



# 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, August 26, 2004 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 29, 2004 RPC Minutes
- Executive Committee Minutes of August 18, 2004
- Statement of Policy

**II. VARIANCES (none)**

**III. PUBLIC CONSTRUCTION PROJECTS (none)**

**IV. ZONING MAP/TEXT AMENDMENTS**

- 41-04 ZON Ralph Haegele Trust – Harlem Twp. – 4.305 acres from AR-1 to FR-1
- 42-04 ZON S.Hamilton & L.Bungard – Berkshire Twp. - 5.002 acres from A-1 to FR-1
- 43-04 ZON The Keethler Co. – Berlin Twp. – 66.432 acres from FR-1 to FR-1/PRD overlay
- 44-04 ZON CV Real Property LLC – Orange Twp. – 20 acres from FR-1 to MFPRD

**V. SUBDIVISION PROJECTS**

|                           |                                | Township  | Lots/Acres            |
|---------------------------|--------------------------------|-----------|-----------------------|
| <b><u>Preliminary</u></b> |                                |           |                       |
| 21-04                     | Estates at Cheshire            | Berkshire | 38 lots / 89.38 acres |
| 22-04                     | <b>W</b> Hayden Reserve        | Concord   | 37 lots / 70.64 acres |
| 25-03                     | Loch Lomond Estates            | Liberty   | 08 lots / 12.35 acres |
| 15-02.4                   | Estates of Glen Oak, Section 4 | Orange    | 63 lots / 21.12 acres |
| 24-04                     | Justamere                      | Scioto    | 04 lots / 08.37 acres |
| 23-04                     | Christy                        | Troy      | 03 lots / 9.66 acres  |

**Preliminary/Final (none)**

**Final**

|         |                             |               |                       |
|---------|-----------------------------|---------------|-----------------------|
| 10-04   | Tarragon Estates            | Berkshire     | 05 lots / 10.26 acres |
| 01-98.4 | Sage Creek, Section 4, Ph.A | Berk. & Tren. | 10 lots / 38.30 acres |
| 02-03.1 | Walnut Grove Estates, Sec.1 | Genoa         | 42 lots / 36.35 acres |
| 03-02.2 | Northpoint Meadows, Sec.2   | Orange        | 44 lots/ 19.28 acres  |

**T=TABLED, W=WITHDRAWN**

**VI. EXTENSIONS (none)**

**VII. OTHER BUSINESS (none)**

**VIII. POLICY / EDUCATION DISCUSSION (none)**

**IX. RPC STAFF AND MEMBER NEWS**

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**I. ADMINISTRATIVE BUSINESS**

▪ **Call to Order**

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

▪ **Roll Call**

*Representatives:* Paul Snajd, Fred Fowler, Steve Burke, Steve Jefferis, Tom Hopper, Holly Foust, Dick Gladman, Lloyd Shoaf, George Mason John Schmidt, Leslie Warthman and Mike Datillo. *Alternates:* Scott Pike and Mary Newcomb. Arrived after roll call: Jim Ward (R), Charles Heimlich (R) and Sandra Stults (A). *Staff:* Philip Laurien, Paul Deel, Scott Sanders, Joe Clase, Da-Wei Liou, Bob Sochor and Stephanie Matlack.

▪ **Approval of the July 29, 2004 RPC Minutes**

*Mr. Schmidt made a motion to approve the minutes of the July RPC meeting, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.*

▪ **August 18, 2004 Executive Committee Minutes**

**1. Call to order at 8:40 AM**

*Present:* Steve Burke, Dick Gladman, Jim Ward, Leslie Warthman, Philip Laurien, and Joe Clase.

Absent: Holly Foust and Stephanie Matlack

**2. Approval of Executive Committee Minutes**

*Mr. Burke made a motion to approve the July 21, 2004 Executive Committee Minutes. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**3. Old Business**

Mr. Laurien presented the following status report for contract work:

- a. Staff is nearing the end of contract work on the Village of Ashley Comprehensive Plan
- b. Staff is putting finishing touches on the Berlin Township Zoning Code amendments.
- c. Brown Township hasn't signed a contract yet.
- d. Concord Township hasn't signed a contract yet.
- e. Staff is working on Delaware Township Zoning Code amendments (no-fee assistance).
- f. The Subdivision Regulations are in the process of being reviewed by the Advisory Committee.
- g. Genoa Township has commented on the complete draft of their Comprehensive Plan amendments.
- h. Liberty, Troy & Berlin Township's are currently working with staff to amend their Planned Commercial District.
- i. Staff is nearing the end of contract work on the Scioto Township Comprehensive Plan.
- j. Staff is working with Trenton Township to create conservation subdivision regulations.
- k. Staff is beginning contract work on revising Troy Township's Zoning Code.
- l. A few villages in Hancock County have expressed interest in signing contracts.

**4. New Business**

- a. Financial Report - Mr. Laurien stated that he had concerns about revenues projected into 2005. There may be a need for a new office copier in 2005 too.

