



**DELAWARE COUNTY
REGIONAL PLANNING COMMISSION**

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

Philip C. Laurien, AICP, Executive Director

MINUTES

**Thursday, July 31, 2003 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 26, 2003 RPC Minutes
- Executive Committee Minutes of July 23, 2003
- Statement of Policy

II. VARIANCES

06-03.V David Pettit – Twin Acres Subd. – Genoa Twp. – CAD width variance

III. ZONING MAP/TEXT AMENDMENTS

- 37-03 ZON Trustees of Delaware Church of Christ – Radnor Twp. – 7.134 acres from FR-1 to PINS
- 38-03 ZON Paul Kready & Thomas Smith – Trenton Twp. – 2.836 acres from CB to LI
- 39-03 ZON Berlin Twp. Zoning Commission – text amendments
- 40-03 ZON Jason Monsul – Berkshire Twp. – 11 acres from A-1 to FR-1
- 29-03 ZON CRV-1 Brice Point Limited – Harlem Twp. - 20.619 acres – AR-1 to PRD
- 41-03 ZON Genoa Twp. Zoning Commission – text amendments
- 42-03 ZON Archie Foor Jr. – Berlin Twp. – 7.5 acres from FR-1 to PCD

IV. SUBDIVISION PROJECTS

		Township	Lots/Acres
Preliminary			
13-03	Hunter's Pond	Berk. / Ber.	03 lots / 08.52 acres
14-03	Stone's Throw	Genoa	07 lots / 17.98 acres
06-03	Twin Acres	Genoa	02 lots / 05.80 acres
12-03	Alum Ridge South	Kingston	13 lots / 41.97 acres
04-03	The Lakes of Silverleaf	Liberty	29 lots / 30.42 acres
15-02.3	Estates of Glen Oak, Section 3	Orange	53 lots / 16.90 acres

Preliminary/Final

15-03.1	Sherman Lakes, Section 1	Berlin	35 lots / 18.52 acres
15-03.2	Sherman Lakes, Section 2	Berlin	82 lots / 42.81 acres

Final

09-03	Dewey	Berlin	03 lots / 07.64 acres
21-02	Winding Creek Estates, Sec.4	Berlin	10 lots / 15.49 acres
18-02	Big Bear Farms, Section 10	Liberty	01 lot / 28.91 acres
13-02	Wedgewood, Section 11	Liberty	42 lots / 33.65 acres
26-02	Woodland Glen	Liberty	43 lots / 60.37 acres
47-00.1.2.AT	North Orange, Sec. 1, Ph. 2, Pt. A	Orange	02 lots / 18.13 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS

14-02 Bridlespur Place Liberty 04 lots / 11.84 acres

VI. OTHER BUSINESS

- 18-Month Wage Scale Increase
- Personnel handbook amendment re: vacation accrual
- William Bonner Resolution

VII. POLICY / EDUCATION DISCUSSION (none)

I. ADMINISTRATIVE BUSINESS

#Call to Order

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

Roll Call

Representatives: John Schmidt, Robert Hedrick, Jim Ward, Steve Burke, Tom Hopper, Leslie Warthman, Cy Schmidt, Andrew Brenner, Holly Foust, Charles Heimlich, Dick Gladman, Shawn Leininger, Lloyd Shoaf, Sandra Stults, George Mason, and Dennis Bell. Alternates: Scott Pike, Mary Newcomb, Charles Sheets, Nancy Duffee, and Doug Price. Arrived after roll call: Gary Spanner and Kris Jordan. Staff present: Philip Laurien, Scott Sanders, Paul Deel, Joe Clase, Bob Sochor, Da-Wei Liou and Stephanie Matlack.

Approval of the June 26, 2003 RPC Minutes

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

July 23, 2003 Executive Committee Minutes

1. Call to order

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

2. Approval of Executive Committee Minutes

- a. **June 18, 2003 – Mr. Gladman made a motion to approve the minutes of the last meeting, seconded by Mrs. Warthman. VOTE: Unanimously For, 0 Opposed. Motion carried.**

3. Old Business

- a. **Contract work – Mr. Laurien explained that new**

contracts would be priced at \$12,000.00. Harlem Twp. has recently signed a contract for assistance with a Comprehensive Plan. Zoning code assistance will remain at the cost of time and materials. Mr. Laurien said that the Village of Galena recently signed a contract with Poggemeyer Design Group for \$50,000.00. He also stated that the work on the Berkshire Zoning Code is nearing completion.

4. New Business

a. Financial / Activity Reports for June 2003

Ending balance as of 05/31/03 **\$425,722.21**

RECEIPTS		June	YTD TOTAL
General Fees (Lot Split)	(4201)	\$525	\$5,250
Insp. Fees (Lot Line Transfer)	(4203)	\$140	\$640
Fees A (Site Review)	(4202)	\$400	\$1,900
Membership Fees	(4204)		\$146,731.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$3,713.56	\$19,174.61
Charges for Serv. A (Prel. Appl.)	(4230)	\$6,580	\$39,840
Charges for Serv. B (Final. Appl.)	(4231)	\$4,467.28	\$41,239.22
Charges for Serv. C (Ext. Fee)	(4232)	\$300	\$450
Charges for Serv. D (Table Fee)	(4233)	\$600	\$2,400
Charges for Serv. E (Appeal/Var.)	(4234)		\$600
General Sales	(4220)	\$1,023.26	\$4,412
Health Dept. Fees	(4242)	\$200	\$1,510
Soil & Water Fees	(4243)	\$403	\$2,722

Other Reimbursements	(4720)		
Other Reimbursements A	(4721)	\$8.98	\$21.31
Other Reimbursements B	(8092)		
Canceled Warrants	(8099)		
Interfund Revenues	(8701)		
TOTAL RECEIPTS		\$18,361.08	\$266,890.14

Balance after receipts	\$444,083.29
Expenditures	- \$46,151.84
End of June balance	\$397,931.45

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

b. July RPC Preliminary Agenda – Mr. Laurien presented the preliminary agenda. The agenda includes 1 variance, 7 zoning, 6 preliminary, 2 preliminary/final, 6 final and 1 extension. Mr. Laurien stated that the County Engineer has requested that Sherman Lakes, Section 1 include a stub street to the north. The developer is not in favor of this because it would cause him to lose a lot. It will be up to the Commission to require the stub.

5. Other Business

a. Sewer Master Plan Meeting – Tues., July 29th 7:00 p.m. – This meeting is open to the public. It will be held in conference room G-35 on the ground floor at the Delaware Hayes Services Building.

6. Personnel

a. Personnel handbook vacation policy – Mr. Laurien presented the Committee with the proposed language regarding carry forward vacation (See below). This language matches that of the County handbook.

5. Employees eligible for vacation are expected to use accrued vacation leave each year prior to the employee’s next anniversary date. ~~An employee may carry over half of each year’s earned vacation leave; however, at no time shall an employee accumulate more than two times their current year’s entitlement.~~ **However, an employee may carryover earned vacation**

leave for a period not to exceed three years from the employee's anniversary date, with the permission of the Executive Director. Vacation credit in excess of three years will be eliminated.

- 6. Upon retirement, any earned but unused vacation time shall be paid to the employee at their regular rate of pay.**
7. In case of an employee's death, earned but unused vacation leave shall be paid **at their regular rate of pay** to the employee's spouse, children, or parents in that order, or to their estate. In case of termination, unused, accrued vacation leave will be paid to the employee at their regular **rate of pay**.

Mrs. Warthman made a motion to recommend approval of the change to the personnel handbook regarding vacation carry forward as presented. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- b. Wage Scale Review** – Mrs. Matlack explained that the County had completed the 18-month wage scale review and determined that the PAT and Executive positions warranted a wage adjustment of 2.04% and 1.96% respectively. All DCRPC employees are in the PAT skill level except for the Director who is in the Executive skill level. The estimated increase to the Administration fund is \$13,108, which includes PERS and Medicare benefits.

Mr. Burke made a motion to recommend approval of the 18-month wage increase. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

7. Adjourn

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

The next regular Executive Committee meeting will be Wednesday, August 20, 2003 at 8:30 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015

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

06-03.V David Pettit – Twin Acres Subd. – Genoa Twp. – CAD width variance

I. Request

David Pettit is requesting a variance from the CAD width of 60' to 50' for a length of approximately 165' in the Twin Acres subdivision. This is a variance from the Subdivision Regulations, Section 306.05(c), which requires a 60' CAD and utility right-of-way. The subdivision is surrounded by other development, with no other access and no opportunities for connections to adjacent parcels. The lots will be 3.38 and 2.08 acres in size.

