



DELAWARE COUNTY REGIONAL PLANNING COMMISSION

109 N. Sandusky Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259
www.dcrpc.org

Philip C. Laurien, AICP, Executive Director

MINUTES

**Thursday, July 28, 2005 at 7:00 PM
Delaware Hayes Services Building,**

140 N. Sandusky Street, Conference Room 313, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of June 30, 2005 RPC Minutes
- Executive Committee Minutes of July 20, 2005
- Statement of Policy

II. VARIANCES (none)

III. PUBLIC CONSTRUCTION PROJECTS (none)

IV. ZONING MAP/TEXT AMENDMENTS

- 40-05 ZON Steve Nichols and John Stoycheff – Concord Twp. – 5 acres from FR-1 to PCD
- 41-05 ZON NorthStar Land LLC – Berkshire Twp. - 10.13 acres from A-1 to PCD
- 42-05 ZON NorthStar Land LLC – Berkshire Twp. – 5.605 acres from A-1 to PCD
- 43-05 ZON Greif Inc. – Liberty Twp. – 4.410 acres - PCD – development plan amendment (Brookshire Banquet Facility)
- 44-05 ZON Vincent Margello – Liberty Twp. – 2.26 acres from FR-1 to PC

V. SUBDIVISION PROJECTS

Preliminary (none)

Preliminary/Final (none)

Final

			Township	Lots/Acres
21-04.1	T	Estates at Cheshire, Section 1	Berkshire	21 lots / 36.28 acres
34-98.20.A		Tartan Fields, Phase 20, Part A	Concord	31 lots / 22.85 acres
34-98.21		Tartan Fields, Phase 21	Concord	54 lots / 32.95 acres
64-93.7.2.2		Harvest Wind, Ph. 7, Sec. 2, Pt. 2	Genoa	27 lots / 08.45 acres
15-05		Murphland	Kingston	04 lots / 19.74 acres
25-03	T	Loch Lomond Estates	Liberty	08 lots / 12.21 acres
19-04.1.B		McCammom Estates, Section 1, Phase B	Orange	03 lots / 01.23 acres
19-04.2		McCammom Estates, Section 2	Orange	56 lots / 36.16 acres
09-04		Avonlea	Orange	21 lots / 11.19 acres
17-03.2	T	Jersey Acres, Section 2	Trenton	02 lots / 31.552 acres

T=TABLED, W=WITHDRAWN

VI. EXTENSIONS

VII. OTHER BUSINESS

- Consideration for approval: Legal fees to Loveland & Brosius \$1,197.00
- Consideration for approval: Sick leave donation policy
- Subdivision Regulations

VIII. POLICY / EDUCATION DISCUSSION

IX. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairwoman called the meeting to order at 7:00 p.m.

▪ **Roll Call**

Representatives: Paul Snajd, Rick Sedlacek, Fre Fowler, Jim Ward, Gary Gunderman, Leslie Warthman, Holly Foust, Charles Heimlich, Dick Gladman, Carolyn VanBrimmer, Bill Thurston, Marvin Miller, Lloyd Shoaf, Bill Berry, Linda Castner, Mike Datillo, and Larry Starling. *Alternates:* Richard Fleming, Dusty Gurney, and Scott Pike. *Arrived after roll call:* Gary Spanner (R) and Kris Jordan (R). *Staff:* Phil Laurien, Paul Deel, Joe Clase, Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the June 30, 2005 RPC Minutes**

Mr. Miller made a motion to approve the minutes from the June meeting. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **July 20, 2005 Executive Committee Minutes**

1. Call to order

Chairwoman Foust called the meeting to order at 8:30 a.m. Present: Holly Foust, Dick Gladman, Steve Burke, Jim Ward and Lloyd Shoaf. Staff present: Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

a. June 22, 2005 – Mr. Gladman made a motion to approve the minutes of the last meeting. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. Old Business

a. Contract updates – Mr. Laurien explained that he would be meeting again with Etna Township regarding contract work. Their representatives have voted to join as associate members in order to contract for planning assistance. Work they are requesting includes PUD text, a master plan and zoning update. Mr. Laurien explained that out of county master plan rates should be evaluated separately on how much time would be involved if data creation would be required.

4. New Business

a. Financial / Activity Reports for June 2005

REGIONAL PLANNING RECEIPTS		JUNE	YTD TOTAL
General Fees (Lot Split)	(4201)	\$555.00	\$7,230.00
Fees A (Site Review)	(4202)	\$500.00	\$1,520.00
Insp. Fees (Lot Line Transfer)	(4203)	\$20.00	\$520.00
Membership Fees	(4204)		\$218,369.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$5,484.01	\$21,636.32
Associate Membership Fees	(4206)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$11,333.00	\$76,087.47
Charges for Serv. B (Final. Appl.)	(4231)	\$13,260.00	\$33,588.96
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$1,650.00
Charges for Serv. D (Table Fee)	(4233)	\$400.00	\$2,000.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,200.00
General Sales	(4220)	\$157.80	\$1,840.91
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$1,450.00	\$14,160.00

Soil & Water Fees	(4243)	\$675.00	\$3,129.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$0.00
Other Reimbursements A	(4721)	\$1.64	\$20.93
Other Misc. Revenue (GIS maps)	(4730)	\$465.20	\$2,613.20
Misc. Non Revenue Receipts	(4733)		
Sale of Fixed Asset	(4804)		\$0.00
TOTAL RECEIPTS		\$34,451.65	\$385,565.79

Balance after receipts \$227,583.80
Expenditures - \$ 42,156.29
End of June balance \$185,427.51

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

b. July RPC Preliminary Agenda – Includes 5 rezoning/text amendments and 10 final plat applications. Mr. Laurien explained that there might be representation from the Village of Shawnee Hills regarding the Tartan Fields final plat applications. The Village of Shawnee Hills is requesting that the 10-acre tract be annexed to the Village. Mr. Laurien explained that this tract is not contiguous to the Village and does not feel the issue is a platting issue, therefore would not effect the recommendation for approval. Chairwoman Foust agreed.

