the intersections of SR 3 at Old 3C, SR 3 at Big Walnut and SR 3 at Freeman Road should have been studied.

6. Drainage

The land is generally flat with a large amount of poorly drained soil. Both the Wright and Blateri tracts have a natural high point in the center of the site, which will drain the property to the west with a 63” x 48” box culvert outlet. The eastern outlet consists of a 24” concrete pipe and two 12” pipes. A detention pond is shown on the plan for the Blateri tract. Two detention ponds are shown for the Wright tract.

7. Compatibility with existing and future probable uses

The uses and densities proposed are compatible with the surrounding land uses, but large lot owners on south side of the Blateri tract may request additional buffering.

8. Compliance with the Genoa Township Comprehensive Plan

The current Township Comprehensive Land Use Plan recommends single family development at 1.8-2.2 units per acre for these lands; the request is for 2.1 units/ac with conservation standards and 50% open space. The request complies with the comprehensive plan, subject to the provision of off-site sewer upgrades as noted in

#3.

IV. Section 524.17 Application Procedure

The Development Plan lacks the following information.

- 1.) Landscaping details are incomplete - only general notes were submitted on the development plan.
- 2.) There is no commitment to the future ownership and maintenance of common open space. The open space is described as prairie grass. Since lots are small, there should be some mowed, active recreation area for children to throw a baseball, etc
- 3.) Sanitary sewer capacity will need to be upgraded. The plat should be phased, contingent on sewer improvements. There are no statements regarding the timetable for project phasing.
- 4.) The traffic study is needed.

V. Section 524.19 - Required findings for Approval of a Planned Development

The Final Development Plan must “support the following requirements”:

- a.) The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site from probability of flooding, erosion, subsidence, or slipping of the soil or other dangers, annoyances or inconveniences.

DCRPC Staff Finding: Yes, if amended to correct deficiencies noted in IV.

- b.) Any Exception from the zoning resolution requirements is warranted by the design and amenities incorporated in the development plan.

DCRPC Staff Finding: No exceptions are requested.

- c.) Land surrounding the proposed development can be planned in coordination with the proposed development and that it be compatible in use.

DCRPC Staff Finding: The Wright tract to the north is being planned in conjunction with the Blateri property.

- d.) The proposed change to a planned development district is in conformance with the standards, objectives and policies of the Genoa Township Land Use Policy Statements.

DCRPC Staff Finding: Yes

- e.) The site must have direct access to a major street without creating traffic on minor residential streets outside the district.

DCRPC Staff Finding: Yes

- f.) Existing and proposed utility services are adequate for the proposed development.

DCRPC Staff Finding: Increased sanitary sewer pipe capacity must be provided off site or the development plans for the Wright and Blateri tracts will exceed the available capacity by 57 units.

- g.) Each phase of the development as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and suitable environment.

DCRPC Finding: Yes.

524.19 h), i.) and j.) are to be determined during the course of the Zoning Commission review.

VI. DCRPC Staff Recommendation

DCRPC staff recommends that the application for PD-1 zoning on 26.21 acres by Dominion Homes Blateri Tract be *approved* subject to:

- 1.) Landscaping details being included on the development plan.
- 2.) Traffic study being provided for the Blateri tract.
- 3.) A commitment to future ownership and maintenance of common open space.
- 4.) The development plan for both the Blateri and Wright tracts should show phasing lines indicating which phases will initially be served by existing sewer and which phases will not receive zoning permits until the sanitary sewer line capacity is augmented at this applicant’s expense.

Commission / Public Comments

Mr. Donald Plank, attorney for Dominion Homes was present. He concurred with the staff comments.

Mr. Adams made a motion to recommend approval of the rezoning request by Dominion Homes, Mr. Schmidt seconded the motion. VOTE: Unanimously

For, 0 Opposed. Motion carried.

32-00 ZON William Schlanger – Berkshire Twp. – 45.853 acres from A-1 to FR-1

This rezoning application is submitted by William Schlanger for a Farm Residential District in order to develop 25 lots in a future phase of the Sage Creek Subdivision at 2909 Sunbury Road, Berkshire Township.

Conditions

- Present Zoning:** Agricultural District (A-1)
- Proposed Zoning:** Farm Residential District (FR-1)
- Present Use:** Woods
- Proposed Use:** Single-family residential subdivision
- Existing Density:** 1 unit / 5 acres
- Proposed Density:** 1 unit / 1.83 acre (FR-1 requires 1 acre minimum lot size)
- School District:** Big Walnut
- Utilities Available:** Del-Co Water and individual on-site septic
- Soils:** Cardington – CaB & CaC
Alexandria – AdC2 & AdD2

Staff Comments

The applicant is requesting to rezone to FR-1 to meet Township zoning requirements for residential lots of less than 5 acres for a future phase in the Sage Creek Subdivision to include potentially 25 lots. This site is heavily wooded and contains a stream flowing from northeast to southwest, which ultimately feeds into the Hoover Reservoir. The lot sizes range from 1.3 to 2.9 acres. The development would utilize Del-Co water and contain individual on site septic systems, including one mound system. The Health Department will be involved through the platting process in reviewing septic systems. They have some concerns with large subdivisions utilizing individual on-lot septic systems. To protect groundwater and surface water, the Health Department and Ohio EPA suggest that platted subdivisions, with the exception of minor CAD subdivisions, should explore the feasibility of alternative forms of sewage treatment rather than individual septic systems.

The applicant has submitted a sketch plan of a potential subdivision design as part of this zoning request. A plan is not required as part of the application. Staff is only required to make a recommendation on the zoning, not the site plan. If the zoning were approved, this site plan would not become the basis for a plat. However, to assure the township, the applicant may commit to developing no more than the number of lots shown on the concept plan.

The property is located on the east side of Sunbury Road along the Genoa Township line. Surrounding land uses are single-family residences along Sunbury Road including the Sage Creek Subdivision under construction to the immediate south, agriculture and undeveloped land to the north, and the Hoover Reservoir to the west. The surrounding zoning is mostly Agricultural District (A-1) with scattered Farm Residential District (FR-1) in Berkshire and Rural Residential (RR) to the south in Genoa.

Compliance with the Comprehensive Plan

The Delaware County 1993 Regional Land Use Plan for this area shows the land to contain areas that are suitable for development, unsuitable for development, resource management lands, and a stream. There are several lots in this area that are less than 5 acres including Sage Creek Subdivision to the south, so the character of the surrounding area is conducive to new single-family residences on lots smaller than 5 acres. The Plan recommends that large fields formerly in agriculture be developed internally through the use of CADS or subdivision streets instead of just road frontage lots.