II. Criteria for a variance

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

- 1) The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other parties.
- 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.

III. Staff Comments

CADs are permitted as an alternative to the construction of public or private streets. The drive surface must be a minimum of 12 feet wide and passing areas an additional 6 feet. The applicant has designed a 20-foot CAD and 15-foot driveways, in response to the Genoa Township Fire Chief. Ditches must be provided alongside the driveway to control stormwater runoff. In addition to their purpose of provide ingress and egress, CADs also serve as utility easements. The applicant has submitted plans, including cross sections, demonstrating how the CAD can still function properly with a reduction to 50 feet in width. The applicant will have to receive a variance from the township for minimum frontage (60 feet required).

IV. Staff Recommendation

Staff recommends to the RPC that the request by David Pettit for a variance to the CAD width requirement be *Approved*.

Commission / Public Comments

Mr. Mike Williamson of Cornerstone Engineering was present to represent the applicant.

Mr. Gladman made a motion to approve the variance request by David Pettit for the reduced road width of 50 feet for Twin Acres subdivision. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

37-03 ZON Trustees of Delaware Church of Christ – Radnor Twp. – 7.134 acres from FR-1 to PINS

I. Location

Northwest corner of the intersection of State Route 203 and State Route 37 (71 State Route 203), Radnor Township.

II. Request

The applicant is requesting a rezoning from Farm Residential (FR-1) to Planned Institutional (PINS) to allow the Delaware Church of Christ, which is a currently non-conforming use, to conform to the Delaware County Zoning Code. The applicant's development plan also calls for an expansion of the current church

facility and other changes to meet increased seating capacity.

III. Conditions

- Present Zoning:** Farm Residential District (FR-1)
- Proposed Zoning:** Planned Institutional District (PINS)
- Present Use(s):** Institutional Church
- Proposed Use(s):** Institutional Church
- Existing Density:** N/A
- Proposed Density:** N/A
- School District:** Buckeye Valley Local Schools
- Utilities Available:** Del-Co Water and private septic system
- Soils:** Glynwood Silt Loam, 2 to 6 percent slopes (GwB)
Glynwood Silt Loam, 6 to 12 percent slopes (GwC2)
Pewamo Silty Clay Loam, 0 to 1 percent slopes (PwA)

IV. Description

The development plan for this rezoning calls for an expansion of the current building from about 6,500 ft² to include a new sanctuary and around fifteen (15) new rooms to the northwest side of the church. The expanded facility will be over 16,000 ft².

Along with this expansion, the parking area will be moved west, behind the church. This parking will be accessed both behind the church and by a relocated driveway to the north. The northern driveway is proposed to be approximately 25 feet to the south. All access will still be off of State Route 203. The development plan also calls for construction of a 14' x 18' storage building to the rear of the church, sidewalks around the church and removal of the existing advertising sign. Two new signs, one on State Route 203 and one on State Route 37 will replace the sign. These signs will be 8' x 8' and list service times and contact information.

Surrounding land uses include the Grace Baptist Church to the west and the recent DDP Printing commercial rezoning to the southwest. Large lot single-family residential lots are to the immediate north with agricultural fields to the south and east.

V. Issues

- 1) The Religious Land Use and Institutionalized Persons Act of 2000 states that government entities cannot impose a substantial burden on religious exercise. Churches have a right to locate and government has the burden of showing

why it should be able to regulate. Delaware County feels it is reasonable to ask for a change of zoning, and the church is complying.

- 2) Section 25.01 of the Delaware County Zoning Code requires that one (1) parking space be provided for every three (3) seats in assembly area(s). This would yield a total requirement for 117 parking spaces in the main assembly area alone. Other assembly areas must provide the number of seats proposed along with square footage in order for the zoning commission to properly calculate appropriate parking allocation. It is difficult to determine the amount of proposed parking on the development plan due to the plan's estimation of parking lot boundaries.
- 3) Greg Channel with ODOT stated that the drive relocation does not meet current spacing standards, but they are not concerned due to the property's peak hours being on Sunday. ODOT does, however, have a concern that the "main" entrance for the property will have substantial traffic that may push gravel out onto the highway. They are requiring that the "main" entrance be constructed per commercial standards. This includes paving the drive's surface within the road right-of-way.

VI. Conformance with Development Standards

Religious organizations are listed as a permitted use in the Planned Institutional District (PINS) of the Delaware County Rural Zoning Code. The code calls for churches to occupy no less than five (5) acres and an additional acre for every 100 permanent seats over 300 in the main assembly area. The church has a proposed sanctuary with 350 seats and meets this acreage requirement. This rezoning application conforms will every development standard listed in the Delaware County Zoning Code, under Section 21.07.

VII. Criteria for Approval

- 1) If the proposed development is consistent in all respects with the purpose, intent and general standards of the Delaware County Zoning Code.

Staff Finding: The existing development is consistent with this district's purpose. This rezoning would make a non-conforming use conform to the adopted zoning code.

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

Staff Finding: Radnor does not currently have a comprehensive plan. The

1993 Delaware County Master Plan listed Radnor Township in its "North" Planning Area. This area was recommended to maintain its rural character. This parcel has not changed uses since this plan was adopted and therefore conforms to the county's master plan.

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

Staff Finding: The DCRPC staff believes that this existing development does advance the township's general welfare and that of the surrounding communities.

Staff Recommendations

Staff recommends **conditional approval** of this zoning change for the Trustees of Delaware Church of Christ from FR-1 to PINS to the DCRPC, the Delaware County Rural Zoning Commission and the Delaware County Commissioners, *subject to resolution of the appropriate parking allocation and meeting ODOT driveway standards.*

Commission / Public Comments

Ms. April Sanchez of Sanchez & Wolf law firm, was present to represent the applicants. The sign as shown in the application would only be displayed on SR 203. There is presently a 4'x8' sign on SR 203 that would be moved to the SR 37 side.

Mr. Ward asked is there was a sight distance problem with a low spot (dip) in SR 203. The applicant said the driveway was being relocated for better sight distance.

Mrs. Warthman made a motion to recommend conditional approval of the rezoning by the Trustees of Delaware Church of Christ, subject to staff comments. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

**38-03 ZON Paul Kready & Thomas Smith – Trenton Twp. – 2.836 acres
from CB to LI**

I. Location: 3790 N. State Route 3/ US 36

II. Conditions

Present Zoning: Community Business (CB)

Proposed Zoning: Limited Industrial (LI)

Present Use: former gas station and various storage and buildings

Proposed Use: Mini-storage warehouse building in addition to the existing buildings

School District: Big Walnut

Utilities Available: Del Co Water

III. Surrounding Land Use

Directly north is R.E.D. Auto Sales and residential housing. East is Hunter’s Headquarters and J&J Carpets and Flooring commercial lands. To the south, Whitesell Body Shop, large lot homes and farmland. To the west is Carter Lumber.

IV. General Comments

Applicant is requesting a change from Community Business zoning to Limited Industrial to allow construction of a 5,600 s.f. mini-storage warehouse building.

V. Conformance with Development Standards

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

- 1) **Use:** The Trenton Township code uses the North American Industry Classification System and identifies the broad category of “Trucking and Warehousing - #42” in the Limited Industrial Zone. However, future development within this zoning could include other, more intense industrial uses that are inappropriate at this site.

Staff Recommendation: The use is appropriate for this zoning district, but the LI zoning is not appropriate for the entire site. Perhaps a better location for the zoning (and the building) would be to locate it along the southern edge of the property, zoning only that portion of the site that will house the storage building. This leaves the remainder of this high-visibility parcel in the higher valued and more appropriate Community Business district.

- 2) **Front Green Belt:** “A landscaped area of at least 20 feet in width shall be provided between the existing street right of way line and any structure or paved areas.”

Staff Comment: The applicant has not submitted a landscape

detail and has located a compacted stone area in what should be the greenbelt. The greenbelt needs to be provided and a landscape detail included. If approved, the buildings and circulation areas would need to be adjusted accordingly.

- 3) **Minimum Landscaped Open Space:** “20 percent of the lot area must be landscaped open space for industrial lots of ten acres or less.”

Staff Comment: This should be included in the landscape detail.

- 4) **Signs:** The applicant has not submitted a sign proposal, and none is required for the rezoning application.

Staff Comment: Trenton Township requires a zoning permit for all temporary or permanent signs. The applicant should adhere to the specifications in the code when designing any signage for this site.

VI. Other concerns

- 1) **Other buildings:** The applicant has not identified what will be done with the other buildings on the property, including a second new building on the plan.