| REGIONAL PLANNING RECEIPTS              |        | JULY               | YTD TOTAL           |
|---|--------|--------------------|---------------------|
| General Fees (Lot Split)                | (4201) | \$925.00           | \$7,790.00          |
| Fees A (Site Review)                    | (4202) | \$300.00           | \$2,400.00          |
| Insp. Fees (Lot Line Transfer)          | (4203) | \$100.00           | \$640.00            |
| Membership Fees                         | (4204) |                    | \$152,781.97        |
| Planning Surcharge (Twp. Plan. Assist.) | (4205) | \$1,491.34         | \$42,852.40         |
| Associate Membership Fees               | (4206) |                    | \$1,500.00          |
| Charges for Serv. A (Prel. Appl.)       | (4230) | \$6,050.00         | \$87,331.03         |
| Charges for Serv. B (Final. Appl.)      | (4231) | \$5,570.00         | \$62,430.21         |
| Charges for Serv. C (Ext. Fee)          | (4232) | \$300.00           | \$1,100.00          |
| Charges for Serv. D (Table Fee)         | (4233) | \$200.00           | \$2,200.00          |
| Charges for Serv. E (Appeal/Var.)       | (4234) |                    | \$600.00            |
| General Sales                           | (4220) | \$175.90           | \$3,543.29          |
| <b>OTHER DEPT. RECEIPTS</b>             |        |                    |                     |
| Health Dept. Fees                       | (4242) | \$9,850.00         | \$15,170.00         |
| Soil & Water Fees                       | (4243) | \$406.00           | \$4,050.00          |
| <b>MISCELLANEOUS REVENUE</b>            |        |                    |                     |
| Other Reimbursements                    | (4720) |                    | \$40.00             |
| Other Reimbursements A                  | (4721) | \$1.10             | \$33.41             |
| Other Misc. Revenue (GIS maps)          | (4730) | \$538.23           | \$2,217.15          |
| Misc. Non Revenue Receipts              | (4733) | \$800.00           | \$800.00            |
| Sale of Fixed Asset                     | (4804) |                    | \$700.00            |
| Other Reimbursements B                  | (8092) |                    |                     |
| Canceled Warrants                       | (8099) |                    |                     |
| Interfund Revenues                      | (8701) |                    |                     |
| <b>TOTAL RECEIPTS</b>                   |        | <b>\$26,707.57</b> | <b>\$388,179.46</b> |

|                               |                       |
|-------------------------------|-----------------------|
| <b>Balance after receipts</b> | <b>\$275,016.19</b>   |
| <b>Expenditures</b>           | <b>- \$ 43,447.77</b> |
| <b>End of May balance</b>     | <b>\$231,568.42</b>   |

*Mr. Gladman made a motion to approve the Financial Report for July 2004. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- b. Mr. Laurien stated that there are currently 5 rezoning cases, 6 preliminary subdivision cases, and 4 final subdivision cases on the August RPC preliminary agenda. The Health Department is examining regulations for on-site treatment. Mr. Burke stated that

they will not be able to change septic rules for construction of dry sewers. Sanitary Engineering can not take over maintenance until the plant is built.

**5. Other Business**

None

**6. Personnel**

None

**7. Adjourn**

*Mr. Gladman made a motion to adjourn at 10:40 PM. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

Meeting adjourned at 10:40 a.m.

*The next regular Executive Committee meeting will be Wednesday, September 22, 2004 at 8:30 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015*

**P Statement of Policy**

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

**II. VARIANCES (none)**

**III. PUBLIC CONSTRUCTION PROJECTS (none)**

**IV. ZONING MAP/TEXT AMENDMENTS**

**41-04 ZON Ralph Haegele Trust – Harlem Twp. – 4.305 acres from A-1 to FR-1**

**I. Request**

The applicant, Ralph Haegele, is requesting a 4.305-acre rezoning from AR-1 to FR-1. Rezoning this parcel will theoretically allow the applicant to subdivide the 4.305 acres to create two 2-acre frontage lots.

**II. Conditions**

**Location:** North side of Robins Rd, approximately ½ mile west of Green-Cook Rd,

**Present Zoning:** Agricultural Residential (AR-1)

**Proposed Zoning:** Farm Residential (FR-1)

**Present Use(s):** Single-family Residence / Wooded

**Proposed Use(s):** Single-family residential

**Existing Density:** 1 du / 5 acres

**Proposed Density:** 1 du / 2 acres

**School District:** Big Walnut Local School District

**Utilities Available:** Del-Co Water and private on-lot septic systems

**Critical Resources:** Swale along northern boundary

**Surrounding land uses:** Scattered single-family residences and agricultural land

**Soils:** BeA: Bennington Silt Loam (0 to 2% slopes)

BeB: Bennington Silt Loam (2 to 4% slopes)

PwA: Pewamo Silty Clay Loam (0 to 1% slopes)

**III. Issues**

The landowner should consult with the Health Department to assure that there is adequate area for additional septic systems. Some soil types on this property may not be suitable for on-site septic treatment, as a result, there is no guarantee that two (2) acre lots can be subdivided.

The 1988 Harlem Township Comprehensive Plan shows the proposed site as agriculture. The plan recommends that residential development in this area be on large lots but does not recommend minimum lot acreage.

Surrounding land uses include scattered single-family homes along Robins Road surrounded by woods and agricultural fields. The typical residential lot size in this area of the township is between 1 and 5 acres, so FR-1 zoning is in character with the neighborhood.

DCRPC recommended approval of this application on June 24, 2004 (RPC# 32-

04 ZON). The application was modified from its original submission to Harlem Township, to include additional acreage for dedication of road right-of-way on Robin’s Road.

**IV. Staff Recommendations**

Staff recommends **Approval** of this rezoning case from AR-1 to FR-1 for Ralph M. Haegele to the DCRPC, the Harlem Township Zoning Commission and the Harlem Township Trustees.

**Commission / Public Comment**

No one was present to represent the applicant.

**Mr. Gladman made a motion to recommend approval of the rezoning request by Mr. Haegele, seconded by Mrs. Warthman. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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**42-04 ZON S. Hamilton & L. Bungard – Berkshire Twp. - 5.002 acres from A-1 to FR-1**

**I. Request**

The applicant, David McCoy, is requesting a 5.002-acre rezoning from A-1 to FR-1 for property owners Sandra Hamilton and Lewis Bungard. Rezoning this parcel will allow the applicants the possibility to subdivide this tract. The applicant has expressed intent to subdivide this tract into two 2½ acre parcels.

