



Delaware County Regional Planning Commission

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www.dcrpc.org

Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, June 29, 2017 at 6:30 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of May 25, 2017 RPC Minutes
- Executive Committee Minutes of June 21, 2017
- Statement of Policy

II. VARIANCES / EXTENSION

		Township	Lots / Acres
01-05	Cheshire Woods (variance, extension)	Berkshire	271 lots / 228.68 acres
09-15	Sycamore Trail (extension)	Berlin	18 lots / 21.29 acres

III. ZONING MAP/TEXT AMENDMENTS

22-17 ZON	Josh Morgan Construction – Orange Twp. – 16.443 acres from FR-1 to SFPRD		
23-17 ZON	Harlem Twp. Zoning Commission – text amendments		
24-17 ZON	Brown Twp. Zoning Commission – text amendments		

IV. SUBDIVISION PROJECTS

Preliminary (none)

Preliminary/Final

		Township	Lots/Acres
11-17	T(F) Orange Centre Dvlpt., Lot 7492, Div. #1	Orange	01 lot / 03.336 acres

Final

11-16.1	Fourwinds Drive, Section 1	Berkshire	01 lot / 29.56 acres
07-16	The Corners at Johnnycake	Berlin	23 lots / 21.952 acres
13-15.1	Clarkshaw Moors, Section 1	Concord	46 lots / 20.768 acres
04-17	Homestead Acres, Lot 364, Div. #1	Delaware	02 lots / 05.034 acres
12-13.3.B	The Heathers at Golf Village, Sec. 3, Ph. B	Liberty	14 lots / 04.220 acres

T=TABLED, W=WITHDRAWN

V. OTHER BUSINESS (none)

VI. POLICY / EDUCATION DISCUSSION (none)

VII. RPC STAFF AND MEMBER NEWS (none)

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairman Stites called the meeting to order at 6:30 p.m.

▪ **Roll Call**

Representatives: Jeff George, Chet Heid, Susan Kuba, Ric Irvine, Barb Lewis, Mike Frommer, Tom Hopper, Dave Stites, Tracey Mullenhour, Lee Bodnar, Ed Snodgrass, Dan Boysel, Josh Vidor, Tim Gose, Bonnie Newland and Mike Dattilo. Alternates: Cheryl Friend, Farzan Ahmed, Adam Howard, Tiffany Jenkins, Bill Piper, Dave Jackson, and Richard Lehner. Staff: Scott Sanders, Da-Wei Liou, Phil Bennetch and Stephanie Matlack.

▪ **Approval of the May 25, 2017 RPC Minutes**

Mr. Irvine made a motion to Approve the minutes from the May RPC meeting. Mr. Vidor seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **June 21, 2017 Executive Committee Minutes**

1. Call to order

Chairman Stites called the meeting to order at 8:15 a.m. Present: Dave Stites, Gary Merrell, Mike Frommer and Susan Kuba. Staff: Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes from May 17, 2017

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

3. New Business

- Financial / Activity Reports for May 2017

REGIONAL PLANNING RECEIPTS		MAY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$820.00	\$1,845.00
Fees A (Site Review)	(4202)		\$1,800.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$1,300.00
Membership Fees	(4204)	\$4,645.00	\$226,355.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$115.08	\$2,005.82
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)		\$58,395.00
Charges for Serv. B (Final. Appl.)	(4231)		\$27,945.00
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$750.00
Charges for Serv. D (Table Fee)	(4233)		\$400.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$600.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$2,700.00
OTHER DEPT. RECEIPTS			

Health Dept. Fees	(4242)		\$765.00
Soil & Water Fees	(4243)		\$2,500.00
			\$12.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			\$229.66
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non-Revenue Receipts	(4733)	\$52.27	\$207.41
Sale of Fixed Assets	(4804)		\$0.00
TOTAL RECEIPTS		\$6,182.35	\$327,809.89

Balance after receipts		\$998,257.55
Expenditures	-	\$ 27,853.31
End of May balance (carry forward)		\$970,404.24