Staff Comment: The township should require that a description of the use of all existing and proposed buildings be submitted before the zoning change can be determined, including whether existing structures are to be razed or redeveloped.

- 2) **Access:** The applicant identifies the placement of an access drive, but submits no comment from ODOT regarding the placement of the drive.

Staff Comment: A change in the use of this site may require the applicant receive a permit from ODOT for a proper driveway placement along US 36. ODOT may require an impact study as part of that process. The plan also indicates compacted stone in two locations. Given the need to accommodate the circulation of moving trucks and a variety of vehicles, surfaces directly adjacent to the storage units should be paved.

VII. Conformance with the Trenton Township Comprehensive Plan

Trenton Township does not yet have a comprehensive plan, although a steering

committee is finalizing a rough draft. This draft shows the area around the intersection of US 36 and CR 605 as a commercial core. Land immediately south of this parcel is intended to be either commercial or light industrial. Land across 37 to the north and to the west is planned as commercial or office. Land already zoned Community Business is identified on the map as remaining commercial.

VIII. Staff Recommendation

Staff recommends the request for change from CB to LI zoning to the DCRPC, the Trenton Township Zoning Commission and the Trenton Township Trustees be **Conditionally Approved**, subject to the following staff recommendations:

- 1) *The building be relocated to the southern end of the parcel.*
- 2) *The Limited Industrial zoning be limited to only what is needed for the building.*
- 3) *The applicant submits a landscaping plan.*
- 4) *All driveways and circulation areas should be paved adjacent to the storage units.*

Commission / Public Comments

Mr. Don Doll, builder of the project was present. He stated that he believes some of the comments can be accomplished, some he would have to talk to the owners.

Mr. Gladman made a motion to recommend conditional approval of the rezoning request by Paul Kready and Thomas Smith, subject to staff comments. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

39-03 ZON Berlin Twp. Zoning Commission – text amendments

Applicant: Berlin Township Zoning Commission
Request: Text Amendments to Articles IV, and XXII regarding sign regulations

I. General

The Berlin Township Zoning Commission has initiated revisions to their zoning text to amend the sign regulations. This zoning amendment creates no new map changes.

II. Background

This submission text is a Berlin Township sign regulations comprehensive overhaul by members of the Zoning Commission, and Board of Zoning Appeals assisted by DCRPC.

III. Comments on the Proposed Amendments

1. Article IV- Definitions- The text adds 66 new sign-specific definitions.
2. Article XXII- The new sign regulations keep intact most of the original sign size and setback requirements. Significant revisions include:
 - a.) Monument or ground signs are the preferred types of freestanding sign.
 - b.) Free standing pole signs are only allowed as a conditional use upon a finding that site-specific conditions such as topography would make a ground sign unsafe due to blockage of clear sight distance entering or exiting the site.
 - c.) Drive through menu boards and temporary signs are regulated.
 - d.) Clear or white backgrounds for internally lit signs are prohibited.
 - e.) Billboards are regulated and have spacing requirements of a minimum of 1000’ from a residence and 1250’ from any other billboard.
 - f.) Sign permit requirements are clarified.
 - g.) A simple matrix table is adopted for easy reference.

IV. Staff Recommendation

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

Commission / Public Comments

Mr. Ward asked the legality (personal property rights) of the minimum 1000’ between billboards. Mr. Laurien stated that this requirement is the same as in Franklin County. The prosecutor will review this prior to Township approval.

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

40-03 ZON Jason Monsul – Berkshire Twp. – 11 acres from AG to FR-1

I. Location

East side of Trenton Road, 1,400 feet north of Sage Creek Road, Berkshire Township.

II. Request

The plan submitted shows that the applicant is requesting a rezoning from

Agricultural (A-1) to Farm Residential (FR-1) to allow for single-family residential lots on a Common Access Driveway.

III. Conditions

- Present Zoning:** Agricultural (A-1)
- Proposed Zoning:** Farm Residential District (FR-1)
- Present Use(s):** Agriculture
- Proposed Use(s):** Single-family Residential (CAD)
- Existing Density:** 1 unit / 5 acres
- Proposed Density:** 1 unit / 1 acre
- School District:** Big Walnut Local Schools
- Utilities Available:** Del-Co Water and private septic system
- Soils:** Bennington Silt Loam, 0 to 2 percent slopes (BeA)
 - Bennington Silt Loam, 2 to 4 percent slopes (BeB)
 - Centerburg Silt Loam, 2 to 6 percent slopes (CeB)
 - Centerburg Silt Loam, 6 to 12 percent slopes, eroded (CeC2)
 - Pewamo Silty Clay Loam, 0 to 1 percent slopes (PwA)

IV. Description

This proposed 11-acre rezoning is currently part of a larger 56.8-acre tract. The current property owner also owns a 39.8-acre tract to the north of this parcel. The development plan submitted with this application depicts five (5) lots, ranging from 2.002 to 2.61 acres, on a Common Access Driveway. The site contains a stream crossing the southeast corner of the property with relatively flat topography across the site.

Surrounding land uses include single-family residential homes to the west, with agricultural fields to the north and wooded areas to the east. The property directly to the south was rezoned from A-1 to FR-1 last year.

V. Issues

- a.) The 2001 Berkshire Township Comprehensive Plan labels this parcel in Sub Area 8 as recommended for Agricultural Heartland or Single-family Residential at 1 unit per 5 acres. The plan states "spot zones of one-acre lots should be discouraged."
- b.) The proposed 2-acre lots should be adequate for on site sewage disposal.
- c.) This development plan appears to be using the Common Access Drive as a "development tool" where other development options are available. There are no limiting factors for lot layout, such as topography. Because there are large tracts abutting, a CAD may not be approved in the platting

- process. A public street may be required.
- d.) Berkshire Township has historically used its Agriculture zone as a "holding zone" until other development is requested. Seen in that light, a small subdivision of 2 acre lots in FR-1 is a reasonable expectation for development of this tract.

VI. Staff Recommendations

Staff recommends **Approval** of this zoning change for Jason Monsul from A-1 to FR-1, to the DCRPC, the Berkshire Township Zoning Commission and the Berkshire Township Trustees with the stated understanding that rezoning to FR-1 does not guarantee approval of a subdivision plat as proposed, nor to a CAD.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Gladman made a motion to recommend approval of the rezoning request by Mr. Monsul, seconded by Mr. Brenner. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Hopper). Motion carried.

29-03 ZON CRV-1 Brice Point Limited – Harlem Twp. - 20.619 acres – AR-1 to PRD

Note: This case was reviewed and conditionally approved by the RPC on January 30th, 2003 (Case 06-03 ZON – Keller property). A second review was done on May 29, 2003 due to a change in property ownership. Due to an error in notification of abutting property owners, the Township is requesting the RPC to review it again. The following are the minutes from the May RPC meeting.

5/29/03 RPC Minutes:

Location: West side of Harlem Road, south of Woodtown Road, Harlem Township, by George and Alice Keller.

I. Conditions

- Present Zoning:** Agricultural and Residential AR-1
- Proposed Zoning:** PRD
- Present Use:** Vacant fields, woods and ravine
- Proposed Uses:** 31 single-family lots
- Existing Density:** 1-unit/ 5 acres in AR-1
- Proposed Density:** 1.5 units per acre (gross)

School District: Big Walnut

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

Soils: CeB Centerburg 2-6% slope
BeA Bennington 0-2 % slope

II. General comments

- 1.)** This is the only tract of land in Harlem Township that can currently be served by Delaware County Sanitary sewer (by extension from Hoover Woods subdivision to the west). It also enjoys a very private densely wooded entrance that suggests an open space subdivision. The PRD is a viable alternative for this site because of these unique factors.
- 2.)** Because the 20.619-acre tract relates topographically to the 24-acre Church of Columbus tract to the south, the development plan correctly shows a stub street connection and a 60' Right of Way.
- 3.)** The loop street around the open space and the cul-de-sac are both low volume streets, and are shown as 50' right of way, which should be adequate.
- 4.)** The westerly road ends in a cul-de-sac with lots 24 and 25 extending west into Genoa Township. The applicant should check with Genoa Township about possible split-zoning issues. This land is zoned Rural Residential in Genoa Township, with a minimum lot size of 2 acres (.5 units/acre). It lies within the Planning Area II on the Genoa 1999 Comprehensive Plan, which would recommend a density of .66 units per acres if rezoned to PRD. A PRD rezoning in Genoa may be required.
- 5.)** Lot Layout- Stormwater retention basins are correctly located in open space reserves. Pathways link open space.