**II. Conditions**

- Location:** 6915 Plumb Road, Berkshire Township
- Present Zoning:** Agricultural (A-1)
- Proposed Zoning:** Farm Residential (FR-1)
- Present Use(s):** Agriculture
- Proposed Use(s):** Single-family Residential
- Existing Density:** 1 du / 5 acres
- Proposed Density:** 1 du / 1.95 acres
- School District:** Big Walnut Local School District
- Utilities Available:** Del-Co Water and private on-lot septic systems
- Critical Resources:** None
- Surrounding land uses:** Scattered single-family residences and agricultural land, a power line easement crosses the southeastern corner of this property.

- Soils:** BeB: Bennington Silt Loam (2 to 4% slopes)
- CaB: Cardington Silt Loam (2 to 6% slopes)
- CaC2: Cardington Silt Loam (6 to 12% slopes)
- CnA: Condit Silt Loam (0 to 1% slopes)
- PwA: Pewamo Silty Clay Loam (0 to 1% slopes)

**III. Issues**

The 2001 Berkshire Township Comprehensive Plan recommends single-family residential development for this parcel at 1 dwelling unit per 2 acres, without centralized sewer. Other residential lots on Plumb Road range from 1 to 2 acres in size. The proposed FR-1 zoning is in character with the surrounding neighborhood.

The landowner should consult with the Health Department to assure that there is adequate area for additional septic systems. Some soil types on this property may not be suitable for on-site septic treatment.

The applicants should also be aware that there is a recorded deed restriction (vol. 443, page 1825) on this parcel, which states “this tract of land shall not be divided into more than two smaller buildable parcels.” It is not within the powers of Berkshire Township or the DCRPC to enforce this restriction. However, the applicant should be aware that if they plan to generate more than two buildable lots on this tract any opposition from other parties could result in legal consequences. Other deed restrictions should be observed concurrently.

**IV. Staff Recommendations**

Staff recommends **Approval** of this rezoning from A-1 to FR-1 for S. Hamilton and L. Bungard to the DCRPC, the Berkshire Township Zoning Commission and the Berkshire Township Trustees.

**Commission / Public Comment**

No one was present to represent the applicant.

**Mrs. Warthman made a motion to recommend approval of the rezoning request by S. Hamilton and L. Bungard. Mr. Gladman seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.**

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**43-04 ZON The Keethler Co. – Berlin Twp. – 66.432 acres from FR-1 to**

### **FR-1/PRD overlay**

**Applicant:** The Keethler Company

**Location:** Southwest corner of Sherman Road and S. 3 B's and K Road, Berlin Township.

#### **I. Conditions**

**Present Zoning:** Farm Residential (FR-1)

**Proposed Zoning:** Planned Residential overlay (FR-1/PRD overlay)

**Present Use:** Single family residence, woods, and open field.

**Proposed Uses:** PRD subdivision at FR-1 density

- 57 single family lots, minimum lot size 0.35 acres (15,246 s. f.)
- 26.57 acres of open space (40% of site).

**Existing Density:** 1 unit/acre in FR-1

**Proposed Density:** 0.86 unit/acre (gross density overall)

**School District:** Olentangy

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

**Soils:** BeA - Bennington 0-2 % slope

BeB – Bennington 2-6 % slope

AmD2 – Amanda 12-18% slope

AmE Amanda 18-25% slope

CnA – Condit 0-1% slope

PwA – Pewamo 0-1% slope

#### **II. Project Description**

The Keethler Company seeks a rezoning of 66.432 acres from FR-1 to FR-1/PRD overlay. This application includes the simultaneous submission of a final development plan. The property is located on the southwest corner of South 3 B's and K Road and Sherman Road. The site is comprised of 2 tracts, 51.912 acres (north) and 14.51 acres (south). The larger tract is mostly an open field with some woods along the south and west side. A 50' gas line easement cuts through the larger tract from north to south. The smaller tract is a wooded flag lot and contains an existing house (to remain) and pond (to be used for stormwater retention). The existing driveway is shared with an adjacent 2.3 acre parcel that is landlocked. The development plan does not address the driveway's future purpose. The applicants' engineer stated verbally to RPC Staff that the driveway will remain for access to the retention pond and an easement will be placed on it for continued access to the 2.3 acre lot. Surrounding land use includes the Double Eagle Golf Course to the immediate west, single family residences on large lots along Sherman Road and 3 B's and K Road, and the future Eagles Ridge subdivision to the north directly opposite this site on Sherman Road. Two ravines cross the site from east to west feeding into Alum Creek Lake.

The proposed development, called Eagle Crest Estates, contains 57 lots on 66.432 acres (0.86 unit/acre). It is considered a conservation subdivision with 40 percent open space and 88 percent of the lots adjacent to open space. A perimeter 50' open space reserve is provided to buffer adjacent residences and the golf course. The majority of the 2 ravines is protected within open space. A large retention pond is proposed in the northeast corner and creates a nice entry feature to the development. The main access road winds from 3 B's and K Road to Sherman Road where it will align with the future Eagle's Ridge subdivision to the north. This street will only contain houses on the west side. A bike path will be provided within the open space and sidewalks will be provided throughout the development.

#### **III. Conformance with Local Comprehensive Plans**

The Berlin Township 1999 Comprehensive Plan recommends single family residential at 1 dwelling unit per acre. The request conforms to the plan.

#### **IV. Conformance with Development Standards**

- 1.) **Density and open space** – Section 11.05 (j) of the Berlin Township Zoning Resolution states that the permitted density shall not be exceeded. The permitted density is calculated by determining the net developable area and dividing by the minimum acreage permitted in the underlying zoning district. If there were no wetlands, floodplains, slopes greater than 20 percent, bodies of water, or utilities right-of-way/easements, the maximum number of lots permitted on this site would be 56 (66.432 minus 15 percent for proposed streets and utilities divided by 1 equals 56.47 houses). RPC staff calculates 0.24 acres of slopes greater than 20 percent and 0.15 acres in the existing pond. There are no floodplains or wetlands on the site. Using the formula the site would be permitted up to 56 houses (66.432 acres minus 15 percent for proposed streets and utilities minus .39 acres divided by 1 equals 56.0772 houses).

