



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, August 25, 2005 at 7:00 PM

Delaware Hayes Services Building,

140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of July 28, 2005 RPC Minutes
- Executive Committee Minutes of August 17, 2005
- Statement of Policy

II. VARIANCES (none)

III. PUBLIC CONSTRUCTION PROJECTS (none)

IV. ZONING MAP/TEXT AMENDMENTS

45-05 ZON Silvestri Custom Homes – Orange Twp. – 75.87 acres – FR-1 to SFPRD

V. SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
27-03.1.B-E	North Star Section 1, Phases B-E	Berkshire	156 lots / 450.60 acres
<u>Preliminary/Final</u>			
21-05	Division #1, River Bend, Section 2, Lot# 4266	Orange	1 lot / 0.483 acres
<u>Final</u>			
21-04.1	Estates at Cheshire, Section 1	Berkshire	21 lots / 36.28 acres
22-05	Division #1, Maxtown Subdivision, Lot #3460	Genoa	01 lots / 02.53 acres
20-03	T Liberty Village	Liberty	35 lots / 36.31 acres
25-03	Loch Lomond Estates	Liberty	08 lots / 12.21 acres
18-05	Africa Road Estates	Orange	03 lots / 10.33 acres
17-03.2	Jersey Acres, Section 2	Trenton	02 lots / 31.55 acres

T=TABLED, W=WITHDRAWN

VI. EXTENSIONS

29-98.4.13 Scioto Reserve, Sec. 4, Ph. 13 Concord 29 lots / 08.28 acres

VII. OTHER BUSINESS

- Subdivision Regulations: discuss final draft, advertise hearing date for October DCRPC meeting
- Consideration for approval: Loveland & Brosius legal fees

VIII. POLICY / EDUCATION DISCUSSION

- Consideration of adoption: Sick leave donation policy

IX. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

1. Call to Order

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

2. Roll Call

Representatives: Rick Sedlacek, Paul Snajd, Robert Hedrick, Steve Burke, Tom Hopper, Dave Lavallo, Holly Foust, Dick Gladman, Marvin Miller, Eric Fischer, Lloyd Shoaf, Robert Jones, Bonnie Newland, and Mike Datillo. *Alternates:* Mary Newcomb, John Reilly, and Dave Jackson. *Arrived after roll call:* Linda Castner and Kris Jordan. *Staff:* Phil Laurien, Scott Sanders, Paul Deel, Joe Clase, Da-Wei Liou and Stephanie Matlack.

3. Approval of the July 28, 2005 RPC Minutes

Mr. Miller made a motion to approve the minutes of the July 28, 2005 RPC meeting. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

4. August 17, 2005 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 8:40 a.m. Present: Holly Foust, Dick Gladman, Steve Burke, Jim Ward and Lloyd Shoaf. Staff present: Phil Laurien and Joseph Clase.

2. Approval of Executive Committee Minutes July 20, 2005 - Mr. Gladman made a motion to approve the minutes of the last meeting. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. Old Business

a. Contract updates – Mr. Laurien stated that staff is currently updating Berlin, Brown and Troy Township Zoning Resolutions. Comprehensive Plans are underway in Oxford and Harlem Townships. Staff is waiting for comments from Liberty Township board members regarding their draft comprehensive plan. Concord Township is filling a new position for zoning officer. Etna Township has joined DCRPC and is interested in a PRD update. West Jefferson was referred by Mike McCarthy and Warren County was referred by Dave Cannon for zoning code updates.