III. Conformance with Local Comprehensive Plans

The 1988 Harlem Township Comprehensive Plan recommends single family residential use for the subject tract. The township did not anticipate any centralized sewage disposal before the year 2010, so lots were anticipated to be large enough for on-site sewage disposal (generally greater than one acre). The use conforms to the comprehensive plan.

IV. Conformance with PRD Development Standards

- 1.)** Density- 1.5 units per acre with sanitary sewer conforms to the PRD standards
- 2.)** Minimum lot size- 13,000 square feet proposed, no minimum required.
- 3.)** Open space- .015 acre per dwelling unit required (.465 acres); 3.4 acres provided.
- 4.)** Front setback – 30' proposed, approvable per plan.

- 5.)** Side setback- 15'; 20' required unless side walls are masonry. May require a divergence or masonry walls.
- 6.)** Provisions for water, sanitary sewer and surface drainage. Del Co water is available to the site. Sanitary Engineer Jack Smelker confirms that sanitary sewer was designed to be extended from Hoover Woods subdivision to the west, and that capacity exists for this development. There is good drainage to on-site ravines; detention off-stream is shown on the plan.
- 7.)** Maximum Height 35', conforms to standard.
- 8.)** Building dimensions-Minimum 1800 square feet, conforms to standards.
- 9.)** Landscaping- an overall landscape plan is submitted, and standards are found in the text. Conforms to the intent of the standards.
- 10.)** Preservation of 6+% slopes- slopes are in yards or open space areas and need not be overgraded.
- 11.)** Parking- off-street parking and 480 square foot garages is required.
- 12.)** Signs-references the township's sign code.
- 13.)** Architectural design criteria- numerous examples of typical home styles, adequately shown.
- 14.)** Location of parks- open space is noted and adequate.
- 15.)** Divergences- none requested, may need side yard divergence for non-masonry walls.

V. Criteria for approval as a PRD

- 1.)** If the proposed development is consistent in all respects with the purpose, intent and general standards of the Zoning Resolution.
DCRPC Staff Finding: Yes
- 2.)** If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.
DCRPC Staff Finding: Yes
- 3.)** If the proposed development advances the general welfare of the township and the immediate vicinity.
DCRPC Staff Finding: Yes

VI. DCRPC Staff Recommendation

Staff recommends **conditional approval** of the zoning change from AR-1 to PRD to the DCRPC, the Harlem Township Zoning Commission and the Harlem Township Trustees subject to the following:

- a.) Genoa Township must be consulted about the need to rezone their portions of lots 24 and 25.
- b.) Sewer must be extended to the site.
- c.) Side yard setback must be 20' or masonry walls must be required, or a

divergence given to 15' proposed.

Commission / Public Comments (January 2003)

Mr. Jeff Strung of EMH & T was present to represent the applicant. Mrs. Warthman stated that she has not reviewed this plan for compliance to the Genoa Twp. Zoning Resolution. Mr. Beaver, a private owner in Genoa Twp. abutting these lots, has informed her of a private deed agreement on this property that may restrict it. Further research is needed. Mr. Strung stated that he planned to submit this to Genoa Twp. after they felt comfortable that this project would be accepted in Harlem Twp.

Mr. Gladman made a motion to recommend conditional approval of the rezoning request by George and Alice Keller, subject to staff and Genoa Twp. Zoning Officer comments. Mr. Brenner seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Genoa Twp. and Harlem Twp.). Motion carried.

Commission / Public Comments (May 2003)

Mr. Jeff Strung of EMH & T was present to represent the applicant. He stated there were no changes to the plan. The property changed ownership and there was an issue associated with the deed which required going through the Township approval process again.

Mr. Ward asked if everything has been worked out with Genoa Twp. Mr. Strung stated that if this plan does not proceed in Harlem Twp., the applicant would not make an application for Genoa Twp. Mrs. Warthman stated that since there would be no building in Genoa Twp., the applicant would not need to rezone the Genoa Twp. portion.

Mr. Ward made a motion to recommend conditional approval of the rezoning application by CRV-1 Brice Point Limited, subject to staff comments during the 1/30/03 hearing. Mr. Brenner seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

Commission / Public Comments (7/31/03)

Mr. Brad Keller was present to answer any questions from the Commission.

Mr. Ward made a motion to recommend conditional approval of the rezoning request of CRV-1 Brice Point Limited, subject to staff comments during the 1/30/03 hearing. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

41-03 ZON Genoa Twp. Zoning Commission – text amendments

Applicant: Genoa Township Zoning Commission
Request: Review and comment on proposed Text Amendments

I. General- the Genoa Township Zoning Commission has initiated various revisions to their zoning text. These zoning amendments create no new map changes, but the Conservation Subdivision text would be a Planned Unit Development overlay to all lands zoned Rural Residential.

This submission text is the product of an update by members of the Zoning Commission, and Board of Zoning Appeals assisted by DCRPC. The Zoning Commission added some additional language to the DCRPC draft amendments upon initiation, so DCRPC staff will also comment on those new amendments.

II. Staff Comments

- 1. Section 202- Definitions-** the text adds 12 new definitions, most of which are terms related to Conservation Subdivisions. Defines Net Developable Acreage to allow for estimating conservation subdivision yield.
- 2. Section 401- Rural Residential district.**

Significant Changes:

- a.) 401.01- Adds new statement of purpose.
- b.) 401.02 b.) Adds Conservation Subdivisions as a permitted use Planned Unit Development anywhere in the Rural Residential district. This text amendment “floats the cloud” of Conservation Subdivision permission over all land zoned (RR), and is a legislative act subject to referendum.

Conservation subdivisions would be enabled by the adoption of this text change, but specifically enacted on a site-by-site basis only upon landowner request. While the Trustees adopt the zoning text that “floats the Conservation Subdivision cloud” over all RR district lands, the Zoning Commission approves the final Development Plan for a specific site.

- c.) 401.02 c), h), i) -Adds language for Adult family homes, Type B Child

day care, and religious institutions, respectively, to make them permitted uses pursuant to state and federal laws.

- d.) 401.034 k.) -Makes cemeteries conditional uses meeting standards pursuant to state law.
 - e.) Section 401.06 a.) (New text by Zoning Commission) -adds the words “exclusive of the land area in access drives” meaning that access drives do not count towards minimum lot size.
DCRPC Staff Comment: *Insert the word “Common” between the words “in” and “access”, and the word “easement” after the word “drive”. This would means that regular driveways count toward the minimum lot size, but the area within the Common Access Drive easement does not.*
 - f.) 401.06 e.) -Establishes setback as measured from road right of way.
DCRPC Staff Comment: *OK.*
 - g.) 401.06 i.) -Establishes a maximum 25% lot coverage with impervious surfaces in the RR district. . DCRPC Staff Comment: *OK.*
 - h.) 401.07 – new subsection that establishes the design standards and approval process for conservation subdivisions. DCRPC Staff Comment: *DCRPC staff typo. Please note that all subsection should be 401.07, not 401.7.*
 - i.) 401.07.5 c.) 4.) -Open space and unbuildable areas. DCRPC Staff Comment: *Delete “as defined in Section 401.7.02.” This language is too inclusive and would result in all woods, fence lines and scenic views as being declared unbuildable areas.*
 - j.) 401.07.5 G. Storm Water- DCRPC Staff Comment: *delete “and the provisions of Section 401.7.5(4)”. Put a period after approval.*
- 3. Section 402 - Suburban Residential District (SR)**
- a.) 402.02- Permitted uses
DCRPC Staff Comment- *Add the word “Common” between “in” and “access” and add the word “easement” after the word “drive”. This will result in the easement area for Common Access Drives being excluded from the minimum lot size required.*

- b.) 402.06 a.) Dimensional Requirements-
DCRPC Staff Comment- *Add the word “Common” between ‘in’ and “access” and add the word “easement” after the word “drive”. This will result in the easement area for Common Access Drives being excluded from the minimum lot size required.*
- c.) 402.06 b.) DCRPC Staff Comment: *Delete entire paragraph that reads: “For lots having frontage on streets having extreme curvature on cul-de-sacs, or minor streets, the lot shall have the minimum width of not less than sixty-five (65) feet at the right of way line. Where streets have extreme curvature, no more than three (3) lots with such reduced lot width at the right-of-way line shall be permitted.” Reason for deletion: Extreme curvature is undefined. Also, is it three lots total on the whole street or three contiguous lots? The language on flag lots is OK.*

4. Section 403- Planned Development 1

- a.) DCRPC Staff Comment- *The language on setbacks should be consistent with the changes made in Conservation Subdivisions. Suggest the following:
Minimum Front Setbacks- Houses, 40 feet from the street right of way, or as approved per plan. Front load garages shall setback at least 10 feet behind the front building line of the house, or may be flush with the house front if the house sets back at least 50 feet from the street right of way. Side load garages minimum setback shall be 40 feet from the street right of way, or as approved per plan. Garage setback off allies- 15’.*

- 5. Section 516- Internment in cemeteries-** this repeats setbacks per state law.
- 6. Section 524- Planned Development Standards-** makes on site centralized sewer an option for Planned Developments, and includes Conservation subdivisions in the category of Planned Developments. **DCRPC Comment:** *OK.*
- 7. Section 524.20 f.) 3.) –Street and lot layout.**
DCRPC staff comment: *Delete the proposed new language “subject to adequate turning radii for emergency equipment maneuvering”. Without a standard, this is a moving target. This could result in unnecessarily large cul de sacs.*

III. Staff Recommendation

Staff recommends **conditional Approval** of the proposed amendments to the

zoning regulations, *subject to staff comments listed above*, to the DCRPC, and the Genoa Township Zoning Commission and Trustees.