6. Other Business

a. Legal Fees – Loveland & Brosius \$1,197.00 May services – *Mr. Burke made a motion to recommend approval for the legal expenditure, seconded by Mr. Shoaf. VOTE: Unanimously For, 0 Opposed. Motion carried.*

7. Personnel

- a. Bob Sochor** – Mr. Laurien explained that Bob has undergone surgery and will be out of the office for some time. Joe Clase has been assisting with GIS needs until Da-Wei’s return.
- b. Da-Wei Liou** – Da-Wei was visiting family in Taiwan for 2 weeks and was scheduled to return to the U.S. on July 16th but due to a typhoon and all planes being grounded, he will not return until July 25th.

8. Adjourn – *Mr. Ward made a motion to adjourn the meeting, seconded by Mr. Burke. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, August 17, 2005 at 8:30 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015

‡ Statement of Policy

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

II. VARIANCES (NONE)

III. PUBLIC CONSTRUCTION PROJECTS (NONE)

IV. ZONING MAP/TEXT AMENDMENTS

40-05 ZON Steve Nichols and John Stoycheff – Concord Twp. – 5 acres from FR-1 to PCD

I. Location: 5830 U.S. Highway 42

II. Conditions

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Commercial (PCD)

Present Use: Agriculture

Proposed Use: Mini-storage warehouse expansion

School District: Buckeye Valley

Utilities Available: Del Co Water

III. Surrounding Land Use

Surrounding land use includes large acreage residential lots to the west and agricultural use to the east, north and south.

IV. General Comments

The applicant, Steve Nichols, is requesting rezoning of 5 adjacent acres, owned by John Stoycheff, for expansion of existing mini-storage warehouses. The current complex includes three self-storage buildings, a construction warehouse and an on-site office in a converted residence. Two accesses to U.S. 42 exist; the proposal does not seek additional access. The proposal would add four 7,200 s.f. buildings (30'x240'), one 12,000 s.f. building (50'x240'), one 8,700 s.f. building (30'x290') and one 13,600 s.f. building (40'x340'). A pond will be added for stormwater management and also to be used for fire protection with a dry-hydrant. A grassy berm forms a buffer along U.S. 42, but no other buffering is proposed. No outdoor storage is proposed.

V. Conformance with Development Standards

The following are issues within the listed development standards of the Planned Commercial and Office District:

- 1) **Setbacks:** Buildings will be at least 130' from U.S. 42 and at least 25' building setback from property lines.

Staff Comment: Setbacks are appropriate. There are no perimeter setback requirements in the PCD district, and the development plan seems to indicate hard surface up to the proposed property line. Staff recommends a five to ten-foot perimeter greenbelt between the hard surface and the property line.

- 2) **Building height and dimensions:** The proposed height and dimensions are appropriate.

- 3) **Landscaping:** A general landscape plan is required with landscaping for “all yards, front, side and rear”.

Staff Comment: No plan is submitted, although an existing wood fence is proposed to be extended to the expanded development. No mounding is required and both the current property owner and the owner of the adjacent property to the west have indicated they do not desire any additional mounding as

a buffer. The applicant should work with the township to achieve a level of landscaping that shields security lights(if proposed) from nearby residential properties.

VI. Other concerns

1) **Timetable of development:** The application notes that excavation shall begin upon zoning approval.

Staff Comment: It should be noted that the Concord Township PCD standards require the filing of a subdivision plat and that construction cannot begin without such plat.

2) **Fire protection:** The application notes that fire protection will be per Chief Varner’s approval as to the dry hydrants.

Staff Comment: The fire chief should also assure there is adequate space for fire-fighting equipment around the perimeter of the buildings.

VII. Criteria for Approval

“1) *Consistent in all respects with the purpose, intent and general standards of the Zoning Resolution.*”
The proposal conforms to most of the provisions of the zoning code, but is lacking in landscaping detail.

“2) *In conformity with the comprehensive plan or portion thereof as it may apply.*”
The 2004 Concord Township Comprehensive Plan does not indicate any additional commercial or industrial development along U.S. 42 in an effort to prevent impacting traffic movement in the corridor. However, this is an expansion of an existing and zoned commercial use. Mini-storage units do not have a heavy impact on the transportation system, or on adjacent residential uses, if designed properly.

“3) *Advances the general welfare of the township and the immediate vicinity.*”
The new use does advance the general welfare of the vicinity by providing storage for an area that will continue to experience increasing residential growth in the near future.

VIII. DCRPC Staff Recommendation

Staff recommends **Conditional Approval** for the request for change from FR-1 to PCD zoning to the DCRPC, the Concord Township Zoning Commission and the Concord Township Trustees, *subject to the following staff recommendations:*

- 1) *That the applicant work with the township on perimeter landscaping requirements;*
- 2) *That the fire chief approve the use of a dry hydrant and vehicular access around buildings;*
- 3) *That the applicant file a subdivision plat pursuant to Section 19.06(g) of the PCD zoning code.*

Commission / Public Comments

No one was present to represent the applicant.

Mr. Miller made a motion to recommend conditional approval of the rezoning request by Steve Nichols and John Stoycheff, subject to staff comments. VOTE: Unanimously For, 0 Opposed. Motion carried.

Location: North side of US Route 36 between I-71 on the west and North Galena Road on the east.

Introduction

North Star is a planned, 1700-acre, mixed-use golf course community that spans two townships, Berkshire and Kingston. The land lies east of I-71 and north of US 36/SR37. 335 acres has been previously zoned for commercial (PCD) and 521 acres for residential uses (PRD) in Berkshire Township. The golf course portion of North Star has been zoned Planned Recreational in Kingston Township.

This request seeks to include another 10.13 acres along the north side of US 36 into North Star's Planned Commercial core of 335 acres in Berkshire Township. It offers another potential access point to US 36, and a "face" onto US 36.

I. Existing Conditions

Present Use: Residential (one house) and Agriculture.

Proposed Use: Planned commercial and office uses (unspecified at this time)

Existing Density: 1-unit/ 5 acres

Existing Zoning: Agricultural

Proposed Zoning: Planned Commercial and Office

School District: Big Walnut

Utilities Available- Del Co Water, centralized sewer with land application of treated effluent to a golf course by North Star, with permanent treatment plant ownership and maintenance by Delaware County.

II. Issues

- A. Preliminary Development Plan-** The applicant has filed for PCD zoning without a final development plan, so a preliminary development plan is required that gives general information about development character, size and location of the PCD, architectural design criteria for structures and signs, proposed provisions for utilities to the extent known, and so forth. No preliminary development plan map for specific uses has been filed for this 10.13 acres, but the North Star written development standards are submitted to control many of the site development standards.