The 1989 Berkshire Township Master Plan designates this area as Agricultural. The plan states that the area should “maintain a rural setting” but does not state a preferred density. The only reference to density for the agricultural district is located under the section “Residential Uses”, which states that “The remainder of Berkshire Township may be developed as rural single family with one unit per acre as the minimum standard.”

Advancing the general welfare of the Township

The trend in Berkshire Township has been to carve up large farm tracts into road frontage lots, one lot at a time, with no linkage, which leaves a tremendous amount of unusable backland with limited development potential. This proposal will allow for the potential development of 25 single-family residential lots on Sunbury Road, but will do so by developing the land internally. Staff finds that the Farm Residential District does enhance the general welfare of the township and the immediate vicinity.

Staff Recommendation

Staff *recommends approval* of the 45.85 acre rezoning from A-1 to FR-1, to the RPC, Berkshire Twp. Zoning Commission, and Berkshire Twp. Trustees.

Commission / Public Comments

Mr. Doug Holtz of Bischoff & Associates was present to represent the applicant. He stated he will be working with the Health Dept. on the septic systems.

Mr. Ward asked if this subdivision aligns with another subdivision? Mr. Deel said that it joins with the Sage Creek Subdivision.

Mr. Poland stated that there are a few zoning discrepancies shown on the plan regarding set backs that need to be taken care of prior to platting. Mr. Holtz agreed to work with the Zoning Officer on those issues.

Mr. Ward made a motion to recommend conditional approval of the Schlanger rezoning request, subject to staff comments and Health Department approval. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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- | | |
|------------------|--|
| 33-00 ZON | Big Walnut Associates – Genoa Twp. - 145.2 acres, North side of Big Walnut Road |
| 34-00 ZON | Big Walnut Associates – Genoa Twp. - 87.1 acres South side of Big Walnut Road |
| 33-00 ZON | Request to rezone 145 acres from RR to PD-1 with Conservation Standards |

I. Request

This request is for a Planned Residential Development zone to construct 138 single-family dwellings on approximately 1/3 of an acre lots and 66 condominium dwelling units with 76.44 acres of open space (53% of gross acreage). A school site is also proposed within the development.

II. Conditions

Present Zoning: Rural Residential
Proposed Zoning: Planned District 1

Proposed Density: 208 units, or 1.4 units/acre
Permitted Density: 196 units or 1.35 units /acre (Genoa Township Comprehensive Plan Area V)

Open Space required: 50% (common open space) of gross acreage with conservation standards

Open Space provided: 53% (common open space) 76.44 acres

School District: Olentangy

Utilities Available- Del Co Water, Delaware County sanitary sewer.

Soils: (AmE) Amanda Silt Loam, 18 – 25 % slope, (AmD2) Amanda Silt Loam, 12- 18 % slope, (AmF) Amanda Silt Loam, 25 – 50 % slope, (BeA) Bennington Silt Loam, 0 – 2 % slope, (CaB) Cardington Silt Loam, 2 – 6 % slope, (CaC2) Cardington Silt Loam, 6 – 12 % slope, (CnA) Condit Silt Loam, 0 – 1 % slope, (PwA) Pewamo Silty Clay Loam, 0 – 1 % slope

III. Facts

1. Surrounding Land Use:

West: Daniel Straub 50 acre Tract (Agriculture/open space)
North: Knoff Subdivision (Small Subdivision with 1 – 3 acre tracts fronting on Jaycox Road
South: Vacant and agricultural
East: Large Acreage tracts including the dead 29-acre Highland Ridge subdivision.

2. Sanitary Sewer

Delaware County Sanitary sewer serves this site. Flows will be tributary to a 21” interceptor that can handle the proposed development and the school.

3. Water

Del-Co water is available; Pressure reducing valves stations may be required at developer’s expense.

4. Traffic

Traffic Engineering Services prepared a traffic study. The estimated trips generated for the North Echele site are 202 (129 in) for the p.m. peak hour and 150 (113 out) for the a.m. peak hour. There are two access points planned for the north side on Big Walnut, both east of the access point for the Echele Site South. DCRPC staff believes that the entrances to the north and south sides of the development should line up. The proposed school site is proposed to have its own access point at Big Walnut directly across from the access the Echele South Site. A left turn lane is recommended at the center access point and a right turn lane for the eastern access point, both with approaches of 100’.

5. Drainage

The land is rolling with ravines and wooded areas. There is no on site storm water

retention or detention shown on the development plan. It is unlikely that the county engineer will permit all drainage to discharge directly to ravines. The number of dwellings may have to be reduced to incorporate storm water ponds in this plan.

6. Compatibility with existing and future probable uses

The uses and densities proposed are compatible with the surrounding land uses. Buffering is shown for large lot land owners to the north, but the type of buffer is not explained (Landscaping etc.)

7. Compliance with the Genoa Township Comprehensive Plan

The current Township Comprehensive Land Use Plan Area V recommends 1.1 units per acre, or the sewer capacity of the area, whichever is less; or up to 1.35 units per acre with Conservation standards). The development plan submitted slightly exceeds the allowable density at 1.4 units per acre.

The Comprehensive plan also states that development in Area V is to be discouraged until planning Area I has been developed. Planning area one is almost entirely developed.

IV. Section 524.21 Application Procedure

The Development Plan lacks the following information.

- 1.) Landscaping details are not provided (Plan should show tree lines, existing watercourses as well as landscaping details for lots and open space.)
- 2.) Architectural details are not provided (renderings, façade materials, and signage)
- 3.) There are no statements regarding the timetable for project phasing.
- 4.) There is no plan for the condominium site.

V. Section 524.23 - Required findings for Approval of a Planned Development

The Final Development Plan must “support the following requirements”:

- a.) The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site from probability of flooding, erosion, subsidence, or slipping of the soil or other dangers, annoyances or inconveniences.

DCRPC Staff Finding: Yes.

- b.) Any Exception from the zoning resolution requirements is warranted by the design and amenities incorporated in the development plan.

DCRPC Staff Finding: No exceptions are requested, but the density exceeds the Comprehensive Plan allowance, should be reduced.

- c.) Land surrounding the proposed development can be planned in coordination with the proposed development and that it be compatible in use.

DCRPC Staff Finding: The site is compatible and provides linkages to the surrounding Highland Lakes North and Highland Hills at the Lakes Developments.

- d.) The proposed change to a planned development district is in conformance with the standards, objectives and policies of the Genoa Township Land Use Policy Statements.