Commission / Public Comments

Mr. Gladman made a motion to recommend conditional approval of the zoning text amendments for Genoa Twp., subject to staff comments. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

42-03 ZON Archie Foor Jr. – Berlin Twp. – 7.5 acres from FR-1 to PCD

This application is submitted by Archie Foor and Eyerman Planning Associates for Planned Commercial and Office zoning in order to construct an office building and garage on the north side of U.S. 36/S.R. 37, 1,300 ft. west of Dunham Road, Berlin Township.

I. Conditions

- Present Zoning:** Farm Residential District (FR-1)
- Proposed Zoning:** Planned Commercial and Office District (PCD)
- Present Use:** agriculture
- Proposed Use:** Office building and garage/warehouse for Foor Concrete Company
- Existing Density:** 1 unit/acre
- Proposed Density:** N/A
- School District:** Olentangy
- Utilities Available:** Del-co water and onsite septic
- Soils:** BoA – Blount silt loam, 0 to 2 percent slopes
PwA – Pewamo

II. Location / Surrounding land use

The property is on the north side of U.S. 36/S.R. 37, west of N. Old State Road and east of Big Run. To the east is Boatman Inc.’s salvage yard. All other surrounding land is agricultural land. To the south is the Dunham peninsula.

III. General comments

The applicant is requesting change in zoning for a portion of the parcel. Approximately 11.5 acres will remain FR-1 in the back. Toward the highway, there will be two Commercial (3.2 ac. and 4.2 ac.) parcels, both accessed with a private street. The distance from the US 36 right-of-way to the back line of the proposed commercial zone is 1000’. The 4.2 ac. lot will initially remain

undeveloped, with the 3.2 ac. lot being developed with an office and garage/warehouse buildings. Letters are included from all utilities, including a memo from a meeting with the OEPA regarding the mound system on the site.

Access: The applicant states that the proposed access road will initially be built as a private drive while the rear commercial site is developed. At this time the easement for a future backage service road parallel to US 36 will be dedicated. At a point in the future when the front parcel is commercially developed, the access drive will be upgraded to a Common Access Drive (or street, as may be required by the platting process). The application includes letters from ODOT regarding access management and supporting the use of the backage road.

Staff Comment: *The access is adequate for this application. However, the specific standards of the road will be addressed when the subdivision is submitted for platting.*

IV. Compliance with the Berlin Township Comprehensive Plan

This site is in Sub-area I, characterized by the US 36 corridor. Lands along the highway are recommended for Planned Commercial to a depth of approximately 700 feet north and south of US 36, provided that:

- Parcels should have limited access to US 36/SR 37 and should be linked with parallel rear access roads built in increments by developers.
- Only low level, downward-cast lighting should be encouraged.
- To avoid sign clutter, ground signs should be the only commercial sign type permitted along US 36/SR37. Billboard and pole signs should be prohibited.
- Extensive landscaping should be required in parking lots to avoid the “sea of asphalt” and to reduce runoff. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along US 36 frontage.

The request conforms to the Comprehensive Plan.

V. Conformance with Development Standards

The application complies with all the development standards as listed in the zoning regulations with regards to setbacks, building dimensions, landscaping, parking, lighting, signage, and similar issues. The 4.2-acre front lot should be submitted for township administrative site plan review at a later date when the actual use is determined.

VI. Required Findings for PCD

The Zoning Commission and Trustees may approve PCD zoning provided they find that the proposed use complies with the following requirements:

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

DCRPC Staff Finding: Yes, it is consistent.

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

DCRPC Staff Finding: The development plan conforms to the recommendations of the 1999 Berlin Township Comprehensive Plan for use. The 1000' depth of commercial zoning is slightly higher than the 700' recommended in the plan, but this is a reasonable request. The additional depth is needed based on the width of the site and the parking and the land needed for parking and septic systems.

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

DCRPC Staff Finding: Given its location along the S.R. 37/U.S. 36 corridor and its proximity to the City of Delaware, Planned Commercial and Office zoning could advance the general welfare of the Township and immediate vicinity.

VII. Staff Recommendation

The staff recommends to the Regional Planning Commission, the Berlin Township Zoning Commission, and the Berlin Township Trustees that the application by Archie Foor Jr. for rezoning 7.5 acres on S.R. 37/U.S. 36 from FR-1 to PCD be **conditionally Approved**, subject to a commitment by the applicant to submit the 4.2 acre front commercial lot for Township administrative site plan review when the actual future use is known.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Brenner made a motion to recommend conditional approval of the

rezoning request by Mr. Archie Foor Jr., subject to staff comments. Mrs. Warthman seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. John Schmidt). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

13-03 Hunter's Pond - Berk. / Berlin Twp. - 03 lots / 08.52 acres

Applicant: Walter Durrett / Brad Holbert

Subdivision Type: Single-family Residential (CAD)

Location: East side of 3 B's & K Road, about 60 feet south of Heverlo Road

Current Land Use: Agriculture w/ wooded area and pond

Zoned: Farm Residential (FR-1)

Utilities: Del-Co water and private septic

School District: Olentangy Local Schools

Engineer: Karen Coffman, Scioto Land Surveying, Inc.

Staff Comments

This subdivision includes three (3) lots on a Common Access Driveway (CAD) on the east side of 3 B's & K Road in Berkshire Township. A portion of the right-of-way in this subdivision is located in Berlin Township. The first lot on the CAD contains a pond. The lots range from 2.065 to 2.901 acres.

Surrounding land uses include mostly single-family residential lots averaging around 2 acres. There is an agricultural farm directly to the north with farm fields to the north and south. There is a 4.342-acre residual to the east and there is a large pond further to the east between the residual and Interstate-71. The residual must be transferred to adjacent owner prior to final plat approval.

The township rezoned this site earlier this month. The RPC approved the rezoning case (RPC #28-03 ZON) on May 29th, 2003.

A technical review was held on July 22, 2003, after which the applicant has addressed all of the required changes.

Staff Recommendations

Staff recommends *Preliminary approval* of **Hunter's Pond Subdivision** to the RPC.

Commission / Public Comments

Mrs. Karen Coffman, Scioto Land Surveying Service was present to represent the applicant.

Mr. Ward made a motion for Preliminary approval of Hunter's Pond subdivision, Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

14-03 Stone's Throw (fka: Centervillage Estates) – Genoa Twp. - 07 lots / 17.98 acres

Applicant: Decenzo Development
Subdivision Type: Single-family Residential
Location: South side of Center Village Road, 900' east of Red Bank Road, Genoa Twp.
Current Land Use: Vacant/Partially wooded/Agricultural structures
Zoned: Rural Residential District, (RR)
Utilities: Del-Co water and individual mound systems
School District: Big Walnut
Engineer: Hoy Surveying

Staff Comments

Centervillage Estates is a proposed 7-lot subdivision on 17.98 acres. It is located on the south side of Center Village Road approximately 900' east of Red Bank Road. Six of the lots are slightly larger than 2 acres with the seventh lot being 3.5 acres. All of the lots will access a new 1,100' cul-de-sac street (public) called Centervillage Court. Three small detention basins will be constructed along the west side of the development for stormwater management. The lots will utilize Del-co water and individual mound systems.

The site is slightly rolling from front to back, with 3 swales roughly 400' apart flowing east to west. There is a large wooded area in the northwest portion of the site and a few agricultural structures toward the front (only a silo will remain if the Township grants a zoning setback variance). Surrounding land use is mostly large lot residential as well as large wooded areas and the Hoover Reservoir to the west. The current zoning is Rural Residential, which requires a 2-acre minimum lot size.