III. Preliminary Development Plan Requirements:

1.) The proposed size and location of the PCD

DCRPC Staff Comment: Adequately shown, 10.13 acres, as mapped and described.

2.) The General development character of the tract including, to the extent known, any limitations or controls to be placed on all uses and descriptions of other development features including landscaping.

DCRPC Staff Comment- the applicant states that his land is to be used for a mixture of upscale office and retail uses. No site plan is submitted, but the same standards and criteria approved for the remainder of North Star commercial are offered for this 10.13 acre tract.

3.) Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.

DCRPC Staff Comment- North Star previously approved criteria will be adhered to.

4.) **The proposed provisions for water, fire hydrants, sanitary sewer and surface drainage, to the extent known.**

DCRPC Staff Comments

The provisions for Del-Co water service, and centralized sanitary sewer service (treatment plant to be constructed by North Star LLC, approved by Ohio EPA and dedicated to Delaware County for permanent maintenance) were all agreed to as part of the original North Star rezoning. This 10.13-acre will be similarly served. There will need to be discussion at the time of final development plan approval by the township regarding location of utility lines, water towers, hydrants, street stubs to adjacent properties, drainage and so forth.

5.) **Storm water Drainage-** No drainage plan is submitted. This will have to be submitted with a final development plan and with the subdivision plat. The site can drain to the north to outlet to a ravined seasonal stream that flows to the east branch of the Little Walnut Creek.

6.) **The relationship of the proposed development to existing and probable uses of surrounding areas.**

The preliminary development plan for the 318 acres of North Star commercial ground to the north shows a cul de sac road to the north of this 10 acre tract. It may be desirable to connect the cul de sac to this 10 acre tract. This should be reviewed at a later time in relation to the number and location of access points granted by ODOT when the full development plans for all of the North Star commercial lands are known. For the moment, DCRPC staff wants to remind the applicant and the township of the possibility of street connectivity at the platting stage. The applicant should coordinate this with ODOT District 6.

7.) **A description of the common Open Space and proposed use thereof.**

DCRPC Staff Comment-The application says there will be no significant open space as part of this initial 10-acre rezoning. The final development plan will have to show open space detail.

8.) **Specific Statements of divergence from the development standards in this Article or in Articles XXI, XXII, and or XXIII or existing county regulations or standards and the justifications therefor.**

DCRPC Staff Comment- No divergences requested.

IV. Criteria for approval

- 1.) If there are unique circumstances or considerations present which prevent the simultaneous submission of a final development plan with the application and whether the absence of a final development plan is materially detrimental to the public health, safety, or welfare.

DCRPC Staff Comment: Because North Star is a very large Planned Unit Development some flexibility is needed in the assembly, zoning and master planning of additional tracts such as this. The time for agreement on internal road alignment, structures, lot coverage, architectural rendering, landscaping and signage will be the final development plan and subdivision plat stage. The major impact from North Star will be traffic. This impact still needs to be assessed and approved as to specific road improvements to US 36 through ODOT. Since Berkshire Township has already decided to move forward and has zoned the other parts of North Star (335 acres) for PCD without detailed

preliminary plan information, this submission would be acceptable for rezoning to PCD with the clear understanding that many unresolved issues related to design, land use, drainage, signage, lot coverage, setbacks and so forth all must be designed in detail and approved by administrative review of the final development plan. A plat is required to be submitted to the Delaware County Regional Planning Commission following the final development plan approval.

- 2.) If the proposed development is consistent in all respects with the purpose, intent and applicable standards of this zoning resolution.

DCRPC Staff Comment: Despite the deficiencies noted, the fact that this tract will come in under the approved guidelines for North Star means this rezoning is generally consistent with the purpose, intent and applicable standards of this resolution for such a large project as this early stage of planning. More will be asked and must be provided later.

- 3.) If the proposed development is in conformity with the Comprehensive Plan or portion thereof as it may apply.

DCRPC Staff Comment: It does conform to the 2001 Comprehensive Plan, which recommends Planned Office for this tract.

- 4.) If the proposed development advances the health, safety and general welfare of the township in the immediate vicinity.

DCRPC Staff Comment: Generally yes, but both the 335 acres of approved PCD North Star and this 10 acres proposed for PCD are works in progress. The plans need significant refinement before the Berkshire Township Zoning Commission and Trustees approve any final development plan.

V. DCRPC Staff Recommendation:

The DCRPC staff recommends to the DCRPC, the Berkshire Township Zoning Commission and the Berkshire Township Trustees that the requested rezoning from Agricultural to PCD for 10.13 acres by North Star Land LLC be **Approved**, with the understanding that a final development plan will be submitted in the future that shows all the information demanded by the PCD Article XV of the Berkshire Township Zoning Resolution.

Commission / Public Comment

Mr. Mark Shell with the Robert Weiler Company was present.

Mr. Miller made a motion to recommend Conditional Approval of the North Star Land LLC request for 10.13 acres, subject to staff comments. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



42-05 ZON NorthStar Land LLC – Berkshire Twp. – 5.605 acres from A-1 to PCD

Location: North side of US Route 36 between I-71 on the west and North Galena Road on the east.

Introduction: North Star is a planned, 1700-acre, mixed-use golf course community that spans two townships, Berkshire and Kingston. The land lies east of I-71 and north of US 36/SR37. 335 acres has been previously zoned for commercial (PCD) and 521 acres for residential uses (PRD) in Berkshire Township. The golf course portion of North Star has been zoned Planned Recreational in Kingston Township.

This request seeks to include another 5.605 acres along the north side of US 36 into North Star's Planned Commercial core of 335 acres in Berkshire Township. It offers another potential access point to US 36, and a "face" onto US 36.

I. Existing Conditions

Present Use: Residential (one house) and Agriculture.

Proposed Use: Planned commercial and office uses (unspecified at this time)

Existing Density: 1-unit/ 5 acres

Existing Zoning: Agricultural

Proposed Zoning: Planned Commercial and Office

School District: Big Walnut

Utilities Available- Del Co Water, centralized sewer with land application of treated effluent to a golf course by North Star, with permanent treatment plant ownership and maintenance by Delaware County.