4. New Business

a. Financial / Activity Reports for July 2005

REGIONAL PLANNING RECEIPTS		JULY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$2,320.00	\$9,550.00
Fees A (Site Review)	(4202)	\$425.00	\$1,945.00
Insp. Fees (Lot Line Transfer)	(4203)	\$40.00	\$560.00
Membership Fees	(4204)		\$218,369.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$4,056.70	\$25,693.02
Associate Membership Fees	(4206)	\$1,500.00	\$1,500.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$70.00	\$76,157.47
Charges for Serv. B (Final. Appl.)	(4231)	\$11,810.00	\$45,398.96
Charges for Serv. C (Ext. Fee)	(4232)		\$1,650.00
Charges for Serv. D (Table Fee)	(4233)	\$600.00	\$2,600.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,200.00

General Sales	(4220)	\$62.00	\$1,902.91
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$3,800.00	\$17,960.00
Soil & Water Fees	(4243)	\$225.00	\$3,354.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$0.00
Other Reimbursements A	(4721)		\$20.93
Other Misc. Revenue (GIS maps)	(4730)	\$184.80	\$2,798.00
Misc. Non Revenue Receipts	(4733)		
Sale if Fixed Asset	(4804)		\$0.00
TOTAL RECEIPTS		\$25,093.50	\$410,659.29

Balance after receipts	\$210,521.01
Expenditures	- \$ 46,354.44
End of July balance	\$164,166.57

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

- b. **August RPC Preliminary Agenda** – Includes 1 rezoning, 2 preliminary subdivision and 6 final plat applications. Chairwoman Foust stated that Liberty Village would not be ready.
- c. **Subdivision Regulations-** Mr. Laurien stated that the final draft copy of the regulations will be distributed at the next RPC meeting, but the process of adoption will most-likely not be initiated until the September RPC meeting.
- d. **Sick leave donation policy-** Mr. Laurien distributed a draft of the sick leave donation policy for review and comment.
- e. **Consideration for recommendation:** Loveland & Brosius \$2,123.25 (June 2005) - *Mr. Shoaf made a motion to recommend approval for the legal expenditure, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.*

6. **Other Business** - none

7. **Personnel**

- a. **Bob Sochor** – Mr. Laurien stated that Bob has returned home.

8. **Adjourn-** *Mr. Gladman made a motion to adjourn the meeting at 9:30 AM, seconded by Mr. Burke. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, September 21, 2005 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 (none)

III. PUBLIC CONSTRUCTION PROJECTS (none)

IV. ZONING MAP/TEXT AMENDMENTS

45-05 ZON Silvestri Custom Homes – Orange Twp. – 75.87 acres – FR-1 to SFPRD

I. Conditions

Location: North side of Lewis Center Rd approximately 500' west of S Old State Rd.

Present Zoning: Farm Residence (FR-1)

Proposed Zoning: Single Family Planned Residential (SFPRD)

Present Use: Agriculture/Open Field.

Proposed Uses: Residential

- 135 single family lots, minimum lot size 80' X 135' (10,800 s. f.)
- 16.6 acres of open space (21.9% of site).

Existing Density: 1 unit/acre in FR-1

Proposed Density: 1.78 units/acre

School District: Olentangy

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

Soils: BoA – Blount 0-2 % slope

GwB – Glynwood 2-6 % slope

PwA – Pewamo 0-1 % slope

Surrounding use (zoning):

North: Bryn Mawr subdivision (SFPRD), agriculture (FR-1)

East: Acreage lots (FR-1), Willow Springs (SFPRD)

South: Acreage lots (FR-1), Village at Alum Creek (SFPRD)

West: Acreage lots (FR-1), unincorporated village of Lewis Center

II. Project Description

The proposed development, located northwest of the Lewis Center Road/S Old State Road intersection, contains 135 lots on 75.87 acres (1.78 du/acre). Access to the subdivision is provided from Lewis Center Road at 2 locations approximately 2200' apart. The western street is the proposed Piatt Road extension that will eventually intersect with Shanahan Road to the north. The second access connects to a long loop street that intersects an east west cul-de-sac street along the site's north side. This cul-de-sac street also connects to the (new) Piatt Road. In addition to Piatt Road, 2 additional streets are extended to the north boundary for future connection to adjacent undeveloped land. The proposed lots (minimum 80' X 135') are generally arranged in a grid pattern. Two centrally located open space reserves (2.5 acres each) are surrounded on 3 sides by lots. An existing pond to the east side of the development will be used for stormwater retention and will be located within a future 8.6-acre open space reserve. A long open space strip will be provided along

Lewis Center Road for buffering. A second retention pond will be constructed in a reserve lot to the northwest corner of the site. A bike path is proposed along Lewis Center Road and through the large open space lot to the east. A series of existing treelines will be preserved and incorporated into the development design to create neighborhoods and create a buffer along Lewis Center Road as well as the north boundary.