A technical review was held on July 22, 2003, after which the applicant has addressed most of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of the **Stone's Throw** subdivision, to the RPC.

Commission / Public Comments

Mr. Dave McCoy with Hoy Surveying was present to represent the applicant.

Chairwoman Foust asked if there is a reason that the street doesn't go all the way to the property boundary for future connections? Mr. McCoy said that they had looked into that option but with the poor soils in the adjacent property only 2 or 3 lots could be divided on that tract, no major development needing a street stub. Mrs. Warthman stated that the Township recommended the stub to the east or south but without sewer, the County Engineer recommended no connection.

Mr. Ward asked how they planned to get rid of the water that appears to be "standing" on the site? Mr. McCoy said that there is only one major swale on the site and that a storm sewer system would be created.

Mr. McCoy stated that a soil scientist has defined the areas acceptable for each of the mound systems and that surface water would run to existing swales and to detention basins.

Mr. Gladman made a motion for Preliminary approval of Stone's Throw subdivision, seconded by Mr. Cy Schmidt. VOTE: Majority For, 1 Opposed (Mr. Ward). Motion carried.

06-03 Twin Acres – Genoa Twp. - 02 lots / 05.80 acres

Applicant: Dave Pettit

Subdivision Type: Single Family Residential (CAD)
Location: North of Paul Road, approx. 1200 feet east of Old 3C Highway
Current Land Use: vacant/wooded and brush
Zoned: SR (Suburban Residential)
Utilities: Del-Co Water, public sewer system
School District: Westerville
Engineer: Mike Williamson, Cornerstone Engineering

Current Land Use: Agriculture/Partially wooded
Zoned: Farm Residential District, (FR-1)
Utilities: Del-Co water and individual septic systems
School District: Buckeye Valley
Engineer: EMH&T

Staff Comments

Twin Acres is a two-lot subdivision utilizing a Common Access Drive extending north from the end of Paul Road. The original parcel, which has an access strip with a 50’ width, was created prior to the current zoning requirement that lots have 60-feet of frontage. The applicant has filed for a variance to the CAD width standard of 60’ and if granted will subsequently file with Genoa Township for a variance on the frontage requirement.

The plan includes a Common Access Drive width of 20-feet, which was required by the Genoa Township Fire Chief. Driveways will be 15-feet, with adequate turning radii in front of each house. A pond is located on the southern lot and a water storage tank is shown on Lot 2. Lots will utilize these water storage facilities for sprinkler systems.

A technical review was held on July 22, 2003, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of **Twin Acres** to the RPC.

Commission / Public Comments

Mr. Ward made a motion for Preliminary approval of Twin Acres subdivision, seconded by Mr. Brenner. VOTE: Unanimously For, 0 Opposed. Motion carried.

12-03 Alum Ridge South – Kingston Twp. - 13 lots / 41.97 acres

Applicant: Countrytyme Inc.
Subdivision Type: Single-family Residential
Location: West side of N. Galena Road, between Alum Creek and Delaware/Morrow County line, Kingston Twp.

Staff Comments

Alum Ridge South is a proposed 13-lot subdivision on 41.97 acres. It is located on the west side of North Galena Road between Alum Creek and the Delaware/Morrow County line. The lots range from 2.5 to 2.9 acres. Because the Township requires a 4 to 1 depth to width ratio, the developer has created 2 reserve lots (5.8 and 0.5 acres). The 5.8 acre wooded reserve/open space is located along the south side of the subdivision and is almost entirely floodplain. It will be owned and maintained by the adjacent lots (T8 – T13). The 0.5-acre reserve is located at the site entrance and will be owned and maintained by all of the lots. A note will need to be placed on the plat designating the reserves as “no-build” lots, since they do not conform to FR-1 standards for residential lots. Alum Ridge Court, a 1,200’ LDLV cul-de-sac street, provides access to all of the lots. The lots will utilize Del-co water and individual septic systems

The surrounding land use is mostly agriculture and wooded with some large lot residential along North Galena Road. Alum Creek is along the south side of the subdivision. Zoning for this site and surrounding area (in Kingston) is Farm Residential, which requires a minimum lot size of 1.95 acres for residential lots.

A technical review was held on July 22, 2003, after which the applicant has addressed most of the required changes.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the **Alum Ridge South** to the RPC, *subject to the reserves being designated as “no-build” lots on the plat.*

Commission / Public Comments

Mr. Craig Bohning, EMH & T, stated that he agreed to the conditions.

Mr. Brenner stated that their concern was with the maintenance of the open space areas, especially the one south near Alum Creek.

Chairwoman Foust asked if there was a provision in the Kingston Twp. Zoning Code to create no build lots that don’t meet the FR-1 standard. Mr. Brenner stated that they have a concern with this. Chairwoman Foust said that a variance would

probably be appropriate. Chairwoman Foust stated that in Liberty Twp., every lot that is created has to be considered a potential buildable site and must meet FR-1 standards.

Mr. John Schmidt made a motion for conditional Preliminary approval of Alum Ridge South, subject to staff comments. Mrs. Warthman seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Mr. Brenner and Mrs. Foust). Motion carried.

04-03 The Lakes of Silverleaf – Liberty Twp. - 29 lots / 30.42 acres

Applicant: Vincent J. Margello
Subdivision Type: Single-family Residential
Location: 8607 Liberty Road, Liberty Twp.
Current Land Use: Residential/Partially wooded
Zoned: Planned Residential District, (PR)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Bischoff Miller & Associates

Staff Comments

The Lakes of Silverleaf is a proposed 29-lot subdivision on 30.42 acres. It is located on the East side of Liberty Road, approximately 2,500' south of Carriage Road. The subdivision is accessed from Liberty Road via a new street, Silverleaf Drive. A connection is also provided to Canterbury Estates to the north (Effington Way) and Quail Meadows to the south (Gosling Way). Effington Way and Gosling Way intersect at the east end of Silverleaf Drive. The subdivision will include 2 open space reserves at the entrance, which will function primarily as the stormwater drainage system. An existing pond to the east end of the development will be reconstructed and also be part of the drainage system, but it will be part of the rear yard of 3 lots. An easement will be placed around the pond for maintenance. The lots in the subdivision range from 0.7 to 1.1 acre in size and will be served by Del-co water and County sewer. Two houses on the site have been razed.

The surrounding land use is residential including the Canterbury Estates subdivision to the north and east, Quail Meadows subdivision to the south, and Powell Place in the City of Powell to the west. The Lakes of Silverleaf and the

adjacent subdivisions in Liberty Township are zoned Planned Residential District.

A technical review was held on July 22, 2003, after which the applicant has addressed most of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of **The Lakes of Silverleaf**, to the RPC.

Commission / Public Comments

Mr. Vincent Margello was present to answer questions from the Commission.

Mr. Ward made a motion for Preliminary approval of The Lakes of Silverleaf, seconded by Mr. Brenner. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-02.3 Estates of Glen Oak, Section 3 – Orange Twp. - 53 lots / 16.90 acres

Applicant: Dominion Homes
Subdivision Type: Single Family Residential
Location: West of South Old State Road and North of Orange Road
Current Land Use: vacant/former agricultural
Zoned: SFPRD (Single Family Planned Residential District)
Utilities: Del-Co Water, public sewer system
School District: Olentangy
Engineer: EMH&T

Staff Comments

This is the westerly continuation of the Estates of Glen Oak development. Section 3 includes the extension of Summersweet Circle from Blue Holly Drive in Section 2. Sunflower Street extends to the west and Lilly Place extends to the south from Summersweet Circle. This section includes 53 lots on 16.91

acres, a density of 3.1 unit/acre (overall Glen Oak density is 1.77 units/acre). No open space is provided in Section 3, but a 13-acre park will be located directly east of this section in Section 2. The lots in this section are generally 9,600 S.F. and will be served by Del-co water and County sewer.

Section 3 has been taken out of sequence from the overall Glen Oak/Estates of Glen Oak phasing plan. The Staff, County Engineer, and Township Officials had concerns that too many lots were being developed without secondary access. The developer has agreed to complete the Blue Holly Drive connection from South Old State Road to Orange Road before any occupancy permits are issued in the Estates of Glen Oak Section 3.

A technical review was held on July 22, 2003, after which the applicant has addressed most of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of **Estates of Glen Oak, Section 3** to the RPC.

Commission / Public Comments

Mr. David Dennis, EMH & T was present to represent the applicant.