II. Issues

A. Preliminary Development Plan- The applicant has filed for PCD zoning without a final development plan, so a preliminary development plan is required that gives general information about development character, size and location of the PCD, architectural design criteria for structures and signs, proposed provisions for utilities to the extent known, and so forth. No preliminary development plan map for specific uses has been filed for this 5.605 acres, but the North Star written development standards are submitted to control many of the site development standards.

Preliminary Development Plan Requirements:

1.) The proposed size and location of the PCD

DCRPC Staff Comment: Adequately shown, 5.605 acres, as mapped and described.

2.) The General development character of the tract including, to the extent known, any limitations or controls to be placed on all uses and descriptions of other development features including landscaping.

DCRPC Staff Comment- the applicant states that his land is to be used for a mixture of upscale office and retail uses. No site plan is submitted, but the same standards and criteria approved for the remainder of North Star commercial are offered for this 5.605 acre tract.

3.) Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.

DCRPC Staff Comment- North Star previously approved criteria will be adhered to.

4.) **The proposed provisions for water, fire hydrants, sanitary sewer and surface drainage, to the extent known.**

DCRPC Staff Comments

The provisions for Del-Co water service, and centralized sanitary sewer service (treatment plant to be constructed by North Star LLC, approved by Ohio EPA and dedicated to Delaware County for permanent maintenance) were all agreed to as part of the original North Star rezoning. This 5.605-acre will be similarly served. There will need to be discussion at the time of final development plan approval by the township regarding location of utility lines, water towers, hydrants, street stubs to adjacent properties, drainage and so forth.

5.) **Storm water Drainage-** No drainage plan is submitted. This will have to be submitted with a final development plan and with the subdivision plat. The site can drain to the north to outlet to a ravined seasonal stream that flows to the east branch of the Little Walnut Creek.

6.) **The relationship of the proposed development to existing and probable uses of surrounding areas.**

The preliminary development plan for the 318 acres of North Star commercial ground to the north shows a cul de sac road to the north of this 10 acre tract. It may be desirable to connect the cul de sac to this 5.605 acre tract or to the 10 acre tract to the west. This should be reviewed at a later time in relation to the number and location of access points granted by ODOT when the full development plans for all of the North Star commercial lands are known. For the moment, DCRPC staff wants to remind the applicant and the township of the possibility of street connectivity at the platting stage. The applicant should coordinate this with ODOT District 6.

7.) **A description of the common Open Space and proposed use thereof.**

DCRPC Staff Comment-The application says there will be no significant open space as part of this initial 5.605-acre rezoning. The final development plan will have to show the open space detail.

8.) **Specific Statements of divergence from the development standards in this Article or in Articles XXI, XXII, and or XXIII or existing county regulations or standards and the justifications therefor.**

DCRPC Staff Comment- No divergences requested.

III. Criteria for approval

- 1.) If there are unique circumstances or considerations present which prevent the simultaneous submission of a final development plan with the application and whether the absence of a final development plan is materially detrimental to the public health, safety, or welfare.

DCRPC Staff Comment: Because North Star is a very large Planned Unit Development some flexibility is needed in the assembly, zoning and master planning of additional tracts such as this. The time for agreement on internal road alignment, structures, lot coverage, architectural rendering, landscaping and signage will be the final development plan and subdivision plat stage. The major impact from North Star will be traffic. This impact still needs to be assessed and approved as to specific road improvements to US 36 through ODOT. Since Berkshire Township has already decided to move forward and zoned the other parts of North Star (335 acres) for PCD without detailed preliminary plan information, this submission

would be acceptable for rezoning to PCD with the clear understanding that many unresolved issues related to design, land use, drainage, signage, lot coverage, setbacks and so forth all must be designed in detail and approved by administrative review of the final development plan, and by the Delaware County Regional Planning Commission when platted.

2.) If the proposed development is consistent in all respects with the purpose, intent and applicable standards of this zoning resolution.

DCRPC Staff Comment: Despite the deficiencies noted, the fact that this tract will come in under the approved guidelines for North Star means this rezoning is generally consistent with the purpose, intent and applicable standards of this resolution for such a large project as this early stage of planning. More will be asked and must be provided later.

3.) If the proposed development is in conformity with the Comprehensive Plan or portion thereof as it may apply.

DCRPC Staff Comment: It does conform to the 2001 Comprehensive Plan, which recommends Planned Office for this tract.

4.) If the proposed development advances the health, safety and general welfare of the township in the immediate vicinity.

DCRPC Staff Comment: Generally yes, but the 335 acres of approved PCD North Star and this 5.605 acres proposed for PCD are works in progress. The plans need significant refinement before the Berkshire Township Zoning Commission and Trustees approve any final development plan.

IV. DCRPC Staff Recommendation:

The DCRPC staff recommends to the DCRPC, the Berkshire Township Zoning Commission and the Berkshire Township Trustees that the requested rezoning from Agricultural to PCD for 5.605 acres by North Star Land LLC be **Approved**, with the understanding that a final development plan must be submitted in the future that shows all the information demanded by the PCD Article XV of the Berkshire Township Zoning Resolution.

Commission / Public Comment

Mr. Mark Shell with the Robert Weiler Company was present.

Mr. Miller made a motion to recommend Conditional Approval of the North Star Land LLC request for 5.605 acres, subject to staff comments. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

43-05 ZON Greif Inc. – Liberty Twp. – 4.410 acres - PCD – development plan amendment
 (Brookshire Banquet Facility)

I. Request

The applicant, Greif Bros. Corp. of Ohio, Inc., is requesting a development plan amendment for a 4.410 acre lot (#3868) in “The Park at Grief.” This lot that was originally approved for an office building is proposed to be split with a 2.87 acre lot for a banquet facility and the remaining 1.54 acres for future development.

II. Conditions

Applicant & Owner: Greif Bros. Corp. of Ohio, Inc.

Location: 405 Greif Parkway, Liberty Twp.