III. Conformance with Local Comprehensive Plans

The Orange Township 2001 Comprehensive Plan places this property in Sub-Area 14 “The Northlands”. The Plan recommends single family residential on large lots (1+ acre) with deep setbacks along the north side of Lewis Center Road, or planned residential development at a maximum density of 2 units per acre with sewer. The Piatt Road extension is also proposed on the Comp Plan although it appears to be located to the west of this site.

Staff comment: Lewis Center Road will eventually be a major east-west thoroughfare once the Home Road relocation and Lewis Center bypass are completed. The County would prefer to minimize the new access points (driveways) on this road. The development proposes two access points compared to 15 to 25 individual driveways that 1+ acre lots would yield (3500’ of development frontage on Lewis Center Road). With regard to the Piatt Road extension, the location on the Comp Plan is schematic. Given the best estimate for where the Lewis Center bypass would be curved south of the existing road, the proposed Piatt Road location appears to be appropriate.

IV. Conformance with SFPRD Development Standards

- 1.) Open space – The development provides 16.6 acres of open space (21.9 %) which complies with the minimum 20% required. However, the Zoning Resolution states that stormwater retention/detention facilities cannot exceed 10% of the required open space. This means that only 1.512 acres of the stormwater drainage facilities within this development can count toward the open space required (13.66 acres of non-drainage facilities must be provided). The development plan does not appear to meet this standard.

Staff comment: Staff is not sure if the intention of the township was to limit drainage facilities to no more than half of the required open space which would be 10% of the development’s gross acreage or if the existing text is accurate and no more than 10% of the open space may be used for such features. This must be resolved at the Zoning Commission public hearing.

- 2.) Provisions for utilities.
 - a.) Sanitary sewer – According to the Delaware County Sanitary Engineer, there is capacity to serve this development. A letter of service availability has been provided.
 - b.) Water – Del-Co water is available through a 12” water line along Lewis Center Road.
 - c.) Other utilities – Service letters have been provided for gas (Suburban Natural Gas), and telecommunication (Verizon).
- 3.) Storm water – A stormwater management plan must be submitted to and approved by the County Engineer. The development plan proposes to utilize the existing pond for stormwater retention. A second pond will be constructed in the northwest corner of the development, also for retention.
- 4.) Proposed Traffic Patterns and their relationship to existing conditions-

- a.) A traffic study has not been provided. The township may require one to be submitted with the zoning development plan. The county will require one through the subdivision process. The Piatt Road extension contains a 70' right-of-way with a 36' pavement width, which is acceptable to the County Engineer's office. Turn lanes on Lewis Center Road may be required.
- b.) Arrangement of streets in regard to existing or planned streets- Street connections are provided for future connections to the adjacent undeveloped land.
- c.) Sidewalks are proposed along both sides of the subdivision streets. A bike path is proposed along Lewis Center Road and through the eastern open space.
- 5.) Architectural design criteria – The development plan includes renderings for homes to be constructed within the subdivision. Architectural design elements are included in the text. A rendering for the entry sign was not included in the development plan.
- 6.) Landscaping – A landscaping plan has been provided. Existing tree lines will be preserved as much as possible along Lewis Center Road and the north boundary line, as well as the north-south tree line toward the middle of the site. New trees will be planted along interior streets as the development progresses.
- 7.) Divergences: None are requested, but as noted above (IV (1)), one may be needed for drainage facilities within the open space.

V. Required Findings for SFPRD

- 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, pending resolution of the drainage features within the open space.

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

DCRPC Staff Finding: Yes. The development provides a portion of the Piatt Road extension and minimizes access to Lewis Center Road.

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

DCRPC Staff Finding: Yes.