Mr. Gladman made a motion for Preliminary approval of the Estates of Glen Oak, Section 3, seconded by Mr. Brenner. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

15-03.1 Sherman Lakes, Section 1 - Berlin Twp. - 35 lots / 18.52 acres

- Applicant:** T & R Properties, Inc.
- Subdivision Type:** Single Family Residential
- Location:** East side of Africa Road, north side of Sherman Road, Berlin Twp.
- Current Land Use:** vacant/former agricultural
- Zoned:** PRD (Planned Residential District)
- Utilities:** Del-Co Water, public sewer system
- School District:** Olentangy
- Engineer:** Hockaden & Associates

Staff Comments

Sherman Lakes, Section 1 is located on the east side of Africa Road and the north side of Sherman Road. It consists of 35 lots on 18.52 acres (1.89 units/acre). It also contains 4.49 acres of open space in 4 reserve lots (24.2%). The subdivision has only one point of entry and that is through Sherman Lakes Way from Africa Road. No access is provided from Sherman Road nor is a stub connection provided to the 40.7 acre undeveloped land to the north. The developer will construct a bike/walking path along Africa Road, which will provide bike/pedestrian access to the north and south. Lockwood Court and Forsyth Court are cul-de-sac streets extending south from Sherman Lakes Way. A large retention pond will be constructed on the east side of the development in Reserve C for stormwater management. Reserve D is a small 8' x 85' strip (0.016 acres) along the east boundary that will be conveyed to the adjoining property owner to the east in order to resolve a setback encroachment. The lots in this section typically range from 10,000 to 12,000 s. f. and will be served by Del-co water and County sewer.

A technical review was held on July 22, 2003, after which the applicant has addressed the required changes.

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

Staff Recommendation

Staff recommends *Preliminary and Final approval* of **Sherman Lakes, Section 1** to the RPC.

Commission / Public Comments (for both Sherman Lakes Sections 1 and 2)

Mr. Kurt Ziessler of Hockaden & Associates was present along with the applicant.

Ms. Terry Sherman (1458 Africa Road) was concerned with the drainage from this project and how it will affect her property. She also stated concerns with her privacy and safety with respect to the Alum Creek area near her property. Mr. Ziessler stated that the water would drain to the south where it currently does and has been designed to continue at the pre-developed rate. Mrs. Sherman requested that a fence be constructed to prevent individuals from this new development from accessing the Creek through her property. Chairwoman Foust stated that although she understands her concerns, it is not a platting issue that the Commission can control.

Mr. Ziessler added a thank you to all the elected officials and the RPC for all their hard work. He stated that the developer is very proud to bring the 2004 Parade of Homes to Delaware County.

Mr. John Schmidt asked why a project of this magnitude went through the preliminary and final processes simultaneously. Mr. Laurien stated that it is the developer's option. It puts a great burden on the applicant to get all the requirements completed. One requirement to receive final approval is that the applicant must either bond or build the streets, and this applicant has opted to bond the construction.

Mr. John Schmidt asked if there is a pedestrian easement around Reserve "F". Mr. Ziessler stated that there is an 8' access easement around the whole perimeter of the pond. It will be owned and maintained by the homeowners association. Access to the pond/open space is provided with a green strip opposite the end of McClellan Road.

Mr. John Schmidt stated that at one time there was a stub to the north in Section 1. Mr. Laurien stated that staff regularly looks for stub streets to adjoining properties for future connection. This case was awarded a certain amount of density by the courts and adding the connection would cause the applicant to lose a lot, which we can't ask for. So, the developer has offered the bike path to the north and south. Also, the landowner to the north (on both sides of the street) did not want this connection to his property.

Mr. John Schmidt asked if Sherman Road improvements have been finalized. Mr. Pike stated that they are still pending. They have had discussions with the Township Trustees and will be getting that resolved in the near future.

Mr. Rick Gemienhardt commended Mr. Sabatino for working with the Zoning Commission, Regional Planning Commission, and property owners. He also congratulated him for bringing the Parade of Homes to Delaware County.

Mr. Gladman made a motion for Preliminary and Final approval of Sherman Lakes, Section 1. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-03.2 Sherman Lakes, Section 2 – Berlin Twp. - 82 lots / 42.81 acres

Applicant: T & R Properties, Inc.
Subdivision Type: Single Family Residential
Location: West side of Africa Road, 700' north of Sherman Road, Berlin Twp.
Current Land Use: vacant/former agricultural
Zoned: PRD (Planned Residential District)
Utilities: Del-Co Water, public sewer system
School District: Olentangy
Engineer: Hockaden & Associates

Staff Comments

Sherman Lakes, Section 2 is located on the west side of Africa Road, 700' north of Sherman Road. Alum Creek State Park is adjacent to the west side of the development, however there is no public access in this area. The subdivision consists of 82 lots on 42.82 acres (1.91 units/acre). It also contains 13.37 acres of open space in 4 reserve lots (31.2%). McClellan Drive will be the access street into the site from Africa Road. Two other streets, Forsyth Lane and Aster Way, form a large loop with each street ending in a cul-de-sac. Ammen Avenue is a short street extending from Aster Way to the south boundary to allow a connection to potential future development of the adjacent land. The developer will construct a bike/walking path along Africa Road. A large retention pond will be constructed on the east side of the development along Africa Road in Reserve H for stormwater management. Reserve F will contain a large scenic pond (not part of drainage system). The lots in this section are generally 9,600 to 12,000 s. f. and will be served by Del-co water and County sewer.

A technical review was held on July 22, 2003, after which the applicant has addressed the required changes.

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

Staff Recommendation

Staff recommends *Preliminary and Final approval* of Sherman Lakes, Section 2 to the RPC.

Commission / Public Comments (comments listed under Section 1)

Mr. Gladman made a motion for Preliminary and Final approval of Sherman Lakes, Section 2, seconded by Mr. Ward. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Ward stated that he is very proud that the Parade of Homes will be held in Delaware County. He congratulated Mr. Sabatino on this prestigious award.

Chairwoman Foust asked if there were any subdivision's that the Commission wished to have removed from the consent agenda. Hearing none, asked for a motion.

Mr. Brenner made a motion for Final approval of Dewey Subdivision, Winding Creek Estates, Section 4, Big Bear Farms, Section 10, Wedgewood, Section 11 and Woodland Glen. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Final

09-03 Dewey – Berlin Twp. - 03 lots / 07.64 acres

Applicant: Holbert & Paycoff
Subdivision Type: Single-family Residential
Location: South side of Curve Road, West of Dale-Ford Road
Current Land Use: Vacant, former agriculture
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water, private septic systems
School District: Olentangy
Engineer: Scioto Land Surveying Service, Inc.

Staff Comments

This subdivision creates three lots, ranging from 2.018 acres to 2.817 acres, each having its own access to an existing, public street. These lots normally would be created as no-plat subdivisions (lot splits) but the overall number of splits from the original 57-acre tract exceed the number allowed by the Ohio Revised Code. Each lot will be served by Del-co water and individual on-site septic systems. As a condition of preliminary approval (May 29, 2003), notes have been added to the plat designating the existing drainage course as a "No-Build/No-Fill area and also requiring driveway crossing to be adequately sized by a professional engineer and accepted by the Delaware County Soil and

Water Conservation District.

The site is wooded to the north, with open, agricultural fields to the south. Two drainage swales cross the site, one from west to east and the other from the south, both meeting just west of Dale-Ford Road.

The 2001 Delaware County Thoroughfare Plan identifies a future road extending south from Roloson Road, connecting it to Piatt Road. This road is not a priority to the County Engineer at this time and the proposed Glenn Road extension to Peachblow Rd. is expected to reduce the need for this connection.

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

Staff Recommendation

Staff recommends *Final approval* of **Dewey** subdivision to the RPC.

Commission / Public Comments

Mr. Brenner made a motion for Final approval of Dewey Subdivision. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

21-02 Winding Creek Estates, Section 4 – Berlin Twp. - 10 lots / 15.49 acres

Applicant: Michael B. Fox
Subdivision Type: Single-family Residential
Location: 3755 Curve Road, Berlin Township
Current Land Use: Agriculture
Zoned: Farm Residential District (FR-1)
Utilities: Del-Co Water & Private Septic Systems
School District: Olentangy
Engineer: Floyd Browne Associates

Staff Comments

The applicant is requesting final plat approval of Winding Creek Estates,

Section 4. Section 4 contains 10 lots on 15.49 acres. The plan includes a southern extension of Winding Creek Lane with five lots on the east and five lots on the west. Winding Creek Lane is stubbed to the south for possible future development of the adjacent tract. The lots range in size from 1.08 acres to 2.00 acres yielding a gross density of 0.65 units per acre. A 150' power line easement crosses the subdivision along its north and west sides. AEP has given written approval of the leach fields located within this easement.