Section 11.05 (l) requires a minimum of 40 percent open space or 26.57 acres.

The applicant proposes 26.57 acres. Staff notes however, that the 60' strip serving the existing house is also used for access to the adjacent 2.3 acre parcel, which is not permitted within common open space. The applicants' engineer stated verbally to Staff that the existing driveway will be used for access to the retention pond and an access easement will be provided to the adjacent parcel. If the Township feels that this is appropriate, then the development plan and subdivision plat should clearly note the maintenance responsibility of the driveway to avoid conflict between the future homeowners association and the adjacent lot. Perhaps a separate reserve lot could be created for the 60' strip. If an alternative access can be provided for

the pond, then this strip should be conveyed to the adjacent property.

2.) Provisions for utilities.

- a.) Sanitary sewer – Sewer will be available through the future Eagle’s Ridge subdivision to the north. There is capacity to serve this development according to the Sanitary Engineer. A letter of service availability has been provided.
- b.) Water – Del-Co water is available through a 16” water line on 3 B’s and K Road. A service letter has been provided.
- c.) Other utilities – Service letters have been provided for gas (Columbia Gas), electric (American Electric Power), and phone (Verizon).

3.) Storm water – The development will utilize 3 retention ponds for stormwater management, including the existing pond in the southwest portion of the site. A large pond is proposed near the northeast corner of the site with the third pond proposed on the north side of the development. Stormwater management must comply with the County Engineers standards and will be reviewed during the subdivision process.

4.) Proposed Traffic Patterns and their relationship to existing conditions-

- a.) A traffic impact analysis determined that a left turn lane will be required into the development from 3 B’s and K Road. No turn lanes are required on Sherman Road.
- b.) Arrangement of streets in regard to existing or planned streets- Street A provides access to the site from both 3 B’s and K Road and Sherman Road. Its intersection with Sherman Road aligns with the proposed entrance to the Eagles Ridge subdivision to the north. Streets B and D extend to the west from Street A with Street D terminating in a cul-de-sac. Street C extends north-south from the terminus of Street B with each end terminating in a cul-de-sac. Street A is a single loaded street with homes fronting on the west side. All other streets contain houses on both sides.
- c.) Sidewalks will be provided on one side of street A and both sides of the remaining streets. A bike path will be constructed within the open space and 50’ gas easement. The applicant should consult with the gas company to determine if an asphalt path is permitted within the easement.

5.) The applicant proposes 2 divergences, neither of which is necessary:

a.) A divergence from 50’ to 30’ for building setback from the perimeter boundary is requested. The development plan provides a 50’ open space/landscape strip along the perimeter of the west and south sides of the development. The rear setback for lots adjacent to the perimeter open space is 30’, which would total 80’ setback for buildings from the project boundary. A divergence is not needed.

b.) A divergence is requested to allow attached garages at the building setback line rather than 12’ behind the building line as required by Section 11.05 (x). The Zoning Resolution requires this setback for developments without on-street parking. This development will include a 27’ wide street that accommodates on-street parking; therefore the divergence is not necessary.

**V. Required Findings for PRD**

The Zoning Commission and Trustees may approve a Planned Residential Development zoning overlay provided they find that the proposed use complies with all of the following requirements:

- 1.) That the proposed development is consistent in all aspects with the intent, and general standards of this zoning resolution. **Staff finding:** Yes, if 1 lot is eliminated for a total of 52 lots.
- 2.) That the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply. **Staff finding:** Yes.
- 3.) That the proposed development advances the general welfare of the township and the immediate vicinity. **Staff finding:** Yes.
- 4.) That the proposed plan meets all of the design features required in this resolution. **Staff finding:** Yes.
- 5.) That the proposed development is in keeping with the existing land use character and physical development potential of the area. **Staff finding:** Yes.
- 6.) That the proposed development will be compatible in appearance with the remainder of the district; **Staff finding:** Yes.
- 7.) That the minimum open space as required herein has been provided. **Staff finding:** Yes, if the access issue to the adjacent 2.3 acre lot is resolved.

**VI. DCRPC Staff Recommendation**

Staff recommends **Conditional Approval** of the zoning change from FR-1 to FR-1/PRD overlay, for case 43- 04 ZON, *subject to:*

- 1) *Reducing the number of lots from 57 to 56,*
- 2) *The access to the adjacent 2.3 acre lot being resolved to the satisfaction of the Zoning Commission, and*
- 3) *The gas company approving the asphalt bike path within its easement.*

**Commission / Public Comment**

Ms. Andrea Oyster, with Floyd Browne & Associates was present to represent the applicant.

*Mr. Gladman made a motion to recommend conditional approval of the rezoning request by the Keethler Company, subject to staff comments. Mrs. Warthman seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.*

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**44-04 ZON                      CV Real Property LLC – Orange Twp. – 20 acres from FR-1 to MFPRD**

**Location:** 1600 feet north of Orange Road, 1700 feet west of Bale Kenyon Road, just north of McCammon Chase Subdivision.

**I. Conditions**

- Present Zoning:** Farm Residential
- Proposed Zoning:** Multi-Family Planned Residential District
- Present Use:** Woods, ravine
- Proposed Uses:** 45 condominium units (15 buildings, each with 3-units)
- Present Density:** 1 unit/acre
- Proposed Density:** 2.25 units/acre
- School District:** Olentangy
- Utilities Available-** Del Co water and County Sanitary Sewer
- Soils:**
  - AmD2 Amanda Silt Loam, 12-18% slope
  - AmF Amanda Silt Loam, 25-50% slope
  - BeA Bennington Silt Loam, 0-2% slope
  - CaB Cardington Silt Loam, 2-6% slope
  - LoA Lobdell Silt Loam Channery Substratum, 0-2% slope

**Surrounding Land Uses:** To the south is McCammon Chase at 1.36 units/acre. To the west is Abbey Knoll at 1.97 units/acre. To the north is

Woodstone at .87 units/acre. To the east is undeveloped land and Bale Kenyon Bluffs.