- Site Review:
 - 1.) The Pines – Berlin Twp. – 171 lots / 175.6 acres
 - 2.) Carter’s Farm – Kingston Twp. – 3 lots / 10.88 acres

- June RPC Preliminary Agenda
 - 1.) Rezoning:
 - Josh Morgan Construction – Orange Twp. – 16.443 acres from FR-1 to SFPRD
 - Harlem Twp. Zoning Commission – text amendments
 - Brown Twp. Zoning Commission – text amendments
 - 2.) Preliminary: none
 - 3.) Preliminary/Final:
 - Orange Centre Dvlpt., Lot 7492, Div.# 1- Orange Twp. – 1 lots / 3.336 acres
 - 4.) Final:
 - Fourwinds Drive, Section 1 – Berkshire Twp. - 01 lot / 29.56 acres
 - The Corners at Johnnycake – Berlin Twp. - 23 lots / 21.952 acres
 - Clarkshaw Moors, Section 1 – Concord Twp. - 46 lots / 20.768 acres
 - Homestead Acres, Lot 364, Div. #1 – Delaware Twp. - 02 lots / 05.034 acres
 - The Heathers at Golf Village, Sec. 3, Ph. B – Liberty Twp. - 14 lots / 04.220 acres
 - 5.) Variance / Extension:
 - Cheshire Woods (variance & extension) – Berk. Twp. – 271 lots / 228 acres
 - Sycamore Trail (extension) – Berlin Twp. – 18 lots / 21.29 acres

- Director’s Report
 - 1.) Attended MORPC Northeast Collaboration meeting in Johnstown on May 23;
 - 2.) Liberty Township Comp Plan – sent final layout to township;
 - 3.) Spoke to the Delaware Cosmopolitan Club on June 5th to discuss development process in the county and Evans Farm;
 - 4.) Berkshire Township Comp Plan – created full draft, met on June 8th, continuing work;
 - 5.) Met with Troy Township Zoning Commission on June 14th, may create pilot project to make

- their Planned Commercial language more reader-friendly, less redundant;
- 6.) MORPC Regional Data Advisory Group communications subcommittee meeting later this morning (June 21st);
 - 7.) Delaware County Trail Committee Plan: finalizing map and book, Committee meeting this afternoon (June 21st) Commissioner work session next week (26th);
 - 8.) Updated the individual “Community Profiles” section with new Census information – will send announcement to communities when uploaded to website.

4. Old Business (none)

5. Other Business (none)

6. Personnel (none)

7. Adjourn

Having no further business, Mrs. Kuba made a motion to adjourn the meeting at 9:05 a.m. Mr. Merrell seconded the motion. *VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, July 19, 2017 at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

• **Statement of Policy**

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

II. VARIANCES / EXTENSIONS

01-05 Cheshire Woods, Sections 2-4 – Berkshire Twp. – requesting additional extension of Preliminary approval

I. Request

Homewood Corp. and Trinity Home Builders are requesting a variance to allow an additional 2-year extension of the Preliminary Plan for the Cheshire Woods subdivision in Berkshire Township.

The proposed subdivision is located on the south side of Cheshire Road, about 2,000 feet east of I-71.

II. Facts

1. The Subdivision Regulations state that “the approval of a Final plat for the first phase of the subdivision shall serve to extend the Preliminary Plan approval period to five (5) years from the date the Final Plat for the first phase is recorded.”

2. Cheshire Woods, Section 1-4 received Preliminary approval on January 27, 2005, and received a six-month extension on January 26, 2006 to expire July 27, 2006;
3. Cheshire Woods, Section 1 was recorded June 20, 2006, which would hold the Preliminary approval until June 2011;
4. The applicant received a Variance and two-year extension of the remaining lots in June 2011 to June 2013.
5. A second extension by variance was approved June 2013 to expire June 26, 2014.
6. A third extension by variance was approved June 2014 to expire June 26, 2015, with a request that a phasing plan be submitted and a recommendation that an additional connection to Rome Corners Road be achieved.
7. A fourth extension by variance was approved June 25, 2015 to expire June 25, 2016.
8. Development of the site has continued, including the engineering review of Section 2 and the filing of Section 3, Phase A Final Plat on the June, 2015 RPC agenda.
9. A fifth extension by variance was granted June 29, 2016 to expire June 2017.
10. The applicant is requesting a sixth extension for 2 years.