DCRPC Staff Finding: Yes

- e.) The site must have direct access to a major street without creating traffic on minor residential streets outside the district.

DCRPC Staff Finding: Yes

- f.) Existing and proposed utility services are adequate for the proposed development.

DCRPC Staff Finding: Yes.

- g.) Each phase of the development as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and suitable environment.

DCRPC Finding: Yes.

VI. DCRPC Staff Recommendation

The DCRPC staff recommends that the application for PD-1 zoning on 88 acres by Big Walnut Associates, Inc. Echele Site be *approved* subject to:

- 1.) Total number of units shall not exceed 196 or 1.35 units per acre.
- 2.) The entrance road be aligned with the proposed entrance road on the south side of Big Walnut. The School site can be reduced or flipped to the east to accomplish this.

- 3.) Some open space should be designated as active recreation, perhaps as part of the school site. Open space without public access does not meet the definition of “Common Open Space”. The actual amount of common open space must be determined and must be at least 15%
- 4.) Landscaping details being included on the development plan. (Showing how buffering will occur in certain areas as well as tree lines and existing water courses)
- 5.) Statements regarding the timetable for project phasing.
- 6.) Architectural details including façade materials and renderings of homes and signage.
- 7.) A design being submitted for the condominiums. Access should be south of the SF homes.

Commission / Public Comments

Mr. Tony Eyerman of Eyerman Planning Associates was present to represent the applicant. He has met with the Co. Engineer regarding the detention/retention requirements. He suggested that there are opportunities to detain on site. He stated that he would work with the Township on the number of units. The entrance road being aligned on both the north and south sides of Big Walnut Rd. is a direct result from discussions with the Olentangy Schools and their need for 20 acres. The intention was to minimize the impact on the 3-4 houses that this proposal surrounds on the north side of Big Walnut Rd. The applicant will continue to work with the school district. The entrance landscaping and architectural details will be provided to the Township. Mr. Echele has landscaped the south frontage of Big Walnut Rd.

Mr. Schmidt made a motion to recommend conditional approval of the rezoning request by the Big Walnut Association for 145 acres, subject to staff comments. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

34-00 ZON – request to rezone 88 acres from RR to PD-1

I. Request

This request is for a Planned Residential development to construct 132 single-family homes on 87.7 acres south of Big Walnut Road and east of I-71 in Genoa Township.

II. Conditions

Present Zoning: Rural Residential

Proposed Zoning: Planned District 1 (Density not to exceed 2.2 du/acre)

Open Space required: 15%

Open Space provided: 26% or 22.94 acres

Present Use: Open space/Woods

Proposed Use: 132 single-family house lots in a Planned development; open space

Existing Density: 1 unit/acre

Proposed Density: 1.5 units/acre

Permitted Density: 1.8 units per acre

School District: Olentangy

Utilities Available- Del Co Water, Delaware County sanitary sewer.

Soils: (AmE) Amanda Silt Loam, 18 – 25 % slope, (AmD2) Amanda Silt Loam, 12- 18 % slope, (BeA) Bennington Silt Loam, 0 – 2 % slope , (CaB) Cardington Silt Loam, 2 – 6 % slope, (CaC2) Cardington Silt Loam, 6 – 12 % slope, (PwA) Pewamo Silty Clay Loam, 0 – 1 % slope

III. Facts

1.) Adjacent Existing Land Use:

West: Highland Hills at the Lakes Subdivision (one quarter to half-acre single family lots)

North: vacant farm land

South: Highland Lakes North, Sections 6 & 3, single family homes

East: Highland Lakes North Section 4, single family homes, Wesleyan church tract.

2.) Sanitary Sewer

The area is served by Delaware County sanitary sewer, which flows through Highland Lakes. There is adequate capacity for the development density proposed.

3.) Water

Del-Co water is available; Pressure reducing valves may be required at the developer’s cost.

4.) Traffic

Traffic Engineering Services prepared a traffic study for the Echele site. The study neglected the connection to Highland Lakes North in the analysis. The trips generated for the South Echele site are 131 (84 in) for the p.m. peak hour and 98 (73 out) for the a.m. peak hour. The recommendations include left and right turn lanes at the access to the site on Big Walnut Road. A 50’ approach is the recommended length for the east and west approach. DCRPC staff believes the north and south

entrance roads should be aligned.

5.) Drainage

The land is rolling with ravines and wooded areas. A large pond may be converted to use as storm water detention. Additional storm water management may be necessary, and the number of dwelling units may have to be reduced to accommodate on site storage.

6.) Compatibility with existing and future probable uses

The uses and densities proposed are compatible with the surrounding land uses. Buffering is shown for large lot landowners to the north, but the type of buffer is not explained

7.) Compliance with the Genoa Township Comprehensive Plan

The current Township Comprehensive Land Use Plan recommends single family development at 1.8-2.2 units per acre for these lands; the request is for 1.5 units/ac with 26 % open space. The request complies with the comprehensive plan.

IV. Section 524.21 Application Procedure

The Development Plan lacks the following information.

- 1.) Landscaping details are not provided (Plan should show tree lines, existing watercourses as well as landscaping details for lots and open space.)
- 2.) Architectural details are not provided (renderings, façade materials, and signage)
- 3.) There are no statements regarding the timetable for project phasing.

V. Section 524.23 - Required findings for Approval of a Planned Development

The Final Development Plan must “support the following requirements”:

- a.) The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site from probability of flooding, erosion, subsidence, or slipping of the soil or other dangers, annoyances or inconveniences.

DCRPC Staff Finding: Storm water management is not adequately shown.

- b.) Any Exception from the zoning resolution requirements is warranted by the design and amenities incorporated in the development plan

DCRPC Staff Finding: No exceptions are requested.

- c.) Land surrounding the proposed development can be planned in coordination with the proposed development and that it be compatible in use.

DCRPC Staff Finding: The site is compatible and provides linkages to the surrounding Highland Lakes North and Highland Hills at the Lakes Developments.

- d.) The proposed change to a planned development district is in conformance with the standards, objectives and policies of the Genoa Township Land Use Policy Statements.

DCRPC Staff Finding: Yes

- e.) The site must have direct access to a major street without creating traffic on minor residential streets outside the district.

DCRPC Staff Finding: Yes, but the street entrances should be aligned.

- f.) Existing and proposed utility services are adequate for the proposed development.

DCRPC Staff Finding: Yes.

- g.) Each phase of the development as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and suitable environment.

DCRPC Finding: Yes.