VI. DCRPC Staff Recommendation

Staff recommends **Conditional Approval** of the zoning change from FR-1 to SFPRD, *subject to resolution of the drainage facilities within the open space.*

Commission / Public Comment

Mr. Drew Sanderell with EMH & T was present to represent the applicant.

Mr. Gladman made a motion to recommend conditional approval of the rezoning request by Silvestri

Custom Homes, subject to staff comments. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. SUBDIVISION PROJECTS

Preliminary

27-03.1.B-E North Star Section 1, Phases B-E – Berkshire Twp. - 156 lots / 450.60 acres

Applicant: Robert Weiler Company

Subdivision Type: Single-family and Multi-family Residential and Golf Course

Location: West side of N. Galena Road, 1900' north of U.S. 36/S.R. 37, Berkshire Twp.

Current Land Use: Vacant, golf course under construction

Zoned: Planned Residential District (PRD)

Utilities: Del-Co water and public sanitary sewer via land application

School District: Big Walnut

Engineer: EMH&T, Andrew Sanderell

I. Staff Comments

The proposed development is accessed via the relocation of Wilson Road, which received an overall Preliminary Approval from the RPC in December 2003. It includes four distinct areas of single-family homes, as well as two areas for condominiums, a golf course, a township park and open space for spraying of treated effluent from the sewer system.

Phase B is in the southwestern corner of the site and includes 52 building sites of roughly 10,800 s.f. Road names include Bohan Court, Grassy View Drive, Sehellby Avenue and McCora Court. Phase C is at the eastern edge of the development, including 46 lots of roughly 13,500 s.f. This phase includes one road, Twin Green Avenue, which ends in a modified cul-de-sac to the south. The phase also provides access for a future phase to the northeast.

Phase D is in the center of the development and includes 43 lots on roughly 14,000 s.f. Lots are accessed via Celestial Avenue from north to south and a loop road, Caddie Corners Drive. Phase E stubs to the Kingston Township line to the north and includes only 12 lots but provides access to a future road to the northeast. The road that accessed these lots is Orbit Glen Drive and lots are between 11,300 s.f. and 14,250 s.f. No additional connections between residential areas or to adjacent lands were recommended based on the location of Butler Run and Little Walnut Creek and their related floodplain and the location of the golf course.

The preliminary plan shows two reserves, (45 acres and 33 acres) for cluster homes, which are zoned for condominium development. Potential access points are shown on the plan and any changes will comply with the County Engineer's Design Standards. The plan also shows a 29-acre multi-purpose park to be owned and maintained by Berkshire Township and approximately 13 holes of the golf course, club house and maintenance buildings on the remaining 272 acres.

No Final Plat will be approved for North Star until the applicant has received an OEPA Permit to Install (PTI) for the proposed sewer plant.

A technical review was held on August 16, 2005, after which the applicant has addressed all of the required changes.

II. Staff Recommendation

Staff recommends *Preliminary Approval* of **North Star, Section 1, Phases B-E** to the RPC.

Commission / Public Comment

Mr. Drew Sanderell with EMH & T was present to represent the applicant.

Mr. Miller made a motion for Preliminary approval of North Star, Section 1, Phases B, C, D, and E. Mr. Shoaf seconded the motion. VOTE: Majority For, 1 Opposed (Mr. Lavalle). Motion carried.

Preliminary/Final

21-05 Division #1, River Bend Section 2, Lot # 4266 – Orange Twp. - 1 lot / 0.483 acres

I. Conditions

Applicant: Planned Communities, Inc.

Subdivision Type: Commercial

Location: Northwest corner of U.S. 23 and Evergreen Avenue, Orange Twp

Zoning: Planned Commercial (PC)

Existing Land Use(s): vacant

School District: Olentangy Local School District

Utilities Available: Del-Co Water and County Sanitary Sewer

Critical Resources: Ravine w/ 100-year floodplain along north side of original tract

Surrounding land uses: Sky Bank to the south, Delaware County Bank office building to the west and vacant commercial lots to the north and east.