III. Criteria For a Variance

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

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

Applicant's Response: "To date, Sections 1, 2 and 3A have been developed and the Final Plats recorded. In addition, Section 3, Phase B has also had the engineering completed, and we are scheduled to begin utility installation in winter of 2017, with asphalt installation and final completion in spring 2017. These future sections account for 110 lots and considerable open space. All four sections have been engineered and there is no reason to believe that the development will not ultimately be built according to plan."

"Due to the declining housing market and general economic conditions of the past, Homewood respectfully requests a variance to section 102.03 to allow for an extension of two years."

"The granting of this variance would not be detrimental to the public health, safety and welfare to other parties. The conditions of which this variance is sought are unique to this property due to the scope and size of the overall project. A considerable hardship would occur to not only the owner of the property, but to existing homeowners who have purchased within the subdivision should the Preliminary Plan expire. The Preliminary Plan will continue to be followed and no other variances are being sought to vary any other provision of the original approval."

Staff comments: This project was delayed by the economic conditions of 2006-2011. Section 3, Phase A was recorded on July 9, 2015 and Section 2 was recorded on May 12, 2016. Section 3 Phase B is in

Final Engineering.

Staff typically recommends a 1-year extension, so that the situation can be re-evaluated annually.

IV. Staff Recommendation

DCRPC staff recommends that based on the Findings of Fact under Criteria for a Variance above, as well as current market and economic conditions, the variance request from Sec. 102.03 & 204.04 and a one-year extension for **Cheshire Woods, Sections 2 -4** be *Approved*.

Commission / Public Comments

Mr. Jim Lipnos with Homewood Corp. was sworn in by Chairman Stites. Mr. Lipnos stated they recently finished Section 2 where the Parade of Homes will be and Section 3, Phase B is in for final engineering and slated to start this winter.

Mr. Irvine made a motion to Approve the Variance request for Cheshire Woods, Sections 2-4 based on findings of fact along with a 1 year extension. Mrs. Jenkins seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

09-15 Sycamore Trail – Berlin Twp. - 18 lots / 21.29 acres

Applicant: Charlie Vince, CV Real Property

Engineer: Terrain Evolution

Preliminary approval: 06/25/15

I. Staff Comments

The applicant is requesting a 1-year extension for Sycamore Trail. Final engineering improvement plans have been submitted for review.

II. Staff Recommendation

Staff recommends *Approval* of a 12-month Extension for **Sycamore Trail** to the RPC.

Commission / Public Comments

Mr. Thom Ries with Terrain Evolution was present to represent the applicant.

Mrs. Kuba made a motion to Approve the 1 year extension for Sycamore Trail. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

22-17 ZON Josh Morgan Construction LLC – Orange Twp. – 16.443 acres from FR-1 to SFPRD

I. Request

The applicant, Josh Morgan Construction LLC, is requesting a 16.443-acre rezoning from FR-1 to SFPRD to develop 26 single-family homes to be called “The Enclave at Abbey Knoll.”

History of the site

This site was reviewed by RPC in September 2013 as a 42-unit courtyard condominium development, which was later withdrawn at the Township. In July 2014 a 32-unit condominium project was proposed. RPC data indicates that project as being denied at the Township level.

II. Conditions

Location: east side of S. Old State Rd., north of Abbey Knoll Dr.

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Single Family Planned Residential (SFPRD)

Present Use(s): One single-family house

Proposed Use(s): 26 single-family house lots

Existing Density: 1 du / acre

Proposed Density: 1.58 du / acre

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: stream, ponds, slope \geq 20%

Soils: GwB Glynwood Silt Loam 2-6% slope

GwC2 Glynwood Silt Loam 6-12% slope

BoA Blount Silt Loam 0-2% slope

SnA Sloan Silt Loam, till substratum 0-2% slope

LyD2 Lybrand Silt Loam 12-18% slope

III. Introduction

The current proposal indicates a single-family approach which is similar to the surrounding development within Abbey Knoll. The plan indicates a single full-access entrance from Abbey Knoll Drive. A second emergency access drive is shown on South Old State Road approximately 750 feet north of Abbey Knoll. An internal public street provides access to 14 lots until intersecting into an east/west road that provides access and frontage to the remaining lots.