Surrounding land uses include Winding Creek Estates Section 2 to the north and Section 3 to the west. Open agricultural fields surround this section on the south and east sides. Preliminary approval was granted September 26, 2002.

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

Staff Recommendation

Staff recommends *Final approval* of **Winding Creek Estates, Section 4**, to the RPC.

Commission / Public Comments

Mr. Brenner made a motion for Final approval of Winding Creek Estates, Section 4. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

18-02 Big Bear Farms, Section 10 – Liberty Twp. - 01 lot / 28.91 acres

Applicant: Capitol Square, Ltd.
Subdivision Type: Commercial
Location: South side of Powell Rd between Sawmill Parkway and Old Sawmill Rd
Current Land Use: Vacant
Zoned: Planned Commercial & Office District (PC)
Utilities: Del Co. water and public sewer
School District: Olentangy

Engineer: EMH&T.

Surrounding Land Use

To the north: First Citizens National Bank (Big Bear Farms, Section 4)
To the east: Village Communities Condominiums (City of Powell)
To the south: Drug Mart, vacant commercial site (Wedgewood Commerce Center, Section 3)
To the west Donato's, BP Service Station (Big Bear Farms, Section 6A)

Staff Comments

Big Bear Farms, Section 10 is a Planned Commercial development on the south side of Powell Road between Sawmill Parkway and Old Sawmill Road. It includes the completion of Attucks Drive at the south end of the site. The subdivision contains only a large 26.89-acre lot and 0.093 acre "No-Build" reserve. The reserve is created due to the alignment of Attucks Drive, and will most likely be transferred to the adjacent lot to the south. As commercial uses are determined, the large lot will be further subdivided by "lotsplits", but ultimately a new plat will be filed once the original lot is completely subdivided. Access to the development from Powell Road will be opposite Galloway Drive to the north, which according to ODOT, will be limited to right in/right out only. A single access point is also provided for Sawmill Parkway approximately 700' south of Powell Road (aligning with the existing Donato's/BP access drive). Access to Sawmill Road and Attucks Drive is not restricted but must meet intersection spacing requirements.

Attucks Drive straddles the southern boundary for approximately 800' from Sawmill Parkway going east. This plat will dedicate 30' of the right-of-way with the remaining 30' existing by easement on the Drug Mart lot to the south. Drug Mart will dedicate its portion of the right-of-way with a future plat. The remaining leg of Attucks extending to Old Sawmill Road will be entirely on the Big Bear Farms plat and align with Grey Oaks Drive in the City of Powell to the east.

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

Staff Recommendation

Staff recommends *Final approval* of **Big Bear Farms, Section 10** to the RPC.

Commission / Public Comments

Mr. Brenner made a motion for Final approval of Big Bear Farms, Section

10. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

13-02 Wedgewood, Section 11 – Liberty Twp. - 42 lots / 33.65 acres

Applicant: Virginia Homes, Ltd.
Subdivision Type: Single-family residential
Location: West of Sawmill Blvd, east of Campden Lakes Section 2.
Current Land Use: Vacant field and wooded areas
Zoned: Planned Residential District (PRD)
Utilities: Del-Co water and county sewer systems
School District: Olentangy School District
Project Engineer: C.F. Bird and R.J. Bull, Inc.

Staff Comments

Wedgewood Section 11 completes a connection between Sawmill Boulevard and Campden Lakes with the extension of North Hampton Road, connecting to Aberdeen Avenue. New roads include Eckington Drive and Brinsworth Drive, which are both north and south roads. Finsbury Drive connects Eckington to Brinsworth to the south. An additional connection is provided to future development from Brinsworth Drive at the Franklin County line.

An area of open space is provided where a small stream crosses the southern portion of the site. Protection of this stream is further completed through the site with the use of no-build zones that affect five lots. Stormwater detention is served off-site by the large center pond at Campden Lakes to the west.

The site is half open field and half wooded with a small stream running through the southern portion of the property. It is surrounded by other Planned Residential and Planned Commercial developments. An apartment community “Vistas at Wedgewood” is to the east.

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

Staff Recommendation

Staff recommends *Final approval* of **Wedgewood, Section 11** to the RPC.

Commission / Public Comments

Mr. Brenner made a motion for Final approval of Wedgewood, Section 11. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

26-02 Woodland Glen – Liberty Twp. - 43 lots / 60.37 acres

Applicant: Highland Management Group, Inc. (Randy Loebig)
Subdivision Type: Single-family residential
Location: East side of Liberty Road, 3000’ south of Home Road, Liberty Township
Current Land Use: Single-family residence and open field
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Earthmetric LLC/Terrain Evolution, Inc.

Staff Comments

Woodland Glen is a proposed 42-lot subdivision on 60.37 acres just south of the Liberty Township Hall. It will connect to the Woodland Hall subdivision to the east and provide an east-west connection from SR 315 to Liberty Road (Woodland Glen Drive). A stub connection is also provided to the adjacent lands to the south (Lindell Lane) and north (Shepherd Drive) for future development. The subdivision will also include 3 cul-de-sacs. Del-co water and public sewer will serve the development. Lots will range from 1 to 1.5 acres except for a 2.2-acre lot that will include an existing house. There will also be a 1.5-acre reserve lot containing an existing pond. A 0.1-acre reserve shown on the preliminary plan has been incorporated into the Shepherd Drive right-of-way. A ravine along the development’s south boundary will be protected within a conservation / no-build easement ranging from 130’ to 160’. Preliminary approval was granted December 15, 2002.

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

Staff Recommendation

Staff recommends *Final approval* of **Woodland Glen** to the RPC.

Commission / Public Comments

Mr. Brenner made a motion for Final approval of Woodland Glen. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

47-00.1.2.A North Orange, Sec. 1, Ph. 2, Pt. A – Orange Twp. - 02 lots / 18.13 acres

Applicant: Planned Communities, Inc.
Project Engineer: Floyd Browne Associates

Staff Comments

The applicant has requested a 30-day table of North Orange, Sec. 1, Ph. 2, Pt. A in order to obtain the necessary signatures on the final plat.

Staff Recommendation

Staff recommends *approval of the 30-day tabling of the Final plat of North Orange, Sec. 1, Ph. 2, Pt. A* to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the 30-day tabling for North Orange, Sec. 1, Ph. 2, Pt. A. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS

14-02 Bridlespur Place – Liberty Twp. - 04 lots / 11.84 acres

Applicant: Frank Delgreco
Consultant: John McCann, Floyd Browne Associates

Staff Comments

The applicant has requested a 6-month extension of the preliminary approval for Bridlespur Place in order to complete construction.

Staff Recommendation

Staff recommends *approval of the 6-month extension of Bridlespur Place.*

Commission / Public Comments

Mr. Ward made a motion to approve the 6-month extension for Bridlespur Place, seconded by Mr. Brenner. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

- **18-Month Wage Scale Increase** – County Commissioners issued the 18-Month Wage review findings. PAT skill level employees rate increase 2.04%, Executive skill level employees rate increase 1.96%. \$13,107.31 additional administrative fund to end 2003. (See wage attached revised wage scale.)

Mr. Bell made a motion to approve the rate increase and the additional administrative fund of \$13,107.31. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **Personnel Handbook amendment re: vacation accrual** (see page 3, Executive Committee minutes of this report). Mr. Laurien explained that due to the confusing language of the current personnel handbook regarding vacation accrual, the Executive Committee agreed to amend the vacation accrual policy to match that of the County Commissioners. This will also enable the County Auditor to use the same formula as for those employees under the County Commissioners for the payroll accounting system and not have to write a special program.

Mr. Hopper made a motion to amend the Personnel handbook vacation accrual to match the County Commissioners (see page 3 of this report from the Executive Committee minutes). Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **William Bonner Resolution** – Mr. Laurien explained that developer Bill Bonner has been diagnosed with terminal cancer and is currently at the Kobacker House. (See attached resolution, recognizing Mr. Bonner's good works in Delaware County.)

Mr. Bill Westbrook was present on behalf of Mr. Bonner. He said that he has known Mr. Bonner for about 14 years and has been a partner for 4 years. He said that Mr. Bonner would be thrilled with the recognition that

the County has given him.

VII. POLICY / EDUCATION DISCUSSION (none)

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

Meeting adjourned at 9:00 p.m.

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, August 28, 2003, 7:00PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35,
Delaware, Ohio 43015.*