VI. DCRPC Staff Recommendation

DCRPC staff recommends that the application for PD-1 zoning on 88 acres by Big Walnut Associates, Inc. Echele Site be *approved* subject to:

- 1.) Open space being designated for active recreation. This could include the pond and the school site on the north side of Big Walnut. Open space without public access does not meet the definition of “Common Open Space”; this should be recalculated to confirm 15%.
- 2.) Landscaping details being included on the development plan. (Showing how buffering will occur in certain areas as well as tree lines and existing water courses)
- 3.) Statements regarding the timetable for project phasing.

- 4.) Architectural details including façade materials and renderings of homes and any signage.
- 5.) Align street entrance to Big Walnut Road with new road proposed in Case # 33-00 ZON.

Commission / Public Comments

Mr. Eyerman also represented this applicant for this rezoning request. He stated that the entrance on the south side is locked in due to the existing pond and to the west drainage/wet lands. He stated that he is not opposed to aligning the streets on the north and the south side of the subdivision. It is dependant upon the size of the tract that the school district is requesting for their new elementary school and all the open space requirements and functional elements (public parking, bus drop off).

Mr. Adams made a motion to recommend conditional approval of the rezoning request by Big Walnut Association for 88 acres, subject to staff comments, seconded by Mr. Schmidt. VOTE: Unanimously For, 0 Opposed. Motion carried.

35-00 ZON Havanna Trading Company, 3790 East Powell Road, Orange Township, request to rezone 1.64 acres from C2 and FR to PC for an office-warehouse park.

I. Request

The applicant is requesting to combine a 1-acre parcel zoned FR-1 and a 0.64 acre parcel zoned C2 on the west side of East Powell Road into one parcel zoned Planned Commercial and Office in order to build one office building and two office/warehouse buildings, as well as a cell tower. The City of Columbus surrounds the site to the north, south and west in the Polaris area of Orange Twp.

II. Conditions

Present Zoning: C2 (Neighborhood Commercial) & FR-1 (Farm Residential)
Proposed Zoning: PC (Planned Commercial and Office District)
Orange Township Comprehensive Plan Designation- Area 5 (Polaris Impact Zone)
Present Use: Office / Residential
Proposed Use: Office-Warehouse Park

Existing Density: 1 unit / acre
Proposed Density: N/A
Proposed tract coverage: 1/1.41 Green space/Hard surface ratio, with 41% green space area & 17% Buildings, 42% other hard surfaces.
School District: Olentangy
Utilities Available- Del Co Water, Delaware County sanitary sewer.
Soils: CaB (Cardington Silt Loam, 2 – 6 % slope)

III. Adjacent Land Use

West: Polaris Amphitheater (Columbus)
North: Polaris (City of Columbus) land flanked by single family residences
South: Polaris Amphitheater (Columbus)
East: Large lot single family residential with commercial to the southeast

IV. Map Amendment to Planned Commercial and Office District

When applying for a Planned Commercial Development, the development plan is the expectation of what can, and would be built if the PC zone were approved.

A. Requirements for approval per the Orange Township Zoning Resolution

A set of standards must be addressed by the development plan. If the plan is in accordance with these standards and the Township approves of the map amendment, then the applicant has three years to submit a subdivision plat that conforms to the development plan.

The intent of the Township ordinance is for the applicant to show the feasibility of the plan from an engineering standpoint, his control over the land and his ability to carry out the development process. The applicant is not expected to completely engineer it at the time of the development plan submission, but to engineer it far enough to assure feasibility.

B. Criteria for Approval

“In approving an application for a Planned Commercial and Office District the reviewing authorities shall determine:”

- 1. If the proposed development is consistent in all respects with the purpose, intent and general standards of the Zoning Resolution;
- 2. If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply;
- 3. If the proposed development advances the general welfare of

the township and the immediate vicinity.

V. Compliance with local Zoning

The development plan lacks some required items to be consistent with the general standards.

1. Architectural renderings do not describe type of material used for buildings. If there is to be any signage, a rendering and description of location, size and material should be provided.
2. Because of the residential neighborhood to the north a lighting plan should be provided. Down lighting should be provided and pole heights should be described. A treed buffer should also be added between the truck loading area and the residences to the north.
3. Parking requirements can not be accurately determined. The development plan does not delineate the number of employees or the square footage used for office and for warehouse.

VI. Compliance with comprehensive plan

a) The Delaware County 1993 Regional Land Use Plan shows this area as residential, but is not site specific enough to effectively recommend land use for these parcels.

b) The 1991 Comprehensive plan of Orange Township shows this area as part of the Polaris Impact Area (Planning Area 5). This type of Office-Commercial would conform to the commercial, industrial and high-density residential uses anticipated for the area. In 1997 Orange Township initiated an update of its comprehensive plan. Although not yet adopted, the 2000 Orange Township Comprehensive plan recommends commercial use for this area. The

VII. Advancing the General Welfare of the Township

Staff finds that the concept of the PC district would enhance the general welfare of the township and immediate vicinity. The two parcels add to the commercial property tax base, blend with Polaris development and transition to residential.

VIII. Findings

Some additional information is required, but the type of land use and intensity of use is appropriate for the area.

IX. Staff Recommendations

The staff recommends to the Regional Planning Commission, The Orange Township Zoning Commission, and the Orange Township Trustees that the application by Havanna Trading Company, for rezoning 1.64 acres on East Powell Road from FR-1 and C2 to PC for Office-Warehouse use be *approved, subject to provision of:*

- a) Description of building materials. Rendering Describing location, size and materials for any signage.
- b) A lighting plan and appropriate buffering to protect residences to the north.
- c) Proper parking requirements (number of employees and dedication of square footage to office and to warehouse use) be calculated and provided.

Commission / Public Comments

Mr. Steve Tucker of the Havanna Trading Company was present to answer any questions from the Commission. He stated that the warehouse is for stock and trade not for distribution. Horvath Custom Builders office will remain on the site.

Mr. Gladman stated that regarding staff comments, this parcel is adjacent to Columbus's Planned Commercial and not adjacent to a residential area to the north. Mr. Laurien stated that the parcel is very narrow. The staff wasn't sure if a structure would ever be built there and if not it would be appropriate to screen the house located to the north.

Mr. Ward made a motion to recommend conditional approval of the rezoning case by the Havanna Trading Company, subject to staff comments. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

33-99 Arbors at Cheshire – Berlin Twp. – 21 lots, 8.442 acres

Applicant: Brad Holbert & Luke Blazek
Subdivision Type: Single Family Residential
Location: South side of Ford and East streets in Cheshire
Current Land Use: Vacant/Open space
Zoned: PRD (Planned Residential District)
Utilities: Del-Co Water, Public Sanitary Sewer
School District: Olentangy
Engineer: Scioto Land Surveying Service, Inc.