The site currently includes two ponds, one of which will be retained and reworked to allow a more logical development of the site. There is open space of 5.9 gross acres, or 36%, which exceeds the 20% required. Mounding is proposed within an open space strip along South Old State Road to the rear of residential lots. Other open space is located around the pond, and as a buffer between the new sites at the end of the cul-de-sac and existing homes along St. Ninian’s Street.

Lots have frontages of either 90 feet or 80 feet with a typical lot depth of 140 feet. The smallest lot is 11,193 s.f. (.257 acres) and the largest is 14,949 s.f. (.343 acres). Sidewalks are provided on at least one side of each private

street, with connections to existing sidewalks. This will provide a link to Orange Road and Orange Township park facilities on the southwest corner of Orange and South Old State. Roads are designed to meet the County Engineer's standards.

IV. Comprehensive Plan

Orange Township's 2010 Comprehensive Plan indicates this area as residential at a density of 2 units per gross acre. The proposed density is 1.58 dwelling units per gross acre and 1.93 dwelling units per net acre (subtracting the right-of-way for the new roads as well as South Old State). The use and density are consistent with the Plan, as well as with development trend within other typical Planned Residential subdivisions in Orange Township.

V. Issues

Traffic and access: Access is appropriate as shown and aligns directly north of Redwood Valley Court. Abbey Knoll is not striped at that location, but is 32 feet wide in a 70 foot right-of-way.

Drainage: Stormwater will be managed on site by reworking one of the existing ponds. Detailed stormwater management, including drainage from off-site areas, will be reviewed during the Platting process by the County Engineer's staff. The other pond will require filling with constructed fill to create building sites in accordance with the building regulations of the County.

Signage: One small sign is proposed at the intersection of the entry road. The size and scale will comply with the signage section of the code.

Sanitary Treatment: Typical capacity letter is included from the Sewer District.

VI. Divergences

No divergences are requested for this proposal.

VII. Staff Recommendations

Staff recommends **Approval** of the rezoning request by Josh Morgan Construction LLC from FR-1 to SFPRD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees.

Commission / Public Comments

Mr. Gary Smith, G2 Planning + Design along with Steve Fox, Mannik Smith Group and the applicant Josh Morgan.

Mr. Brad Allen (6964 St. Ninian St.) was present to express his concern with the removal of the pond. He stated that prior to purchasing his home, he researched the permanent stormwater easement (behind his lot) and felt confident there would not be any houses up against his backyard. He understood the possibility of development of the lot but thought it would be within the confines of the restrictions set in place. Mr. Allen also pointed out that a realignment of Abbey Knoll Drive to a traffic signal to the north would be beneficial for the area. Turning left onto South Old State Road is very difficult now without the proposed new 26 homes.

Chairman Stites asked Mr. Allen who holds the drainage easement. Mr. Allen stated that it is a general easement that is not directed to any particular party that runs with the land.

Mr. Smith stated that the previous owners, Epcon Communities hired a legal team to research the issue which was included in their application. Their legal opinion was that it did not prevent the current owner of the property from developing it and reconfiguring the ponds provided the drainage and pass through was maintained. The current applicant also hired legal counsel out of the City of Delaware to review the same easement and they came to the same opinion.

Mr. Fox stated they have met with the County Engineers office and were told there are no additional upgrades needed for Abbey Knoll or South Old State due to this proposal.

Mr. Snodgrass commented that he travels that area to visit family and agrees with Mr. Allen that the intersection warrants more discussion and possible relocation.

Chairman Stites asked if an alternate entrance to this site was looked at during preliminary discussions. Mr. Smith stated they looked at a potentially different location. The problem is with the radius they would need to accommodate the (through) traffic, it essentially renders the site undevelopable.