Engineer: Tiffany Jenkins, Floyd Browne Group

II. Staff Comments

This commercial lot (Lot #4266) was platted on November 24, 1999 as part of River Bend Subdivision, Section 2. The applicant is proposing to further divide this 4.384-acre parcel to allow for the generation of a 0.483-acre site for a drive-thru banking facility of the Delaware County Bank and Trust, Inc.

Because of the close proximity of this proposed facility to The Bank's corporate offices, functions on this site will be limited to drive-thru transactions only. The four proposed parking spaces will be for employee parking. The corporate offices will facilitate any additional banking activity.

This plat includes an ingress/egress easement along the western side of the proposed lot that will provide access for the proposed drive-thru and the 3.9-acre residual parcel for which a commercial use has yet to be determined. While full access will be allowed into this site from Evergreen Avenue, those leaving the site will be limited to making a right-turn out and be directed toward Owenfield Drive.

A technical review was held on August 16, 2005, after which the applicant has addressed all of 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.

III. Staff Recommendations

Staff recommends *Preliminary and Final approval* of **Division #1, River Bend Section 2, Lot #4266** to the RPC.

Commission / Public Comment

Mrs. Tiffany Jenkins with Floyd Browne Group was present to represent the applicant.

Mr. Miller made a motion for Preliminary and Final Plat approval of Division #1, River Bend, Section 2, Lot # 4266. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Final

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

Applicant: Bill Westbrook

Subdivision Type: Single Family Residential

Location: West side of S. Galena Road, approx. 1000' north of Cheshire Road

Current Land Use: vacant

Zoned: FR-1

Utilities: Del-Co Water, on-site waste disposal

School District: Big Walnut

Engineer: Bischoff Miller & Associates

I. Staff Comments

Phase 1 will extend west from Galena Rd. to the stub streets and will utilize on-site waste disposal systems. The site is mostly open, with a small ravine and treeline at the western edge of this phase. Lot sizes are at least 1.5 acres, which exceeds the minimum size for lots in the FR-1 district at the time this project was initiated. One road stub to the north and one to the south provide opportunity for future connectivity. These roads are offset to reduce the potential for a future cut-through and eliminate the need to plat this road as an arterial. Three retention ponds are located in the project; one on either side of the entrance and a third at the road stub to the north.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County

agencies, a requirement for Final approval.

II. Staff Recommendation

Staff recommends *Final Approval* of **Estates at Cheshire, Section 1** to the DCRPC.

Commission / Public Comment

Mr. Gladman made a motion for Final approval of Estates at Cheshire, Section 1. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

22-05 Division #1, Maxtown Subdivision, Lot #3460 – Genoa Twp. - 01 lots / 02.53 acres

Applicant: Home Depot U.S.A., Inc.
Subdivision Type: Division of a platted commercial lot
Location: Genoa Square Shopping Center (6017 Maxtown Rd), Genoa Twp.
Current Land Use: Home Depot
Current Zoning: PD-2
Utilities: Del-Co Water and County Sewer
School District: Westerville City School District
Engineer: Jeff Hofius, EMH&T

I. Staff Comments

The applicant is requesting a subdivision of Lot #3460 of Maxtown Subdivision to allow for separate ownership of a strip mall that was platted on the Home Depot lot. The proposed 2.528 acre out lot will be split from the 12.28-acre Home Depot site. The lot is accessed via a 40' access strip on its west side and a 60' access strip on its east side, which both link between SR 3 and Maxtown Road. Private access drives exist within these access strips.

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 **Division #1, Maxtown Subdivision, Lot #3460** to the RPC.

Commission / Public Comment

Mr. Gladman made a motion for Final approval of Division #1, Maxtown Subdivision, Lot #3460. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

20-03 T Liberty Village – Liberty Twp. - 35 lots / 36.31 acres

Applicant: Mid-States Development Corp.
Engineer: EMH&T

I. Staff Comments

On behalf of the applicant, attorney Richard Brahm has requested a 30-day tabling to allow for technical matters to be worked out.

II. Staff Recommendation

Staff recommends *approval* of the 30-day table request for **Liberty Village**, to the RPC.