**II. Plan**

The western portion of the site is flat and open. The center and eastern portion of the site is wooded with ravines that feed a larger ravine that bisects McCammon Chase to the south. A high voltage electrical transmission line exists along the northern border on abutting property. The development will be known as Hidden Oaks and identified with signage as a part of McCammon Chase. The plan shows 15 buildings, each with 3 condo units. Approximately 14 acres (or 77%) of the site will be preserved as open space. Ten of the buildings will be walk-out units that back up to ravines. A small swimming pool and cabana will be included for the residents’ use and be maintained by the homeowners association.

**III. Issues**

**A. Density –** The Comprehensive Plan recommends single family at 2 units/acre. If zoned to PRD at 2 units/gross acre, the result could be as many as 40 single family homes. The developer notes that given the constraints of the site single family development and the related public street standards would require heavy grading of the site to accommodate streets and house sites. The applicant notes that by using a condominium approach, the smaller number of buildings and a lesser standard for private streets will result in a smaller impact on the existing topography and trees. Because they are condos there will be lower impact on schools. The developer is seeking a density divergence of 2.25 units/acre. This means the township would need to concurrently amend its comprehensive plan for density for this site.

**B. Gas line Easement -** An easement for a planned gas line by Columbia Gas is shown across the northern portion of the site. Columbia Gas is currently negotiating with landowners for the location of a new line that will start at Liberty Road south of Home Road in Liberty Township and continue north to the Del-Co reservoirs, then east through Orange, Genoa, and Harlem Townships before terminating south of Walnut Street in Franklin County. As proposed, the gas line would travel along the property line, likely eliminating the existing tree buffer. The developer is offering to allow the gas easement approximately 30’ south of the property line, thereby saving the tree line buffer.

**C. Private Roads –** Private roads are proposed within the condominium complex. The township should adopt the County Engineer’s design manual standard cross sections and require they be used on private streets in

condominiums, as these developments escape platting review and the quality of the street base and surface is totally up to the developer. The township should demand underdrains as well as side road drainage and a paving designed to last at least 20 years. This must be done as a condition of zoning since there is no subdivision review.

**D. Access and Connectivity** – The project shows two accesses, from Westbrook Place and Abbey Knoll Drive. Westbrook stubs directly into the site while the Abbey Knoll access will require the replatting of one lot in McCammon Chase. This developer controls most of the lots within the subdivision and should be able to replat the half-acre lot without affecting the zoning standards for lot size or setback. This plat revision should be a condition of rezoning. This project does not block any potential road connections to adjacent lands. The remaining Noble property directly east of the site and undeveloped Bale land to the northeast will not connect to this site.

**E. Conformance with Development Standards** – The application addresses the General Development Standards for the Multi-Family Planned Residential District.

- Building design has been submitted.
- Letter from the Fire Chief is included which states that the Fire Dept. has met with the developer and there are no issues related to the turn radii and road construction.
- Lighting detail, mailbox, fencing and sign standards are included.
- Landscaping detail is included both for the entries and for general structures.
- Off-street parking standards will be met.
- Phasing plan is included.
- The applicant is seeking a divergence from the code in the building height limit of 45' where the standard is 35'. The design of the buildings includes a steep roof pitch with architectural elements that extend above the roofline. *Staff comment: the gables appear to be decorative and could be redesigned, but the divergence is probably okay, as long as the fire chief agrees.*

**IV. Comprehensive Plan** - The 2001 Orange Township Comprehensive Plan recommends Single Family at up to 2 du/ac with water and sewer at this location. Due to the deep ravines, the gas easement, sewer easement and adjacent power line, standard single family homes would be

difficult and costly to construct. The developer estimates he would only yield 27 single family homes on this site due to its constraints.

For these reasons, the applicant is requesting to build 3-unit attached vertical firewall condominiums. Due to their more compact footprint, less site grading and tree removal would be required and density equal to (in this case, slightly greater than) the comprehensive plan could be accommodated. The applicant submits that the gas and sewer easements, as well as the topography of the site, are justifications for attached housing and higher density.

*Staff comment: The multi-family condominiums are an appropriate use. The density is reasonable given the type of housing will generate fewer trips and have less school impact. This is a matter of local choice. If the Township agrees the density increase is reasonable, it should be granted, and the Comprehensive Plan should be amended.*

**V. Criteria for Approval**

The township must find that the development is:

*“1) Consistent in all respects with the purpose, intent and general standards of the Zoning Resolution.”*

**Staff finding:** The submitted plan meets the general zoning standards of the township code.

*“2) In conformity with the comprehensive plan or portion thereof as it may apply.”*

**Staff finding:** No. The 2001 adopted Orange Township Comprehensive Plan map recommends this area for single-family with densities of up to 2 dwelling units/acre. However, since the condominiums cause less impact on the site and are an appropriate use, the 2.25 units/acre density is reasonable given the site constraints and type of housing proposed. If the Township agrees with this logic, it should amend its Comprehensive Plan for this site so it conforms to Multi-family at 2.25 units/ac.

*“3) Advances the general welfare of the township and the immediate vicinity.”*

**Staff finding:** The plan does advance the general welfare of the township and immediate vicinity.

**VI. DCRPC Staff Recommendation**

DCRPC staff recommends **Conditional Approval** to the DCRPC, the Orange Township Zoning Commission and the Orange Township Trustees for the request for MFPRD zoning for 20 acres north of McCammon Chase in Orange



Township, *subject to:*

1. *The plat of McCammon Chase being revised to provide the western access to the property before the land is rezoned by the township;*
2. *The divergence under III.E above being approved; and*
3. *The township amending its Comprehensive Plan to indicate multi-family at 2.25 units/ac. At this location.*

**Commission / Public Comment**

Mr. Bill Westbrook of Alum Creek Inc. was present. He stated that single family housing would be better financially but it would be better designed as cluster multi-family housing. It would also help with the future development of McCammon Chase Section 3.