Mr. George made a motion to recommend Approval of the rezoning request by Josh Morgan Construction LLC. Mr. Heid seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

23-17 ZON Harlem Twp. Zoning Commission – text amendments

I. Request

Harlem Township Zoning Commission has initiated changes to its Zoning Resolution and has set a hearing for July 10, 2017.

II. Introduction

The proposal seeks to respond to the issues surrounding medical marijuana with changes in state law. Amendments will be made to 13 articles as summarized below:

- A. Amending the definition of Agriculture to note that medical marijuana is not included in the agricultural exemption as noted in the Ohio Revised Code and noting that it is prohibited in every zoning district;
- B. All other amendments consist of adding the following phrase to the list of Prohibited Uses in each individual district: **“No cultivators, processors, or retail dispensaries of medical marijuana, licensed under Ohio Revised Code Chapter 3796, shall be located nor operate in this district.”**

Staff comments: Although somewhat redundant, amending each district will leave no doubt that these uses are prohibited. Given that a permit must be granted for such uses, only large areas that are typically zoned either Agricultural Residential or Farm Residential would be likely candidates.

Other communities may consider that altering the definition of Agriculture and amending the section on the Agricultural exemption may be sufficient. Based on Harlem Township’s existing language, the Zoning Commission might consider adding the following amendment to 6.02 Agriculture:

Except as noted below, nothing contained in this Resolution shall prohibit the use of any land for agricultural purpose or the construction or use of buildings or structures incidental to the use for agricultural purposes of the land on which such buildings or structures are located, and no zoning certificate shall be required for any such use, building or structure. **In accordance with Section 519.21(D) of the Ohio Revised Code (effective September 8, 2016), Harlem Township prohibits the cultivation, processing, or retail dispensing of medical marijuana within the unincorporated areas of the township.**

III. Staff Recommendations

Staff recommends **Conditional Approval** of the text amendments to the Harlem Township Zoning Resolution to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to consideration of the language above to be added to Section 6.02.*

Commission / Public Comments

Mrs. Kuba made a motion to recommend Conditional Approval of the text amendments to the Harlem Twp. Zoning Code, subject to staff recommendation. Mr. Fowler seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

24-17 ZON Brown Twp. Zoning Commission – text amendments

I. Request

On June 13, 2017, the Brown Township Trustees initiated a minor change to its Zoning Resolution.

II. Introduction

Brown Township is currently building a new Township Hall. The process leading to construction brought awareness to the fact that the public is not aware that government agencies are not subject to local zoning regulations. While agencies typically attempt to be “good neighbors” by adhering to the spirit of the Resolution, they are not bound to it. The Township wishes to clarify that by adding a new Section to Article 6 - Application of Resolution:

Section 6.09 - Township Uses in Any Zoning District

Any land use by Brown Township that is for a public purpose, including a township meeting hall, shall be a permitted use in all of the zoning districts in this Resolution.”

III. Staff Recommendations

Staff recommends **Approval** of the amendments to the Brown Twp. Zoning Resolution to the DCRPC, Brown Twp. Zoning Commission and Brown Twp. Trustees.

Commission / Public Comments

Mrs. Jenkins made a motion for Approval of the amendments to the Brown Twp. Zoning Resolution. Mr. Heid seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Brown Twp.). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary (none)

Preliminary/Final

11-17 T (F) Orange Centre Dvlpt., Lot 7492, Div. #1 – Orange Twp. - 01 lot / 03.336 acres

I. Conditions

Applicant: Columbus Jewish Foundation
Subdivision Type: Planned Commercial
Location: East side of US 23, south of Hidden Ravines Dr.
Current Land Use: Vacant
Zoned: Planned Commercial (PC)
Zoning Approval: May 14, 2006
Utilities: Del-Co water and central sanitary sewer
School District: Olentangy
Engineer: Civil & Environmental Consultants

II. Staff Comments

The lot in question was originally created with the Orange Centre Development plat, recorded in December of 2007. At that time most of the internal roads were built but the southern end of Orange Centre Drive was not built due to the topography of the site, with the land placed in a Reserve. While such roads would typically be required to be built, it was determined that the extension could be bonded and that the future development of the lot would be conditioned upon the road eventually being built when the site to the south was developed and the full road connection could be made.