Staff Comments

This is an application for a 21-lot subdivision on 8.442 acres of infill located on the south side of Ford and East streets in Cheshire. The density will be 2.5 du/acre. The subdivision is surrounded by residential homes including the Meadows at Cheshire to the east and south and the small lots within the Village of Cheshire to the north. The site is zoned PRD (Planned Residential District) with a minimum lot size of 0.2 acres. The preliminary plan submitted conforms to the development plan. The site includes two open space lots, one at the entrance to the subdivision and another that acts as a buffer, which surrounds the homes to the south and east. The homes in the development will be accessed from two small cul-de-sacs.

The application received a technical review on June 20th, 2000 after which the applicant has addressed all of the required changes

Staff Recommendation

Staff recommends Preliminary approval of The Arbors at Cheshire to the RPC.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service was present to represent the applicant.

Mr. Schmidt made a motion for conditional Preliminary approval of The Arbors at Cheshire subdivision, subject to staff comments. Mr. Shively seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

22-00 Cambridge Subdivision – Genoa Twp. – 64 lots, 28.10 acres

Applicant: Cambridge Land Investments, LLC
Subdivision Type: Single-family Residential
Location: East side of South Old 3C Rd., about 290 feet North of Hawksbeard Dr.
Current Land Use: Vacant/Open space/ Cell tower
Zoned: Planned Development (PD-1)
Utilities: Del-Co water and public sanitary sewer
School District: Westerville
Engineer: Franklin Consultants, Inc.

Staff Comments

The site was rezoned from SR and RR to PD-1 in November of 1998 (Case #36-98). The development will gain access from South Old 3 C Hwy and will connect to the Shellbark Ridge subdivision to the south. The minimum lot size is 10,000 square

feet with a gross density of 2.14 du/acre. The subdivision is mainly surrounded by residential homes including the Shellbark Ridge, Phase 1 subdivision to the south, Covington Meadows to the north, Bon View Subdivision to the west and open space to the east. The Heritage Middle School is located to the west on South Old 3 C Hwy. The surrounding zoning is PD-1 to the south and north, with RR (Rural Residential) to the east and SR (Suburban Residential) to the west.

The site consists of four open space lots, two of which will contain ponds. The easterly open space lot will also contain a fenced off area with a cell tower with an easement for maintenance. The existing access for the cell tower will be vacated and will be accessed from the new street that connects from Shellbark Ridge. The dry basin proposed in the eastern open space lot will outlet the drainage from the site to a swale to the southeast. The street that accesses from Old 3 C Hwy extends through the site and stubs to the east. All subdivision streets will have sidewalks on both sides, even in front of the open space areas, as well as sidewalks along Old 3 C Hwy.

The application received a technical review on June 20th, 2000 after which the applicant has addressed all of the required changes, except for the following:

- The parcel to the west of the site that fronts on Old 3 C Hwy. that is owned by the developer must be transferred to an adjacent property owner prior to recording the plat or else included in the plat so that it does not become a nonconforming independent lot.
- Plan must include street names, and soils information.
- The stub to the east should be paved to the property line.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the Cambridge Subdivision to the RPC, subject to staff comments.

Commission / Public Comments

Mr. Tom Hughes of Franklin Consultants was present to represent the applicant. He stated that the pond on the east edge of the project is going to be a dry storm water detention area not a wet pond.

Mr. Gladman made a motion for conditional Preliminary approval of the Cambridge Subdivision, subject to staff comments. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

21-00 II Trovatore – Kingston Twp. – 05 lots, 08.25 acres

Applicant: Vista Land Company, LLC
Subdivision Type: Single-family Residential (CAD)
Location: South side of Todd Street Road, about 4,200 feet West of Clark Road, Kingston Twp.
Current Land Use: Agricultural
Zoned: Farm Residential (FR-1)
Utilities: Del-Co Water and private on-site septic
School District: Buckeye Valley
Engineer: Scioto Land Surveying Service, Inc.

Staff Comments

This is an application for 5 lots on 8.25 acres, all of which are to be accessed from a CAD. The CAD will extend south from Todd Street Road. The lots average 1.5 acres and will have on-site septic systems. The vacant site is flat and will drain to the south into a tile, which drains to the east. The subdivision is surrounded by agriculture with scattered single family residences along Todd Street Road. The site is zoned FR-1 with a density of one unit per acre. The site to the east is also being split into similar sized lots.

The application received a technical review on June 20th, 2000 after which the applicant has addressed all of the required changes, except for the following:

- Porter/Kingston Twp. Fire department Chief Larry Caudy has requested that a fire hydrant be installed along Todd Street Road. A hydrant should be provided as a prerequisite to the final plat.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the II Travatore Subdivision to the RPC, subject to staff comments.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service was present to represent the applicant. He stated that waterline plans have been added to the CAD engineering drawings including the fire hydrant and have been submitted to Del-Co Water for their approval.

Mr. Larry Caudy, Porter / Kingston Township Fire Chief, stated that a hydrant should be placed within 800 feet of a structure. Addressing should be placed at the front and at the beginning of each lot. Mr. Celio stated that he agrees and has been in his maintenance agreements that the address be posted at the entrance and

at the individual driveway.

Mr. Moran made a motion for conditional Preliminary approval of II Trovatore subdivision, subject to staff comments, seconded by Mr. Schmidt. VOTE: Unanimously For, 0 Opposed. Motion carried.

19-00 High Park Center Subdivision, Phase 1 – Orange Twp. – 08 lots, 37.40 acres

Applicant: The 23 Company & Z.G. Company (c/o Zimmerman Enterprise)
Subdivision Type: Commercial Retail
Location: West side of US Route 23, South of Windbrush Avenue
Current Land Use: Undeveloped/Woods/Residential
Zoned: Planned Commercial District (PCD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Bill Winter; Stults & Associates

Staff Comments

High Park Center Subdivision is a proposed planned commercial and office development (zoned PCD) consisting of 8 lots on 37.40 acres. The primary tenant is to be a 120,327 square foot Home Depot store on 13.09 acres. An unidentified future commercial use will be on a second large parcel of 13.40 acres. Six small out lots adjacent to US 23 (ranging from 0.695 – 1.532 acres) are also included on the plan, one of which is a wetland reserve.