Mr. Gladman stated that the applicant has met with several Zoning Commission members and the consensus is this plan is more workable.

*Mrs. Warthman made a motion to recommend conditional approval of the rezoning request by CV Real Property LLC, subject to staff comments. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**VI. SUBDIVISION PROJECTS**

**Preliminary**

**21-04 Estates at Cheshire – Berkshire Twp. - 38 lots / 89.38 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:** former agriculture  
**Zoned:** FR-1  
**Utilities:** Del-Co Water, on-site waste disposal  
**School District:** Big Walnut  
**Engineer:** Bischoff Miller & Associates

**I. Staff Comments**

This is a 39-lot subdivision extending approximately 4000' west of S. Galena

Road. It includes one long east/west road which terminates in a cul-de-sac. 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. The plan includes a 15-acre reserve area to the west that serves as a buffer between the subdivision and the weigh station on I-71. 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.

Phase 1 will extend from Galena west to the stub streets and will utilize on-site waste disposal systems. While Phase 1 is under construction, the developer will pursue county sanitary sewer service for the remaining lots west of the stub streets (Phase 2). This part of the site is in the current Cheshire sewer service area.

The site is mostly open, with a small ravine and treeline bisecting the site and a large wooded area at the western end. 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 (1 acre), but these lots may still need to be adjusted for on-site sewage disposal systems prior to final plat approval.

***A technical review was held on August 17, 2004, after which the applicant has addressed all of the required changes except the following:***

1. *Road names need to be added to the plan,*
2. *Wooded areas need to be added to the plan,*
3. *On-site disposal areas on lot 33 and 34 need to be moved out of the drainage and utility easements,*
4. *Ownership and maintenance of the open space reserves need to be added to the plan,*
5. *Extra house pad to be removed north of Lot 17,*
6. *Drainage and utility easements are not labeled on Sheet 2,*
7. *The .265-acre area on Lot 40 that may be removed from the subdivision needs to be labeled,*
8. *Storm structures should be shown for each detention basin,*
9. *Indicate phase lines on the plan.*

***In order to secure Board of Health approval, the applicant also must submit items 10-12 as follows:***

10. *EPA approval must be granted for on-site sewage disposal systems,*
11. *Sewer easements must be provided on the plan in locations that do not conflict with on-site sewage systems,*
12. *A soil scientist's report must be submitted.*

**II. Staff Recommendation**

Staff recommends *Conditional Preliminary Approval* of Estates at Cheshire to the RPC, subject to resolution of comments 1-9 above from the Technical Review Committee AND subject to items 10-12 above. A revised preliminary plan should be submitted reflecting all items listed in the staff report.

**Commission / Public Comment**

Mr. Bill Westbrook with South Galena Road Development Company was present to answer questions. He stated that they would work on comments raised by staff.

*Mr. Gladman made a motion for conditional Preliminary approval of the Estates at Cheshire, subject to staff comments. Mr. Snajd seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Health Dept.). Motion carried.*

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**22-04 Hayden Reserve – Concord Twp. - 37 lots / 70.64 acres**

**Applicant:** Mike Myers  
**Engineer:** RD Zande & Associates, Inc.

**\*\* This application was withdrawn by the consultant 8/26/04.\*\***

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**25-03 Loch Lomond Estates – Liberty Twp. - 08 lots / 12.35 acres**

**Applicant:** Ken Manning  
**Subdivision Type:** Single-family Residential  
**Location:** North side of Manning Parkway, approx. 300' west of SR 315, Liberty Twp.  
**Current Land Use:** Vacant  
**Current Zoning:** Planned Residential District (PR)  
**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

**I. Staff Comments**

Loch Lomond Estates is a proposed eight (8) lot single-family residential development on 12.35 acres in Liberty Township. The plan 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 street shall be approved by the County Engineer and constructed prior to final plat approval.

Two commercial properties are located adjacent to this development along Manning Parkway. Both of these properties will be required to take access from the new private road. The property west of the new road currently contains offices for a design firm and the property east of the new road is vacant. The first 250 feet of the private road accessing this development is within this eastern lot (Loch Lomond Park, Section 2). An access easement currently crosses the tract allowing access to this proposed development. The recorded language for this easement is unclear about maintenance and access. This easement will be re-recorded as part of this development.

*A technical review was held on August 17, 2004, after which the applicant has addressed all of the required changes.*

**II. Staff Recommendation**

Staff recommends *Preliminary Approval* of **Loch Lomond Estates**, to the DCRPC.

**Commission / Public Comment**

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

*Mr. Gladman made a motion for Preliminary approval of Loch Lomond Estates, Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**15-02.4 Estates of Glen Oak, Section 4 – Orange Twp. - 63 lots / 21.12 acres**

**Applicant:** Dominion Homes  
**Subdivision Type:** Single Family Residential

**Location:** Approximately 3000' north and west of Orange and S. Old State Road, Orange Twp.  
**Current Land Use:** Former agriculture  
**Zoned:** Single Family Planned Residential (SFPRD)  
**Utilities:** Del-Co Water and County sewer  
**School District:** Olentangy  
**Engineer:** EMH&T

**I. Staff Comments**

Estates of Glen Oak, Section 4 is located in the northwest corner of the overall Glen Oak development. The Conrail Railroad tracks are along the west boundary of this phase as well as a 100' electric easement. Del-co Water property is located to the north and other phases of the Estates of Glen Oak are to the east (under construction) and south (future). The overall preliminary plan for Glen Oak was approved May 30, 2002. This section was originally approved in December 2003, but did not include the 100' electric easement. The easement affected several lots along the west side which required those lots to be shifted to the east and slightly modify the street layout.