Zoning: Planned Commercial District (PC)

Present Use(s): Vacant/woods

Proposed Use(s): Banquet facility

School District: Olentangy Local School District

Utilities Available: Del-Co Water and Public Sanitary Sewer

Critical Resources: n/a

Soils: BoA: Blount Silt Loam (0 to 2% slopes)

GwB: Glynwood Silt Loam (2 to 6% slopes)

III. General Description

The proposed 2.87 acre parcel will contain an 11,230 ft² banquet hall facility called “Brookshire.” The applicant has proposed a 110 space parking lot with two full access points to the Greif Parkway. A loading area is proposed on the south side of the proposed building. An outdoor event area is depicted on the west side of the proposed building. The applicant has indicated their intent to preserve existing trees in areas of this site that will not be built upon.

Surrounding land uses include an office building to the northwest with vacant commercial parcels to the north, east and west. A vacant agricultural parcel also owned by the applicant is located adjacent to the south.

IV. Issues

The applicant has submitted a development plan indicating the proposed design, including landscaping and signage to demonstrate compliance with the zoning standards. Traffic and environmental impact studies were also submitted to indicate no significant impacts. The following issues should be addressed prior to rezoning approval:

1. **Prohibited Use:** The Banquet hall facility falls under NAICS #531120, which is not listed as a permitted use in the PC district. Any use not specifically permitted is prohibited. The applicant is requesting a divergence to allow this use.

Staff Comments: If the banquet hall had a kitchen, it would be permitted under NAICS 722, however, no kitchen is proposed. The use is similar to uses allowed by NAICS 722, so this divergence seems appropriate. The location in a commercial office park will not be a conflicting use with neighboring properties.

2. **Access Points:** The traffic circulation patterns and entrances are not appropriate for this site due to the very narrow (12') paved surface of cul de sac, the curbed section and the tight turn radii proposed. By nature, the two access points on Greif Parkway will be right-in/right-out because there is no possibility for left turns into this site. Section 14.04 (A)(25) provides the ability of the township “to impose additional conditions relating to the development with regard to the type and

extent of the public improvements to be installed.”

Staff Comments: The applicant should combine the two entrances into one main entrance with larger turn radii to allow for more appropriate circulation at the entrance to the proposed development.

3. The Remainder: This application will leave 1.54 acres of Lot 3868 to remain without a final development plan.

Staff Comments: The applicant should be aware that approval of this PC development plan amendment does not constitute approval of the remainder for any use other than that for which it has already been approved. A final development plan will need to be submitted for the remainder at which time its proposed use is known.

4. Fire Department Concerns: The Liberty Township Fire Department has requested that all access roads in this development be 20 feet wide and a 50 foot by 21 foot area should be created along these access roads to provide for an adequate area for ladder truck setup.

Staff Comments: The fire department’s concerns should be addressed.

V. Criteria for Approval

1. That the proposed development is consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Resolution.

Staff Comments: The proposed use is not currently permitted. It would be permitted under NAICS# 722 if it were to add kitchen facilities. The divergence requested is reasonable and if granted they will be consistent with the intent of the Resolution.

2. That the proposed development is in conformity with the comprehensive plan as adopted or concurrently amended or portion thereof as it may apply.

Staff Comments: Yes. The proposed 2005 Liberty Township Comprehensive Plan reflects this site’s current zoning: Planned Commercial.

3. That the proposed development promotes the health, safety, and general public welfare of the township and the immediate vicinity.

Staff Comments: Yes, if the fire department concerns are addressed.

4. That the proposed plan meets all of the design features required in this Resolution.

Staff Comments: Yes, if the entrance is widened and radii increased so that emergency vehicles and delivery trucks can enter thru the narrow one way cul-de-sac.

5. That the proposed development will be compatible in appearance with surrounding existing or proposed land uses.

Staff Comments: Yes.

- 6. That the development promotes the efficient use of land and resources, promotes greater efficiency in providing public utility services and encouraging innovation in the planning and building of all types of development.

Staff Comments: Yes, if the entrance/exit is redesigned and widened.

VI. Staff Recommendations

Staff recommends **Conditional Approval** of this PC development plan amendment for Greif Inc. to the DCRPC, the Liberty Township Zoning Commission and the Liberty Township Trustees, *subject to:*

- 1. *The divergence for the proposed use (NAICS #531120) being granted.*
- 2. *Combine the two entrances into one main entrance to allow for more appropriate circulation at the entrance to the proposed development. Revise the curve radii on the driveway apron to facilitate emergency vehicles and truck deliveries.*
- 3. *Addressing the fire department’s concerns.*

Commission / Public Comment

Mr. Craig Abbott of Equity was present.

Mrs. Warthman asked the applicant if they intend to comply with the one entrance. Mr. Abbott said yes. Mrs. Warthman asked if there was adequate fire suppression. Chairwoman Foust stated that the Fire Chief has given approval. Mr. Abbott stated that they would be installing a hydrant close to the building.

Mr. Gladman questioned the road width. He expressed his concern for semi trailers access and fire engine access. Chairwoman Foust said that the fire dept. has been out to the cul de sac with their largest truck and was able to maneuver adequately.

Mrs. Warthman made a motion to recommend conditional approval of the rezoning request for Greif Inc. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

44-05 ZON Vincent Margello – Liberty Twp. – 2.26 acres from FR-1 to PC

Request: Vincent Margello is requesting a PC zoning to develop 2 commercial office buildings at 4630 Powell Road in Liberty Township.

I. Conditions

Present Zoning: Farm Residence District (FR-1)

Proposed Zoning: Planned Commercial District (PC)

Present Use: Residential.

Proposed Use: 2 commercial/office buildings (89' X 60' each)

Existing Density: 1 unit per acre

Proposed Density: N/A

School District: Olentangy

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

Soils: GwB – Glynwood 2-6 % slope

LyD2 – Lybrand 12-18 % slope

UdB - Udorthents

II. Project Description

This proposed commercial development consists of 2.26 acres on the north side of Powell Road (SR 750) approximately 150' east of Gibson Drive which is the entrance to Wedgewood Park PRD Subdivision that lies to the north and west. The other surrounding uses are Shamrock Golf Course to the east (PRD), Columbus Zoo (currently vacant) to the south (FR-1), Wedgewood subdivision to the southeast (PRD), and the New Hope Church to the southwest (FR-1). A creek runs along the west side of the site with a drainage swale crossing the rear of the site feeding into the creek. A large retention pond is to the north of the property within open space in the Wedgewood Park subdivision. Existing residential structures on this site will be razed (although the development plan does not state this).