The site is located north of the Meijer store on the west side of US 23 north of Powell Road. The plan shows coordination of a parallel access drive to US 23 by connecting Owenfield Drive with River Bend development to the north and Meijer to the south. The signalized intersection shared with River Bend (Windbrush Ave.) is part of the ODOT/Regional Planning/County Engineer agreement that came from the River Bend site plan and zoning change. There is only one proposed access point off of US 23 (a Right in/Right out only) between lots D and E.

The plan includes a large 11' mound along the west property line to buffer the development from the residential area to the west (Highmeadows, Green Meadows, and Fox Ridge Subdivisions). In addition, a 6' fence and trees will be placed along the top of the mound for additional screening. All easements

required as part of the rezoning (landscape, no-build, etc.) need to be shown on the plat. A detention pond is shown in the northwest corner of the site (Home Depot lot). More detailed storm water and drainage plans will have to be reviewed and approved by the County Engineer before each lot is developed.

The application received a technical review on June 20th, 2000 after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of High Park Center Subdivision, Phase 1 to the RPC subject to all required easements and no build zones being shown on the plans.

Commission / Public Comments

Mr. Jeff Nance of Greenberg Farrow was present to represent the applicants along with the engineer and surveyor. He stated that this is a single phase subdivision.

Mr. Gladman stated that the applicant was requested at the Technical Review meeting to show the easement for the drainage system plus stipulate that it was a no build area. Mr. Nance stated that he would provide for the no build areas on the final plat.

Mr. Gladman made a motion for conditional Preliminary approval of the High Park Center subdivision, subject to staff comments. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

20-00 US Route 23 / Powell Retail – Orange Twp. – 07 lots, 19.20 acres

- Applicant:** Continental Real Estate
- Subdivision Type:** Commercial Retail
- Location:** North side of Powell Road, Eastside of US Route 23
- Current Land Use:** Vacant/wooded
- Zoned:** Planned Industrial District, (PID)
- Utilities:** Del-Co water and public sewer
- School District:** Olentangy
- Engineer:** EMH&T; Shawn Lanning

Surrounding Zoning and Land Use

The BP station to the southwest is zoned Neighborhood Commercial (C2). The

areas west, north, and south along US 23 and Powell Road are zoned Planned Commercial (PCD) and include Meijer and other retail uses on the west side of 23, the proposed Giant Eagle on the east side of 23 and the Nationwide Campus south of Powell Road. The Green Meadows Industrial Park is east, southeast and northeast of the site and is zoned Planned Industrial (PID) including Abrasive Technologies Partnership immediately north on Green Meadows Drive. Highbanks Metro Park is southwest of the US 23/Powell Road intersection in the City of Columbus.

Staff Comments

US Route 23/Powell Retail Subdivision is a proposed planned commercial and office development consisting of 7 lots on 19.2 acres northeast of the US 23 and Powell Road intersection (behind BP gas station). The subdivision will be developed in two phases with lots 1, 2, and 7 being in the first phase. Lot 1 (1.36 acres) and 2 (0.89 acres) are outlots. Lot 7 (13 +/- acres) is the primary lot with a large parking area, a detention/retention pond and 84,299 sq. ft. of retail area. Access to the site will be from US 23 at the northwest corner (right in/right-out only) and also via a reconstructed entrance to the BP Station. A proposed private street (Hornbean Lane) extends to Green Meadows Drive to the east. There will be no access to Powell Road for lots 2 through 5. A large pond will be constructed in the northeast corner (part of lot 7) for retention/detention and the existing swale will be rerouted around the proposed parking area.

ODOT has required a traffic analysis to determine the impact on Green Meadows Drive. They believe that an additional lane needs to be constructed on Green Meadows prior to signalization, which is now warranted. ODOT will construct the traffic signal, but if an additional lane width needs to be dedicated from lots 5, 6 and 7, then Continental Real Estate should make that dedication and construct the turn lane on Green Meadows as part of this plat. Also, a permanent easement needs to be noted on the plat for the BP Station to have a right to access over the private roads in this subdivision.

The application received a technical review on June 20th, 2000 after which the applicant has addressed all of the required changes except those noted in staff comments.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of US Route 23 / Powell Retail to the RPC, subject to: (1.) ODOT's requirement of an additional turn lane being provided on Green Meadows Drive as a result of a traffic analysis. Should such a lane be required, the final plat must show any necessary dedication along lots 5, 6, and 7, and the applicant must add the turn lane. (2.) A permanent

easement must be noted on the plat to BP and its heirs for the corner lot at US 23 and Powell Rd. Such easement provides permanent access through the private subdivision streets.

Commission / Public Comments

Mr. Strung of EMH & T was present to represent the applicant. Mr. Strung stated that he concurred with staff comments.

Mr. Adams made a motion for conditional Preliminary approval of US Route 23 / Powell Retail, subject to staff comments. Mr. Waugh seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Chairwoman Foust stated that Walker Wood, Section 7, Pt. 2 and Walker Wood, Section 10, Pt. 2 would be removed from the consent agenda for tabling requests. She asked the Commission if there were any other applications they would like removed from the consent agenda. Hearing none, she asked for a motion.

Mr. Schmidt made a motion for Final approval of Sage Creek, Phase 1, Summerwood, Section 1, Meadows at Cheshire Sec. 3, Pt. 3, Joseph, Double N No. 1, Double N No. 2, and Wilshire Estates, Section 4. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final

01-98.1 Sage Creek, Phase 1 – Berkshire/Genoa Twp. – 21 lots, 37.00 acres

Applicant: Trenton Land Co.,
Subdivision Type: Single-family Residential
Location: North and east of 2975 Sunbury Road, Genoa Twp.
Current Land Use: Agriculture and wooded
Zoned: Agriculture (A-1), in Berkshire Twp., and Rural Residential District, (RR) in Genoa Twp.
Utilities: Del-Co water; septic systems
School District: Big Walnut
Engineer: Bischoff and Associates, Inc.

Staff Comments

The subdivision will be located on a large rectangular parcel of land between Sunbury and Trenton Roads. A proposed private street will connect the two public roads, but will be gated to prevent cut-through traffic. The subdivision will start on the east side of Sunbury Road, with the only the right of way for the street being part of the plat within Berkshire Township. The access street then enters Genoa Twp. where this phase will include approximately half of the overall Sage Creek site. CAD's will be utilized off the main street thus avoiding flag lots in Genoa Twp.

The surrounding land use includes agriculture to the north and east in Berkshire, Trenton & Harlem Twp.'s, few single-family lots along Sunbury Road, and Hoover Reservoir to the west.

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 Sage Creek Subdivision, Phase 1 to the RPC.