Commission / Public Comment

Chairwoman Foust made a motion to approve the 30-day table request for Liberty Village. Mr. Snajd 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
- Subdivision Type:** Single-family Residential
- Location:** Northside of Manning Parkway, approx. 300' west of SR 315, Liberty Twp.
- Current Land Use:** Vacant
- Current Zoning:** Planned Residential District (PR) w/ pending development plan approval
- Utilities:** Del-Co Water and County Sewer
- Critical Resources:** Ravines on north and south with a pond in the southwest corner
- School District:** Olentangy Local School District
- Engineer:** Karen Coffman, Scioto Land Surveying Service

I. Staff Comments

Loch Lomond Estates is a proposed eight (8) lot single-family residential development on 12.35 acres in Liberty Township. The plat indicates two no-build easements, which are intended to protect the ravines north and south of this development.

All lots in this development will take access off Loch Lomond Place, a proposed private road that will extend north off Manning Parkway. This private road has been approved by the County Engineer and constructed.

Two commercial properties are located adjacent to this development along Manning Parkway. The eastern property is currently vacant and will be required to take access from the proposed private road and share in its maintenance when the commercial lot develops. The first 250 feet of the private road accessing this development is currently part of this eastern commercial lot (Loch Lomond Park, Section 2). The property west of the new road contains offices for a design firm and takes access to Manning Parkway just west of the proposed private road.

This development was given preliminary approval August 26, 2004. The applicant received a tabling last month to satisfy County Sanitary Engineer's comments. They have since been addressed.

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 **Loch Lomond Estates** to the RPC.

Commission / Public Comment

Mr. Gladman made a motion for Final approval of Loch Lomond Estates. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

18-05 Africa Road Estates – Orange Twp. - 03 lots / 10.33 acres

I. Conditions

Applicant: Carlo Silvestri & John Burke
Subdivision Type: Single-family Residential (CAD)
Location: 7034 and 7040 Africa Road, Orange Twp.
Current Land Use: 2 Single family residences
Zoned: Farm Residential District (FR-1)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Hoy Surveying

II. Staff Comments

Africa Road Estates is a proposed 3-lot CAD on 10.17 acres. It is located on the west side of Africa Road approximately 3000' north of Worthington Road. Alum Creek runs along the west property line. The site is currently divided into two 5+ acre lots, each containing an existing residence. The plat will create a separate recreational lot along the Alum Creek. The proposed 5-acre reserve is entirely within the 100-year floodplain. The reserve is restricted as a "no-build lot, for personal recreation only". The existing paved driveway will be used for the CAD with the applicant adding a T-turnaround at its terminus. The existing homes will remain on 1.981 acres and 1.984 acres. The CAD (0.98 acres) will be owned by the 1.984-acre lot. Both lots are served by Del-co water and public sewer.

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 **Africa Road Estates** to the RPC.

Commission / Public Comment

Mr. Gladman made a motion for Final approval of Africa Road Estates. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

17-03.2 Jersey Acres, Section 2 -Trenton Twp. - 02 lots / 31.55 acres

Applicant: Theodore Uvitus
Subdivision Type: Single Family Residential (CAD)
Location: South side of Meredith State Road, 2700 feet west of County Line Road
Current Land Use: vacant, agricultural and wooded

Zoned: Farm Residential (1 unit/5 acres)
Utilities: on-site septic and personal wells
School District: Big Walnut
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 received a tabling last month to modify the CAD plans, which has since been done. The CAD lies in a 70' easement to allow for the placement of a septic outlet tile.

Surrounding land uses include Jersey Acres, Section 1 (2 lot CAD) to the east surrounded by large residential lots. Section 2 is a CAD that accesses the other three lots from the western edge of the property.

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 **Jersey Acres, Section 2**, to the RPC.