Section 4 contains 63 lots on 21.12 acres, a density of 2.98 units/acre (overall Glen Oak density is 1.77 units/acre). The amended plan creates 2 loop streets. Summersweet Circle extends along the north side of the site and loops back to connect with Sunflower Street. Scarlet Avenue extends to the west and stubs to the south boundary where it will eventually loop back to Ivy Street in (future) Section 5. Lilly Place extends north and south through this section. A 2.3-acre reserve is provided along the railroad, but will serve primarily for stormwater retention and buffering. No additional open space is provided in this section, but parks within Glen Oak will be located nearby to the east and south. The lots in this section are generally 10,000 S.F. and will be served by Del-co Water and County sewer. This section will be platted in 2 phases.

*A technical review was held on August 17, 2004, after which the applicant has addressed all of the required changes.*

**II. Staff Recommendation**

Staff recommends *Preliminary approval* of **Estates of Glen Oak, Section 4** to the RPC.

**Commission / Public Comment**

Mr. David Denniston of EMH & T was present to represent the applicant.

Mr. Ward questioned the frontage of the lots. Mr. Gladman stated that they are 80' wide which meet the requirements.

*Mrs. Warthman made a motion for Preliminary approval of Estates of Glen Oak, Section 4, Mr. Shoaf seconded the motion. VOTE: Majority For, 1 Opposed (Mr. Ward). Motion carried.*

**24-04 Justamere – Scioto Twp. - 04 lots / 08.37 acres**

**Applicant:** Frank Peirsol  
**Subdivision Type:** Single Family Residential (CAD)  
**Location:** East side of S.R. 257, 1300' south of Fry Road  
**Current Land Use:** wooded / pasture  
**Zoned:** FR-1  
**Utilities:** Del-Co Water, on-site waste disposal system  
**School District:** Buckeye Valley  
**Engineer:** Scioto Land Surveying Service

**I. Staff Comments**

Justamere is a four-lot CAD on the east side of State Route 257 just north of the Concord Township line. The CAD is a cul-de-sac extending 80' into the site. The cul-de-sac has a travel lane width of 35' radius. Drip systems will be used for waste disposal. All lots are at least 1.95 acres, the minimum required in the FR-1 district. Three homes will be in the pasture area and one will be in the woods.

The site is an open field with woods in the northwest corner. Approximately 220 feet into the site, the topography slopes significantly toward the Scioto River valley. The 100-year floodplain crosses the eastern edge of each lot. Land immediately to the east is owned by the City of Columbus.

*A technical review was held on August 17, 2004, after which the applicant has addressed all of the required changes.*

**II. Staff Recommendation**

Staff recommends *Preliminary Approval* of **Justamere Subdivision** to the RPC.

**Commission / Public Comment**

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

Mrs. Stults stated that she had some concern with the topography in the north lot.

Chairwoman Foust asked if there would be a plat note prohibiting building in the flood plain area. Mrs. Coffman stated that a note would be added as such.

*Mr. Gladman made a motion for conditional Preliminary approval of Justamere Subdivision, subject to the plat note comment made by Chairwoman Foust. Mr. Snajd seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Scioto Twp.). Motion carried.*

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**23-04 Christy – Troy Twp. - 03 lots / 9.66 acres**

**Applicant:** Ben Lehner  
**Subdivision Type:** Single-family Residential (CAD)  
**Location:** East side of Troy Rd about ½ mile north of Hills Miller Rd, Troy Twp.  
**Current Land Use:** Existing residence surrounded by agriculture  
**Current Zoning:** Farm Residential (FR-1)  
**Utilities:** Wells and private on-site septic systems  
**Critical Resources:** Existing pond and drainage course crosses site.  
**School District:** Delaware City School District  
**Engineer:** Scioto Land Surveying, Inc.

**I. Staff Comments**

Christy Subdivision contains 3 single-family residential lots on 9.66 acres at a density of 1 dwelling unit per 3.22 acres. This development contains a large ravine on its eastern half with a 50 foot wide drainage easement.

Lot 2 contains an existing residence, barn and pond that are to remain. This residence will take full access off the CAD and the portion of the existing driveway on this lot will be removed. The existing septic system for Lot 2 will be abandoned and a new system will be installed.

Surrounding land uses include large residential lots along Troy Road surrounded by agricultural fields. Darryl NW Subdivision (a 4-lot CAD subdivision recorded in 1999) is located south of this proposed development.

*A technical review was held on August 17, 2004, after which the applicant has addressed all of the required changes, except:*

- *The existing pond may not have adequate embankment. Testing is currently in progress. The applicant should continue to work with Soil & Water (740) 368-1921 to ensure that the pond meets their requirements.*
- *Drainage plans have not been submitted to the County Engineer’s Office.*

**II. Staff Recommendation**

Staff recommends *conditional Preliminary approval* of **Christy Subdivision**, to the RPC, *subject to resolution of Technical Review comments listed in this report.*

**Commission / Public Comment**

Mrs. Karen Coffman of Scioto Land Surveying Service stated that they have submitted engineering plans to the County Engineer and that CTL Engineering have tested the pond embankment and would get the report to Milt Link at SWCD.

Mr. Burke stated that a soil report is still needed. Mrs. Coffman agreed.