Commission / Public Comments

Mr. Schmidt made a motion for Final approval of Sage Creek, Phase 1. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

39-99.1 Summerwood, Sec.1 (F.K.A. James 88) – Berlin Twp. – 59 lots, 82.88 acres

Applicant: James Property Management Group
Subdivision Type: Single-family Residential
Location: Africa Road, about 5,000 feet north of Plumb Road
Current Land Use: Agriculture
Zoned: Farm Residential District (FR-1)
Utilities: Del-Co water and public sewer (force main extension)
School District: Olentangy
Engineer: M-E Civil Engineering, Inc.

Staff Comments

Summerfield is a proposed 63-lot subdivision located in a flat soybean field bisected by a deep ravine that empties a creek to Alum Creek State Park. Lot sizes are one acre or larger with public water and sanitary sewer to be provided. Section 1 includes 59 lots on 82.88 acres. The plan envisions a new road with a box culvert and fill to cross the creek and connect 3B's and K and Africa Roads. A private sanitary sewer force main would be extended approximately 2.5 miles northerly up Africa Road to a privately maintained lift station that services this development. The overall plan received conditional preliminary approval on September 30th, 1999 and the applicant has met all conditions that apply to this section, except a driveway easement over lot 42 for lot 46 to be added prior to RPC signature. Section 2 will include a 4 lot CAD.

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 Summerwood Subdivision, Section 1 to the RPC.

Commission / Public Comments

Mr. Schmidt made a motion for Final approval of Summerwood, Section 1. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

49-93.3.3 Meadows at Cheshire, Section 3, Part 3 – Berlin Twp. – 30 lots, 16.27 acres

Applicant: Dominion Homes, Inc.
Subdivision Type: Single-family Residential
Location: Southside of Cheshire Rd., about 2,500 feet East of Africa Rd.; Berlin Twp.
Current Land Use: Vacant/agricultural
Zoned: Planned Residential District (PRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Scott McClintock; EMH&T, Inc.

Staff Comments

This application is part of the overall Meadows at Cheshire, which received overall preliminary approval in September of 1993. The final plat application for Section 3, Part 3 was tabled in March of 2000 to resolve engineering issues. The site and the surrounding area is zoned PRD and the lot sizes average between 1/3 of an acre to almost 1-acre in size. The density of this section is approximately 1.8 units per acre. The design consists of two streets connecting to Section 3 Part 1 to the north and one street stubbing to the future Harbor Pointe development to the south. There are many drainage easements on the site but no open space as part of this section.

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 Meadows at Cheshire Subdivision, Section 3, Part 3 to the RPC.

Commission / Public Comments

Mr. Schmidt made a motion for Final approval of Meadows at Cheshire Sec. 3, Pt. 3. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

08-99 Joseph Subdivision – Concord Twp. – 04 lots, 27.23 acres

Applicant: W. Michael Joseph
Subdivision Type: Single-family Residential (CAD)
Location: South of 4560 Maynard Road, Concord Township
Current Land Use: Agriculture
Zoned: Farm Residence District, (FR-1)
Utilities: Del-Co water and septic systems
School District: Buckeye Valley
Engineer: Stults and Assoc., Inc.

Staff Comments

This case was tabled in March, April, and May 1999 due to drainage concerns. The applicant is requesting to subdivide land south of his existing house along Maynard Road into three lots (Lots #5510-5512), which will be on a CAD. Staff recommended that the fourth lot (Lot #5513) also be placed on the CAD making a four-lot CAD. Lot #5513 has sufficient frontage to have its own drive, however staff feels that this subdivision could be best served with just one driveway. This would avoid the construction (and cost) of two side-by-side roadways for over 1,000 feet. The 8.9-acre frontage lot and house will not be on the CAD or within the subdivision boundary. The proposed site is very flat with approximately 40% of the land containing Pewamo soils. All the proposed septic fields will be placed outside these undesirable soils.

The site is zoned FR-1 and the surrounding land use includes Section Estates #1 and 2 Subdivisions along Maynard Road, platted in the early 1970's and large agriculture tracts to the east.

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 Joseph Subdivision to the RPC.

Commission / Public Comments

Mr. Schmidt made a motion for Final approval of Joseph. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

12-00.1 Double N Subdivision No. 1 – Liberty Twp. – 03 lots, 05.16 acres

Applicant: Richard and Jennifer Miller
Subdivision Type: Single-family Residential (CAD)
Location: Westside of Steitz Road, North of Rutherford Road
Current Land Use: Vacant/woods
Zoned: FR-1 (Farm Residential)
Utilities: Del-Co Water, individual on-site septic
School District: Olentangy

Engineer: Scioto Land Surveying Service, Inc.

Staff Comments

Double N Subdivision No. 1 is a 3 lot CAD subdivision of 5.163 acres on the west side of Steitz Road, north of Rutherford Road. The site is vacant and wooded. The zoning is FR-1 with proposed lot sizes between approx. 1.4 and 2.5 acres. This phase consists of a CAD extending west from Steitz road to serve the 3 lots. The site consists mainly of Glynwood soils and will use leach fields. The surrounding land uses are all residential with Phase 2 to the south. There are also residential lots along Steitz Road to the east as well as to the north and west. The site has a swale that will be re-routed along the southern ditch of the CAD, which drains east to west into a drainage easement in the northwestern corner.

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 Double N Subdivision No. 1 to the RPC.

Commission / Public Comments

Mr. Schmidt made a motion for Final approval Double N No. 1. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

12-00.2 Double N Subdivision No. 2 – Liberty Twp. – 03 lots, 04.85 acres

Applicant: Richard & Jennifer Miller
Subdivision Type: Single-family Residential (CAD)
Location: West side of Steitz Road, North of Rutherford Road
Current Land Use: Vacant/woods
Zoned: FR-1 (Farm Residential)
Utilities: Del-Co Water, individual on-site septic

School District: Olentangy
Engineer: Scioto Land Surveying Service, Inc.

Staff Comments

Double N Subdivision No. 2 is a 3 lot CAD subdivision of 4.842 acres on the west side of Steitz Road north of Rutherford Road. The site is vacant and covered in woods. The zoning is FR-1 with proposed lot sizes between approx. 1.1 and 2.3 acres. This phase consists of a CAD extending west from Steitz Road to serve the 3 lots. The site consists mainly of Glynwood and Blount soils and will use leach fields. The surrounding land uses are all residential with Phase 1 to the north. The site has a slight slope dropping towards the west.

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 Double N Subdivision No. 2 to the RPC.