Commission / Public Comment

Mr. Gladman made a motion for Final approval of Jersey Acres, Section 2. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. EXTENSIONS

29-98.4.13 Scioto Reserve, Sec. 4, Ph. 13 – Concord Twp. - 29 lots / 08.28 acres

Applicant: Home Road Ltd.
Consultant: RD Zande

I. Staff Comments

This application received preliminary approval February 26, 2004. Due to marketing factors, the applicant has requested a 6-month extension. Construction is expected to begin this winter. This is the second 6- month extension requested for this section.

II. Staff Recommendation

Staff recommends *Approval* of the 6-month extension of **Scioto Reserve, Section 4, Phase 13** to the RPC.

Commission / Public Comment

Mr. Snajd made a motion to approve the 6-month extension request for Scioto Reserve, Section 4, Phase 13. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. OTHER BUSINESS

- **Subdivision Regulations: discuss final draft, advertise hearing date for October DCRPC meeting**
Mr. Laurien explained that draft X of the subdivision regulations has been handed out. The final meeting with the Technical and Advisory Committee's is scheduled for September 7th. There have been a lot of housekeeping changes along with a few amendments due to state law. He highlighted some of the main changes:
 1. Section 204.04-time period changes from 1 year to 2 years to submit a final after preliminary approval. Also, once the first phase is recorded, the remaining phases have 5 years to get recorded.
 2. Preliminary plan – required contour intervals have changed to:
 - “1.) For subdivision lots utilizing on-site sewage treatment systems, contours shall be provided at 1-foot intervals for the envelope of disturbed areas and 2-foot intervals for all other areas. (5-foot interval over 12% slope);
 - 2.) For subdivision lots utilizing centralized sewer systems, contours shall be provided at 2-foot intervals (5-foot interval over 12% slope); ”
 3. Soil borings:
 - b) Location and results of soil borings or test pits, with Delaware General Health District staff-level recommendation for on-site sewage disposal systems, where applicable;
 4. Traffic control:"traffic calming devices on streets anticipated to carry more than 1500 vehicle trips per day" will be required.
 5. Final plat submission – all signatures will be required at the time of final plat application submission.
 6. Once a lot has been platted, any further division would require a plat (no longer allow lot splits within recorded subdivisions).
 7. Section 210 has been added to regulate large lot splits (5-20 acres). Also in that section 210.06 exempts agricultural and recreation lots.
 8. Common Access Driveways – new regulations allow for greater flexibility and yield but would require paving with a 20-year design and a 1-year warranty. Maximum CAD length of 1,500 feet.

Mr. Laurien explained that the Commission will receive a final copy after the Sept 7th Committee meeting

and be asked for approval at the October 27th RPC meeting. Then the Regulations will be sent to the County Commissioners for a November hearing. After the 30-day appeals period, the new regulations would be effective, which would be around January 1, 2006.

- **Consideration for approval: Loveland & Brosius legal fees – Mr. Gladman made a motion to approve the legal fees of \$2,123.25, seconded by Mr. Snajd. VOTE: Unanimously For, 0 Opposed. Motion carried.**

VIII. POLICY / EDUCATION DISCUSSION

- **Consideration of adoption: Sick leave donation policy (Resolution #02-2005) – Mr. Laurien presented the Commission with a draft Sick Leave Donation Policy. He explained that the County’s policy was used as the basis. Loveland and Brosius has reviewed and recommended the policy presented. Chairwoman Foust asked that section 3. e) be amended to read: twelve (12) *consecutive* months and *earned* 2080 *compensatable* hours during that period”. The acronym for Family and Medical Leave Act should be FMLA throughout the document. Mr. Eric Fischer questioned the need for a clause to be added for a person to be able to re-coop their donated leave if it was asked for (and received) fraudulently. Mr. Laurien stated that he would speak to the RPC’s attorney for suggestions.**

Mr. Miller made a motion to approve Resolution #02-2005 Sick Leave Donation Policy, subject to the Commission discussion. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IX. RPC STAFF AND MEMBER NEWS

Having no further business, Mr. Miller made a motion to adjourn. Seconded by Mr. Snajd. VOTE: Unanimously For, 0 Opposed. Motion carried.

Meeting adjourned at 7:55 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, September 29, 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