*Mrs. Warthman made a motion for conditional Preliminary approval of the Christy Subdivision, subject to staff comments, Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**Preliminary/Final** (none)

**CONSENT AGENDA**

**Final**

**10-04 Tarragon Estates – Berkshire Twp. - 05 lots / 10.26 acres**

**Applicant:** Jason Monsul  
**Subdivision Type:** Single Family Residential (CAD)  
**Location:** East side of Trenton Road, 3900’ south of Vans Valley Road  
**Current Land Use:** former agriculture

**Zoned:** FR-1  
**Utilities:** Del-Co Water, on-site waste disposal system  
**School District:** Big Walnut  
**Engineer:** ADR

**I. Staff Comments**

Tarragon Estates is a five-lot CAD on the east side of Trenton Road just north of the Sage Creek subdivision. The CAD is approximately 520' in length and will be paved with open ditches on each side for drainage. Instead of passing areas, the CAD will be 18' wide for the first 340' and then taper to the standard 12' for the remaining 180'. Mound systems will be used for waste disposal. An existing field tile and drainage easement crosses two of the lots. A note has been added stating that any driveways crossing the tile will require the contractor to replace the tile under the driveway with a new pipe of equal size. All lots are at least 1.95 acres, the minimum required in the FR-1 district. Preliminary approval was granted in April 2004.

**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 **Tarragon Estates** to the RPC.

**Commission / Public Comment**

**Mr. Ward made a motion for Final approval of Tarragon Estates, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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**01-98.4 Sage Creek, Section 4, Phase A- Berk. & Trenton Twp.'s - 10 lots / 38.30 acres**

**Applicant:** Bill Schlanger, Trenton Land Development  
**Subdivision Type:** Single Family Residential (includes CAD)  
**Location:** Northeast corner of Trenton Rd & Sage Creek Dr, Berkshire & Trenton Twp's.  
**Current Land Use:** Wooded / Agriculture  
**Zoned:** Farm Residential (FR-1) in Berkshire, Rural Residential (RR) in Trenton  
**Utilities:** Del-Co Water & private treatment systems  
**School District:** Big Walnut Local School District  
**Engineer:** Mark Cameron, CPS Consulting Group

**I. Staff Comments**

Sage Creek Section 4 was originally submitted in 2 phases and was located on both sides of Trenton Road. However, the OEPA would only approve the lots on the east side (Phase A). The developer has decided to proceed with Phase A only.

Sage Creek, Section 4, Phase A contains 10 lots on 38.3 acres. Section 4 was given preliminary approval on October 30, 2003. Section 4 is on the northeast corner of the intersection of Trenton Road and Sage Creek Drive. It includes 4 lots taking access of a CAD and 6 lots accessing Trenton Road directly. All lots will utilize mound systems and be served by Del-Co Water. The wooded ravine and creek along the north side of the site will be preserved within a "no-build" easement.

Surrounding land uses include single-family residential and agriculture. Other sections of Sage Creek are located to the west and south, including Section 4, Phase B.

**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 **Sage Creek, Section 4, Phase A** to the RPC.

**Commission / Public Comment**

**Mr. Ward made a motion for Final approval of Sage Creek, Section 4, Phase A, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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**02-03.1 Walnut Grove Estates, Section 1 – Genoa Twp. - 42 lots / 36.35 acres**

**Applicant:** Vince Romanelli  
**Subdivision Type:** Single-family Residential  
**Location:** East side of Worthington Rd, north side of Big Walnut Rd, Genoa Twp.  
**Current Land Use:** Single-family residential  
**Zoned:** Planned Residential District, (PD-1), with conservation

standards

**Utilities:** Del-Co water and public sewer

**School District:** Olentangy

**Engineer:** RD Zande

**I. Staff Comments**

Walnut Grove Estates is a proposed 56 lot subdivision on 51.3 acres. Section 1 is the east half of the development and contains 42 lots 36.35 acres. The access road (Satinwood Drive) from Big Walnut Road will align with the future access to The Oaks at Highland Lakes to the south. Satinwood terminates at Mahogany Drive. Mahogany Drive is extended to the west boundary line where it will eventually extend to Worthington Road through Section 2. This road is also extends to the east then north to a cul-de-sac. Nyah Ingalls Court and Nyah Court are 2 cul-de-sacs to the east. Section 1 includes 14.26 acres of open space in 4 reserve lots. A bike path will be constructed within the large open space reserve to the east. Preliminary approval was granted in January 2003.

**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 the **Walnut Grove Estates, Sections 1, to the RPC.**

**Commission / Public Comment**

**Mr. Ward made a motion for Final approval of Walnut Grove Estates, Section 1, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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**03-02.2 Northpoint Meadows, Section 2 – Orange Twp. - 44 lots/ 19.28 acres**

**Applicant:** Maronda Homes

**Subdivision Type:** Single-family Residential

**Location:** South side of East Orange Road, 4,200 feet west of South Old State Rd.

**Current Land Use:** Vacant land

**Zoned:** PRD

**Utilities:** Del-Co water; public (county) sanitary sewer

**School District:** Olentangy

**Engineer:** Hockaden & Associates

**I. Staff Comments**

The overall Northpoint Meadows development includes 83 lots on 42 acres. This is the second and final section of this subdivision. The plan shows the continuation of a large, circular drive, Northpoint Meadows Loop, through the site. A 5.2-acre open space serves as a buffer between the western edge of the site and the railroad and a 60' conservation/no-build easement is located on the southern edge of the site bordering the Village of Oak Creek. An open space reserve of approximately .7 acres is located between the Del-Co water tank and the railroad. Preliminary approval was granted in February 2002.

**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 **Northpoint Meadows, Section 2** to the RPC.

**Commission / Public Comment**

**Mr. Ward made a motion for Final approval of Northpoint Meadows, Section 2, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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- VI. EXTENSIONS (none)
  - VII. OTHER BUSINESS (none)
  - VIII. POLICY / EDUCATION DISCUSSION (none)
  - IX. RPC STAFF AND MEMBER NEWS (none)

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

Meeting adjourned at 8:00 p.m.

***The next meeting of the Delaware County Regional Planning Commission will be Thursday, September 30, 2004, 7:00PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.***