The proposed development will include 2 commercial office buildings each 89' by 60' and located to the east and west side of the site. Buildings will be 38' tall and contain 2 stories for a total floor space of 21,360 s.f. Tenants are not known at this time but the application includes a long list of permitted (proposed) uses including retail, commercial, office, service, and education. Parking areas are provided to the south of the buildings (front of site) with 35 spaces (per site plan). A shared drive from Powell Road will provide access to both buildings. Del-co water and County sewer are available to serve the site.

III. Issues

1. **Comprehensive Plan** - The 1995 Liberty Township Comprehensive Plan recommends residential land uses for this site. DCRPC staff has been working with the township to update the Plan and the general feeling of the steering committee is that this area should remain residential. The proposed PC zoning does not conform to the Comprehensive Plan.
2. **Use and intensity** – The applicant has listed over 20 pages of proposed permitted uses within this development. The uses are identified by their associated North American Industrial Classification System (NAICS) number. DCRPC staff believes that the character of the surrounding neighborhood is not conducive to retail and commercial use, but a limited office use may be appropriate, especially considering the imminent relocation of Powell Road (explained in Section III (4) below). This request is a “spot zoning”.
3. **Arrangement of structures/ yard regulations** - The PC development standards require a minimum 100' setback from any residentially zoned district. The applicant requests a divergence for the side yard setback on the west (50' setback) and east (31' setback). A divergence to 50' is reasonable since the adjacent area to the north and west is open space, however, the creek may dictate a deeper setback. A divergence is also reasonable to the east since the current use is a golf course (permanent green space in the Wedgewood subdivision), but 50' should be the minimum.

4. Access - ODOT plans to relocate of Powell Road from the southeast corner of this site to SR 257 (Riverside Drive), to the west. A letter from ODOT states that the portion of existing Powell Road will remain from Gibson Drive to this site but no access will be permitted directly onto new Powell Road. Gibson Drive, a local subdivision street will be extended to the south to connect with new Powell Road to provide access for Wedgewood Park residents, New Hope church and this site. This would create a situation where commercial traffic would utilize a residential street for access. Section 14.04 (A) (1), requires frontage or direct access to one or more dedicated and improved public arterial roads. The site does not meet this standard when Powell Road is relocated.
5. Provisions for utilities.
 - a. Sanitary sewer – A 6” sanitary sewer lateral is available on the west side of the property. A letter of service availability has been provided.
 - b. Water – There is a 10” Del-Co water line along Powell Road. A service letter has been provided.
 - c. Other utilities – No letters of service availability have been provided for any other utility.
6. Storm water – The site drains to an existing 60” culvert which crosses Powell Road near the southwest corner of the property. The development plan states that the existing drainage will be maintained and that the applicant will make any necessary improvements to the outlet. Since there will be a change in use and surface coverage, the county may require on-site retention/detention. A storm water management plan must be submitted to and approved by the County Engineer.
7. Parking – The applicant requests a divergence for parking. The text does not indicate how much parking is required nor desired. The site plan shows 35 spaces which is well below the number (54 +) that would be normally required (1 space / 400 s.f of office space plus 1 per employee; or 5 plus 1 per 400 s.f of retail space). Proposed parking is clearly inadequate for 21,360 s.f.
8. Landscaping – A landscaping plan has not been submitted.
9. Plat Required – A subdivision plat will be required if the property is split and a new easement of access is created.

IV. Criteria for Approval

1. That the proposed development is consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Resolution.

Staff Comments: Not as submitted. A number of items have been neglected as noted in Section III of the staff report. This may also be an inappropriate request since the Powell Road relocation will leave the site without frontage or direct access to a public arterial road.

2. That the proposed development is in conformity with the comprehensive plan as adopted or concurrently amended or portion thereof as it may apply.

Staff Comments: No, the 1995 Liberty Township Comprehensive Plan recommends this site for residential use. The draft 2005 Comprehensive Plan also recommends residential.

3. That the proposed development promotes the health, safety, and general public welfare of the township and the immediate vicinity.

Staff Comments: No. Routing commercial traffic to a local subdivision street does not promote the health, safety, and general welfare of the immediate vicinity. This is a “spot zoning”.

4. That the proposed plan meets all of the design features required in this Resolution.

Staff Comments: No. A landscaping plan and stormwater management plan have not been submitted. Divergences for setbacks less than 50’ and the required parking are not appropriate.

5. That the proposed development will be compatible in appearance with surrounding existing or proposed land uses.

Staff Comments: The proposed buildings could be but commercial and retail uses would not.

6. That the development promotes the efficient use of land and resources, promotes greater efficiency in providing public utility services and encouraging innovation in the planning and building of all types of development.

Staff Comments: Not at this location given the future Powell Road relocation.

V. DCRPC Staff Recommendation

Staff recommends **Denial** of the application by Vincent Margello, for rezoning 2.26 acres from FR-1 to PC to the DCRPC, Liberty Twp. Zoning Commission and Liberty Twp. Trustees, *for the reasons noted in Section III and IV of the staff report.*

Commission / Public Comment

Mr. Vincent Margello was present. He stated that he is a 27 year resident of Liberty Twp. and is very familiar with the area. He understands the 1995 zoning code suggested residential but feels that is not an appropriate zoning for this area with the realignment of the road with 5 lanes of traffic, 2 of which would have headlights pointing directly into this property. He would like to create his own personal office in one building and build a second building. The confusion may be with the usage requested. The east side of the property is Shamrock Golf Course, that has a net system that does not keep the golf balls out of this property. He has met with Mr. Burch with ODOT and he has agreed with changing the entrance to the center of the property and they could exit onto Old Powell Road. He stated he would meet with the zoning office to reduce the types of uses.

Mr. Miller made a motion to recommend denial based on staff comments. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.

V. SUBDIVISION PROJECTS

Preliminary (none)

Preliminary/Final (none)

CONSENT AGENDA

Final

21-04.1 **Estates at Cheshire, Section 1 – Berkshire Twp. - 21 lots / 36.28 acres**

Applicant: Bill Westbrook, South Galena Road Development Co. LLC

Consultant: Bischoff Miller and Associates

I. Staff Comments

The Estates at Cheshire, Section 1 is requesting a 30-day tabling to resolve issues with the County Engineer and RPC staff.