Although land to the south is not under review for development, the current owner of the parcel has identified a buyer and has agreed to amend the financial agreement to allow for the development of the site. A Final Plat was filed with the RPC and various agencies which dedicates the right-of-way and removes the related plat notes that limit the development of the lot. This plat simply displays the lot (same lot number) while dedicating the right-of-way, with some slight variations on setbacks as amended through Orange Township.

Glimcher (the original developer of the site and owner of the Reserve) has agreed with JLP-Orange LLC which owns the property to the south, to amend their Roadway Construction Agreement and Roadway and Utility Easement Agreement, which both date from 2008, to clarify that JLP-Orange will not be required to commence the construction of the extension of Orange Centre Drive on the Glimcher site until JLP-Orange commences construction of the extension of Orange Centre Drive on the JLP-Orange site. JLP-Orange has further agreed to amend its Escrow Agreement and Project Agreement with the County, which both date from 2009 and address the extension of Orange Centre Drive, to clarify that the amount of the escrowed funds will be increased to cover the full cost of the Orange Centre Drive extension on the Glimcher site.

The applicant has requested to table the Final Plat in order to resolve bonding requirements and financing

details.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Orange Centre Development, Lot 7492, Div. #1** to the DCRPC.

Staff recommends *Approval of a 90-day tabling* of the Final Plat for **Orange Centre Development, Lot 7492, Division #1** to the DCRPC.

Commission / Public Comments

Mr. Mark Smith, CEC Inc., was present to answers questions from the Commission.

Mr. George made a motion for Preliminary Approval of Orange Centre Development, Lot 7492, Div. #1. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

Mr. Irvine made a motion to Approve the 90-day table request for the Final Plat for Orange Centre Development, Lot 7492, Div. #1. Mrs. Jenkins seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

CONSENT AGENDA

Final

11-16.1 **Fourwinds Drive, Section 1 – Berkshire Twp. - 01 lot / 29.56 acres**

I. Conditions

Applicant: Brookdoc Investment
Subdivision Type: Planned Commercial
Location: Northern extension of Fourwinds Dr., north of US 36/SR 37
Current Land Use: Vacant
Zoned: Planned Mixed Use District (PMUD)
Zoning Approval: April 11, 2005
Preliminary Approval: May 25, 2016
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: Civil & Environmental Consultants

II. Staff Comments

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

Fourwinds will continue south through new development before realigning with 3 B's and K to the south near Sherman Road.

Section 1 includes the first section of Fourwinds Drive to be extended north and one buildable lot for an apartment complex, as well as two adjacent reserves to the north.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **Fourwinds Drive, Section 1** to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval of Fourwinds Drive, Section 1. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

07-16 **The Corners at Johnnycake – Berlin Twp. - 23 lots / 21.952 acres**

I. Conditions

Applicant: Westport Homes
Subdivision Type: Single Family Planned Residential
Location: South of Cheshire Rd., west of 3 B's & K Rd.
Current Land Use: Vacant
Zoned: R-2/PRD overlay
Zoning Approval: January 11, 2016
Preliminary Approval: March 31, 2016
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: Watcon

II. Staff Comments

The Corners at Johnnycake is a 23-lot residential subdivision with frontage on both 3 B's and K Road and Cheshire Road. Its main entrance is via 3 B's and K Road. Based on the projected future traffic on Cheshire Road, a full connection was not recommended. A single road enters the site from the east heading west and then north, ending in a cul-de-sac. A second cul-de-sac creates frontage for two lots in the southwest corner of the site. This cul-de-sac also provides access for an existing home at 6144 Cheshire Road. This parcel is losing its existing frontage on Cheshire Road and will take a new access from the cul-de-sac.