Commission / Public Comments

Mr. Schmidt made a motion for Final approval of Double N No. 2. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

06-94.4 Wilshire Estates Section 4 – Orange Twp. – 29 lots, 14.77 acres

Applicant: Centex Homes
Subdivision Type: Single-family Residential
Location: Eastside of South Old State Rd., about 1,500 South of East Orange Rd., Orange Twp.
Current Land Use: Vacant/wooded
Zoned: Single-family Planned Residential District (SF-PRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: EMH & T (Adam Long)

Staff Comments

This application is part of the overall Wilshire Estates, which received conditional preliminary approval in July of 1994 for 326 lots. This Section is for 29 lots on the eastern side of the development, east of Section 1 and north of Section 2. The site is surrounded by single family residential dwellings to the

west and south, with open space to the north and future phases of the development to be built to the east. The design consists of two roads connecting from Section 1 to the west, one of which will stub to future development to the west. Another street extends to the north where it stubs at the power line easement. The lots average from ¼ to ½ an acre and the gross density is approximately 1.96 units per acre, with a 3.7-acre open space lot included.

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 Wilshire Estates Subdivision, Section 4 to the RPC.

Commission / Public Comments

Mr. Schmidt made a motion for Final approval of Wilshire Estates, Section 4. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

03-98.7.2 Walker Wood Subdivision, Section 7, Part 2 – Orange Twp. – 22 lots, 13.64 acres

Applicant: Planned Communities, Inc.
Engineer: Adam Long; EMH&T, Inc.

Staff Comments

The Applicant has requested a tabling for a period of 60-days.

Staff Recommendation

Staff recommends *a 60-day tabling* of Walker Wood Subdivision, Section 7, Part 2 to the RPC.

Commission / Public Comments

Mr. Ward made a motion for approval of the 60-day tabling of Walker Wood, Section 7, Part 2. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

02-99.10.2 Walker Wood Subdivision, Section 10, Part 2 – Orange Twp. – 07 lots, 03.16 acres

Applicant: Planned Communities, Inc.
Engineer: Adam Long; EMH&T, Inc.

Staff Comments

The Applicant has requested a tabling for a period of 60-days.

Staff Recommendation

Staff recommends a 60-day tabling of Walker Wood Subdivision, Section 10, Part 2 to the RPC.

Commission / Public Comments

Mr. Ward made a motion for approval of the 60-day tabling of Walker Wood, Section 10, Part 2. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS

19-99 Olde State Farms – Orange Twp. – 85 lots, 62.62 acres

Bevelacqua Builders is requesting a six-month extension of the Olde State Farms Subdivision that received conditional Preliminary Approval on June 24th, 1999. Jeff Strung of EMH&T states that it is the intention of the developer to move forward with the project as quickly as possible. However, due to unforeseen market conditions, the final engineering for section one of Olde State Farms was delayed. They have submitted the final sanitary and street engineering plans to the Delaware County Engineer's Office and are expecting the sanitary sewer plans to be approved within several weeks.

Staff Recommendation

Staff recommends approval of the 6-month extension of the Olde State Farms subdivision preliminary plan to the RPC.

Commission / Public Comments

Mr. Schmidt made a motion for approval of the 6-month extension of the Old State Farms subdivision. Mr. Waugh seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

Ms. Denise Ranck is requesting a six (6) month extension of the Hickory Woods Subdivision that received conditional Preliminary Approval on July 22nd, 1999. Frank Celio of Scioto Land Surveying Service states that the owners of the development "live out of state and are very hesitant about investing the amount of money required for construction costs. They are still contemplating whether to begin construction or to sell the whole package."

Staff believes that this is not a valid reason for granting an extension, however, Section 102.03 does not provide a means for denying such a request. The proposed amendments to the Sub. Reg.'s would permit the applicant up to 2 years to submit a final plat application before expiration.

Staff Recommendation

Staff recommends approval of the 6-month extension of the Hickory Woods subdivision preliminary plan to the RPC.

Commission / Public Comments

Mr. Schmidt made a motion for the 6-month extension for the Hickory Woods subdivision, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

- Recommendation of approval: Professional Services, Legal \$1575.00 (April billing)
- Recommendation of approval: Architectural Services for (\$5,250.00)

Mr. Laurien explained that the Professional Services, Legal charges requested for payment was incurred from the discussion of the co-purchase of the Elk's building. The Del. Co. Commissioner's made an offer to the Elk's who then counter offered at their original price. The DCRPC and the County Commissioners have decided that they will be focusing on the upgrade and purchase of the building currently occupied by the Health Dept. at 109 N. Sandusky Street. Steve Gardner of Gardner Architects has been working with the Commissioner's on the estimated cost to upgrade the building. Mr. Gardner will create a layout of the current structure and the proposed structure including costs for upgrade. This work will cost approximately \$5250.00. The Executive Committee recommended approval of these two requests at their last meeting.

Mr. Gladman made a motion to approve the expenditure request for \$1575 for legal fees. Mr. Adams seconded the motion. VOTE: 18 For, 0 Opposed, 1 Abstained (Mr. Wuertz). Motion carried.

Mr. Gladman made a motion to approve the expenditure for the architect fees of

\$5250.00, seconded by Mr. Schmidt. VOTE: 18 For, 0 Opposed, 2 Abstained (Mr. Wuertz and Mr. Ward). Motion carried.

- Recommendation of approval: Term Life Insurance purchase for 6 staff members and dependants (\$1,118 annual)

Mr. Laurien stated that after the approval of the Executive Committee, he received quotes from 5 companies for Term Life Insurance for the 6 full time employees and their families (\$50,000 per employee, \$10,000 per spouse, \$5,000 per child). The annual fee would be \$1,118.00.

Mr. Wuertz stated that he feels the DCRPC should make the option available but that the employees should bear the cost. Mr. Laurien noted that the County does not currently offer a term life option, only whole life annuity. Mr. Ward stated that it is a great benefit and that he supports the RPC paying for it.

Mr. Ward made a motion to approve the purchase of Term Life Insurance and that this be an ongoing benefit to all full time RPC employees. Mr. Gladman seconded the motion. VOTE: 18 For, 1 Opposed (Mr. Wuertz). Motion carried.

VII. POLICY / EDUCATION DISCUSSION

Having no further business, **Mr. Moran made a motion to adjourn the meeting, seconded by Mr. Fowler. VOTE: Unanimously For, 0 Opposed. Motion carried.**

Meeting adjourned at 8:45 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, July 27, 2000, 7:00PM at the Delaware Joint Vocational School North Campus, 1610 St. Rte. 521, Delaware, Ohio 43015.