II. Staff Recommendation

Staff recommends *approval* of the 30-day table request for **Estates at Cheshire, Section 1** to the RPC.

Commission / Public Comment

Mr. Ward made a motion to approve the 30-day table request for Estates at Cheshire, Section 1. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

34-98.20.A **Tartan Fields, Phase 20, Part A – Concord Twp. - 31 lots / 22.85 acres**

Applicant: NHG Development Group

Subdivision Type: Single Family Residential

Location: South side of Harriott Road, 250' east of Archer Lane

Current Land Use: former agriculture

Zoned: PRD

Utilities: Del-Co Water, public sewer system

School District: Dublin

Engineer: R.D. Zande & Associates, Inc.

I. Staff Comments

The development is an extension of Tartan Fields, gaining access from existing Rob Roy Drive. Brodie accesses Harriott Road. MacDonald Drive is a north/south road that parallels Brodie. A stub road, Raynor Court, will extend to the east to Phase 20, Part B. Minimum lot size is 12,600 s.f. (1/4 acre). An existing tree buffer along Harriott Road will be maintained and a wooded ravine will be preserved in the northern open space. The development will utilize the same street cross-section as Tartan Fields, including sidewalks, street trees, street lights and mailboxes.

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

II. Staff Recommendation

Staff recommends *Final Approval* of **Tartan Fields, Phase 20, Part A** to the RPC.

Commission / Public Comment

Mayor Judy Stevenson of Shawnee Hills was present to make sure that the 10-acre parcel that is in the Villages sewer service district was not part of two Tartan Fields plats that were being considered for final approval tonight. Mr. Sanders and Mr. Laurien confirmed that it was not.

Mr. Miller made a motion for Final approval of Tartan Fields, Phase 20, Part A. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

34-98.21 Tartan Fields, Phase 21 – Concord Twp. - 54 lots / 32.95 acres

Applicant: NHG Development Group
Subdivision Type: Single Family Residential
Location: South side of Harriott Road, 250' east of Archer Lane
Current Land Use: former agriculture
Zoned: PRD
Utilities: Del-Co Water, public sewer system
School District: Dublin
Engineer: R.D. Zande & Associates, Inc.

I. Staff Comments

The development is an extension of Tartan Fields, gaining access from an existing phase by Brodie Blvd. Brodie will continue to the north and access Harriott Road through Phase 20. MacDonald Drive is a north/south road that parallels Brodie. Colt Court is a road stub to undeveloped property to the east, a request made at the time of zoning. Minimum lot size is 12,600 s.f. (1/4 acre). The open space provided will mostly be preserved as wooded areas or used for stormwater detention.

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

II. Staff Recommendation

Staff recommends *Final Approval* of **Tartan Fields, Phase 21** to the RPC.

Commission / Public Comment

Mr. Miller made a motion for Final approval of Tartan Fields, Phase 21. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

64-93.7.2.2 Harvest Wind, Ph. 7, Sec. 2, Pt. 2 – Genoa Twp. - 27 lots / 08.45 acres

Applicant: Webb Harvest Wind LLC

Subdivision Type: Single-family Residential

Location: East side of Tussic Street Road, about 3,000 feet North of Maxtown Rd.

Current Land Use: Vacant/Open space

Zoned: Planned Residential Development (PD-1)

Utilities: Del-Co water and public sanitary sewer

School District: Westerville

Engineer: Floyd Browne Group

I. Staff Comments

This phase of Harvest Wind consists of 27 lots on 8.45 acres. It includes the completion of a loop street (Milford Avenue). This is the last section of Harvest Wind to be platted. Surrounding uses include other sections of Harvest Wind to the west, east, and south, and Eagle Trace to the north. Overall preliminary approval for Harvest Wind was granted in October 1993.

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

II. Staff Recommendation

Staff recommends *Final approval* of **Harvest Wind, Phase 7, Section 2, Part 2**, to the RPC.

Commission / Public Comment

Mr. Gladman made a motion for Final approval of Harvest Wind, Phase 7, Section 2, Part 2. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-05 Murphland – Kingston Twp. - 04 lots / 19.74 acres

I. Conditions

Applicant: Richard Murphy

Subdivision Type: Single-family Residential (CAD)

Location: South side of Beacom Rd, approximately 3000' west of SR 61, Kingston Twp.

Current Land Use: Agriculture

Zoned: Farm Residential District, (FR-1)

Utilities: Del-Co water and individual on-lot sewage systems

School District: Big Walnut

Engineer: Michael A. Fantin, P.E., EM Engineering

II. Staff Comments

Murphland subdivision contains 4 lots on 19.74 acres. It is located on the south side of Beacom Road approximately 3000' west of SR 61. The lots all access an 1100' common access drive and utilize individual on lot sewage disposal systems and Del-co water. A swale runs through the site from northeast to southwest. Lot # 168 (2.299 acres) is the most impacted by the swale, but the proposed house and treatment system are located outside the drainage course. Lot # 170 (7.548 acres) is the frontage lot and also includes ownership of the CAD (1.568 acres). Lot # 167 is the smallest lot (1.951 acres) and Lot # 169 at the rear of the subdivision is the largest (7.77 acres). Preliminary approval was granted in May 2005.

The site is zoned Farm Residential which requires a minimum lot size of 1.951 acres. Surrounding land use is predominantly agriculture with scattered single-family residents along Beacom Road.

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 **Murphland Subdivision**, to the DCRPC.

Commission / Public Comment

Mr. Gladman made a motion for Final Approval of Murphland Subdivision. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

25-03 Loch Lomond Estates – Liberty Twp. - 08 lots / 12.21 acres

Applicant: Ken Manning

Engineer: Karen Coffman, Scioto Land Surveying Service

I. Staff Comments

This development received preliminary approval August 26, 2004. The applicant is requesting a 90-day tabling to satisfy County Engineer's comments.

II. Staff Recommendation

Staff recommends *approval* of the 90-day tabling request for **Loch Lomond Estates**, to the RPC.