Two reserve areas are being created. One is a 1.9-acre parcel along the southeast corner of the site extending north to the entrance road. This area includes a 1-acre stormwater detention area. A second reserve of 2.5 acres is located along Cheshire Road. Both of these open space parcels are accessed via a 10-foot strip between lots.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **The Corners at Johnnycake** to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval of The Corners at Johnnycake. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

13-15.1 **Clarkshaw Moors, Section 1 – Concord Twp. - 46 lots / 20.768 acres**

I. Conditions

- Applicant:** M/I Homes of Central Ohio, LLC.
- Subdivision Type:** Single Family Planned Residential
- Location:** South side of Clark-Shaw Rd., east of S. Section Line Rd.
- Current Land Use:** Vacant
- Zoned:** Planned Residential District (PRD)
- Zoning Approval:** December 11, 2014
- Preliminary Approval:** August 27, 2015
- Utilities:** Del-Co Water, central sanitary sewer
- School District:** Olentangy
- Engineer:** Advanced Civil Design

II. Staff Comments

Clarkshaw Moors Section 1 includes one access to Clark-Shaw Road. Although titled Section 1, this section is the second to be platted and includes 46 single-family lots. Open space totaling 3.134 acres is provided along Clark-Shaw Road to the north, as well as east and west of Meadowhaven Drive, which enters the site going south. Two more open spaces totaling 1.681 acres are provided on the south end of this section, also east and west of Meadowhaven Drive. Lot sizes are generally a quarter acre in size with lots having frontages of 75 feet to 90 feet. Sidewalks are provided throughout, and a 5' wide asphalt path inside one of the open spaces.

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 **Clarkshaw Moors, Section 1** to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval of Clarkshaw Moors, Section 1. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

04-17 Homestead Acres, Lot 364, Div. #1 – Delaware Twp. - 02 lots / 05.034 acres

I. Conditions

Applicant: James and Arlene Gregory
Subdivision Type: Single Family Residential
Location: West side of Homestead Lane
Current Land Use: One single-family home
Zoned: FR-1 (Farm Residential)
Preliminary Approval: February 23, 2017
Utilities: Del-Co Water, private on-lot treatment systems
School District: Delaware City
Consultant: Scioto Land Surveying

II. Staff Comments

This is a two-lot residential subdivision of an existing platted lot in the Homestead Acres subdivisions, platted in Delaware Township on March 7, 1956. Both parcels take driveway access from Homestead Lane and no public improvements are required. The existing house on the southern lot will remain along with the existing driveway. The lots will utilize on-site waste treatment.

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 Homestead Acres, Lot 364, Division #1 to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval of Homestead Acres, Lot 364, Division # 1. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

12-13.3.B The Heathers at Golf Village, Sec. 3, Ph. B – Liberty Twp. - 14 lots / 04.220 acres

I. Conditions

Applicant: Pulte Homes
Subdivision Type: Single Family Residential
Location: East side of Sawmill Parkway, south of Pasture Ridge Dr.
Current Land Use: Vacant
Zoned: Planned Residential (PRD)
Zoning Approval: June 3, 2013
Preliminary Approval: July 25, 2013
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: EMH & T

II. Staff Comments

The Heathers is a 129-lot subdivision on the remaining portion of Golf Village North. It is bordered by Olentangy Schools to the south, the railroad to the east, and an electrical substation to the north. The western boundary is Sawmill Parkway, from which the subdivision takes two accesses.

Section 3, Phase B includes the extension of Rocky Ridge Drive going south and curving east. A small open space area of approximately 1.1 acres is located on the southern edge of the site. Lots are generally 65' x 110' (7,150 s.f.) in size.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **The Heathers at Golf Village, Sec. 3, Ph. B** to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval of The Heathers at Golf Village, Sec. 3, Ph. B. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. OTHER BUSINESS (none)

VI. POLICY / EDUCATION DISCUSSION (none)

VII. RPC STAFF AND MEMBER NEWS (none)

Having no further business, Mr. Boysel made a motion to Adjourn the meeting at 7:10 p.m. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, July 27, 2017, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.

Dave Stites, Chairman

Stephanie Matlack, Executive Administrative Assistant