Commission / Public Comment

Mr. Ward made a motion to approve the 90-day tabling, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

19-04.1.B McCammon Estates, Section 1, Phase B – Orange Twp. - 03 lots / 01.23 acres

I. Conditions

Applicant: M/I Homes of Central Ohio, LLC
Subdivision Type: Single-family Residential (CAD)
Location: 3290 and 3350 E. Orange Road, Orange Twp.
Current Land Use: 2 Single family residences, agriculture, and vacant land
Zoned: Single Family Planned Residential District, (SFPRD)
Utilities: Del-Co water and County sewer
School District: Olentangy
Engineer: EMH&T

II. Staff Comments

McCammon Estates, Section 1, Phase B is a 3 lot CAD extending to the east from McCammon Estates Drive. The lots are 90' X 140' with the last lot owning the CAD. These lots will be served by Del-co water and County sewer. The land to the east backs up to I-71 and is undeveloped. McCammon Estates received preliminary plan approval in June 2004 and amended plan approval in April 2005. Section 1, Phase A (to the west) received final approval in May 2005.

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 **McCammon Estates, Section 1, Phase B**, to the DCRPC.

Commission / Public Comment

Mr. Gladman made a motion for Final Approval of McCammon Estates, Section 1, Phase B. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

19-04.2 McCammon Estates, Section 2 - Orange Twp. - 56 lots on 36.16 acres

I. Conditions

Applicant: M/I Homes of Central Ohio, LLC
Subdivision Type: Single-family Residential
Location: 3290 and 3350 E. Orange Road, Orange Twp.
Current Land Use: 2 Single family residences, agriculture, and vacant land
Zoned: Single Family Planned Residential District, (SFPRD)
Utilities: Del-Co water and County sewer
School District: Olentangy

Engineer: EMH&T

II. Staff Comments

McCammon Estates, Section 2 contains 56 lots on 36.16 acres. Walker Wood Blvd will be extended to the south from Section 1 to (future) Section 3. Farmers Delight Drive extends east of Walker Wood Blvd and stubs to the subdivisions east boundary. Vinson Drive also extends east of Walker Wood Blvd but then loops to the north connecting to farmers Delight Drive. There are 15 acres of open space in 3 reserve lots. Lots are typically 90' X 140' and will be served by Del-co water and County sewer. McCammon Estates received preliminary plan approval in June 2004 and amended plan approval in April 2005.

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 **McCammon Estates, Section 2**, to the DCRPC.

Commission / Public Comment

Mr. Gladman made a motion for Final Approval of McCammon Estates, Section 2. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-04 Avonlea – Orange Twp. - 21 lots / 11.19 acres

Applicant: R. & J. Gieseck / D. & C. St. Clair (c/o Planned Communities, Inc.)
Subdivision Type: Single-Family Residential
Location: West side of South Old State Road, adjacent to Berlin Twp, in Orange Twp.
Current Land Use: Two Residences/Agricultural Pasture
Current Zoning: Planned Residential District (PRD)
Utilities: Del-Co Water and County Sewer
Critical Resources: Pond w/ a stream south of the site
School District: Olentangy Local School District
Engineer: Joshua E. Wolf, Floyd Browne Associates, Inc.

I. Staff Comments

Avonlea Subdivision received preliminary plan approval on April 29, 2004 and a six-month extension on April 28, 2005. This property was rezoned in December 2003.

The development covers two existing properties on the west side of South Old State Road in Orange Township, bordering Berlin Township. The subdivision includes 21 single-family lots on 11.19 acres (1.88 du/acre). The development will include two new streets: Avonlea Way and Gables Crossing. Avonlea Way will align with Hidden Cove Circle to the east and will extend west from South Old State Road to Gables Crossing. Gables Crossing is a proposed north/south road that will stub to both property lines for future connection.

An existing pond on the property will be located in an open space parcel that will also include a proposed

detention basin to manage storm water. The open space lot will cover 2.51 acres, covering 22.4% of the development. A small stream that currently crosses the site from north to south will be rerouted along proposed property lines. The northern existing home will be retained on Lot 6732.

Surrounding land uses include Hidden Cove subdivision directly east across South Old State Road with agricultural fields to the north, west and south. An existing 0.95-acre residential parcel is located in the north east corner of this development. Mariner’s Watch, Willow Springs and Bryn Mawr at Delaware are all located in the immediate vicinity.

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

II. Staff Recommendation

Staff recommends *approval* of the final plat for **Avonlea Subdivision**, to the RPC.

Commission / Public Comment

Mr. Gladman made a motion for Final Approval of Avonlea Subdivision. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

17-03.2 Jersey Acres, Section 2 – Trenton Twp. - 02 lots / 31.552 acres

Applicant: Theodore Uvitus

Engineer: Karen Coffman, Scioto Land Surveying Service

I. Staff Comments

Jersey Acres was given preliminary approval on September 25, 2003. Section 2 was given preliminary approval with 3 lots. The applicant has proposed to combine the back two lots. The applicant is requesting a 90-day tabling to modify the CAD plans. This application was previously tabled for 90-days on May 26, 2005, but only 60-days were used.

II. Staff Recommendation

Staff recommends *approval* of the 90-day tabling request for **Jersey Acres, Section 2**, to the RPC.

Commission / Public Comment

Mr. Ward made a motion to approve the 90-day tabling for Jersey Acres, Section 2. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. EXTENSIONS (none)

VII. OTHER BUSINESS (none)

- **Discussion of Sick leave donation policy** – Mr. Laurien stated Delaware County has a policy that permits staff to donate their sick time to a county employee but the RPC office currently does not have

such a policy. We have contacted Attorney Brosius for assistance in wording and would like to present the Commission with wording at next months regular meeting.

Mr. Shoaf made a motion to authorize staff to donate sick time to a DCRPC employee, and directed the Executive Director to develop a resolution for a Sick leave donation policy. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **Employee Update** – Mr. Laurien explained that Mrs. Matlack has Robert Sochor’s address if anyone would like to send him a note. He is continuing his rehabilitation.

VIII. POLICY / EDUCATION DISCUSSION *(none)*

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

- **DCRPC Subdivision Regulations draft** – Mr. Laurien presented the Commission with a copy of the draft Subdivision Regulations. He asked the Commission to review the amendments, call staff with any questions and be prepared to discuss and vote at the August RPC meeting.

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

Meeting adjourned at 8:00 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, August 25, 2005, 7:00 PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G35, Delaware, Ohio 43015.

Kolly Foust, Chairperson

Stephanie Matlack, Executive Administrative Assistant