



**DELAWARE COUNTY
REGIONAL PLANNING COMMISSION**
50 Channing Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259

Philip C. Laurien, AICP, Executive Director

MINUTES

**Thursday, August 29, 2002 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 25, 2002 RPC Minutes
- Executive Committee Minutes of August 29, 2002
- Statement of Policy

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

- 40-02 ZON Brown Twp. Zoning Commission – Brown Twp. – text amendments
- 41-02 ZON Concord Twp. Zoning Commission – Concord Twp. – text amendments
- 42-02 ZON Jeannette & James Howard–Harlem Twp. – 5.50 acres from AR-1 to FR-1
- 43-02 ZON 3S / Hidden Ravines LLC – Orange Twp. – 1.77 acres from PC to PC
- 44-02 ZON The EPCON Group Inc–Ora.Twp–14.39 acres from FR-1 to MFPRD
- 45-02 ZON P.D. Paykoff – Orange Twp. – 5.3 acres from FR-1 to PI

IV. SUBDIVISION PROJECTS

Preliminary (none)

Preliminary/Final (none)

Final

		Township	Lots/Acres
08-02	Waterford Woods	Concord	03 lots / 07.31 acres
01-98.3.A	Sage Creek, Section 3, Phase A	Berk/Gen	09 lots / 27.73 acres
23-97.3.B	Eagle Trace, Section 3, Phase B	Genoa	24 lots / 09.49 acres
15-99.3.A	Covington Meadows, Sec. 3, Ph. A	Genoa	52 lots / 18.78 acres
15-99.3.B	Covington Meadows, Sec. 3, Ph. B	Genoa	25 lots / 18.56 acres
22-00	T Cambridge	Genoa	60 lots / 28.10 acres
33-98.5	The Village at Alum Creek, Sec.6	Orange	71 lots / 30.01 acres
06-94.6.A	Wilshire, Section 6, Phase A	Orange	42 lots / 36.31 acres
06-94.6.B	Wilshire, Section 6, Phase B	Orange	37 lots / 19.13 acres
16-02	Byers Meadows	Radnor	03 lots / 33.04 acres
02-02	T Pinkston Acres	Troy	07 lots / 26.85 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS

VI. OTHER BUSINESS

- 7 County Growth Strategy – Bill Habig, MORPC
- Consideration of Approval: Da-Wei Liou conference expenses \$1,359.35
- Consideration of Approval: Loveland & Brosius attorney fees: \$3,283.77

VII. POLICY / EDUCATION DISCUSSION

I. ADMINISTRATIVE BUSINESS

#Call to Order

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

Roll Call

Representatives: Don Poland, John Schmidt, Robert Hedrick, Fred Fowler, Jim Ward, Steve Burke, Tom Hopper, Leslie Warthman, Andrew Brenner, Holly Foust, Dick Gladman, Bill Thurston, Marvin Miller, Linda Annette, Dennis Bell, Bonnie Newland, Larry Dewitt. Alternates: Scott Pike, Lloyd Shoaf and Sandra Stults. Arrived after roll call: Gary Spanner (R), Gary Gunderman (R), and Shawn Leinginer (A). Staff: Phil Laurien, Scott Sanders, Paul Deel, Da-Wei Liou, Bob Sochor and Stephanie Matlack.

Approval of the July 25, 2002 RPC Minutes

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

August 29, 2002 Executive Committee Minutes

1. Call to order

Present: Holly Foust, Dick Gladman, Leslie Warthman, Steve Burke and Jim Ward. Staff present: Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

- a. **July 17, 2002 – Mr. Ward made a motion to approve the minutes of the last meeting. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

3. Old Business

- a. **Office Space** – Mr. Laurien stated that a meeting has been scheduled for Sept. 6 with Bovis Lend Lease, Dave Cannon, Bruce Garner and himself to finalize cost estimates and bid specifications. Mr. Werner from the City of Delaware is reviewing the proposed plans for 109 N. Sandusky St.

4. New Business

a. Financial / Activity Reports for July 2002

The Financial Report for July was presented:

Ending balance as of 06/30/02 \$553,987.05

<u>Receipts</u>	<u>July</u>	<u>YTD</u>
General Fees (NPA)	\$ 990.00	\$ 13,035.00
Inspec. Fees (Transfer)	\$ 60.00	\$ 560.00
Fees A (Site Review)	\$ 400.00	\$ 1,900.00
Membership Fees	\$	\$139,602.80
Planning Surcharge (Twp. Assist.)	\$ 4,573.86	\$ 22,308.83
Charges for Services A (Prel. Appl.)	\$ 5,300.00	\$ 44,435.00
Charges for Services B (Final Appl.)	\$10,675.00	\$ 54,660.05
Charges for Services C (Ext. Fees)	\$ 150.00	\$ 1,200.00
Charges for Services D (Table Fees)	\$ 400.00	\$ 3,800.00
Charges for Services E (Appeal/Var)	\$	\$ 1,200.00
General Sales	\$ 461.50	\$ 4,451.59
Health Dept. Fees	\$ 200.00	\$ 4,700.00
Soil & Water Fees	\$ 550.00	\$ 4,003.00
Other Reimbursements	\$	\$ 216.66
Other Reimbursements A	\$	\$ 39.00
Other Reimbursements B	\$	\$
Canceled Warrants	\$	\$
Inter-fund Revenues	\$	\$
TOTAL	\$ 23,760.36	\$ 296,111.93

Balance after receipts \$577,747.41
Expenditures \$40,035.56
End of July balance \$537,711.85

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

5. Other Business

a. Contract Updates –

- 1.) **Village of Ashley** – contract signed by the Village Mayor, ready for Chairwoman Foust and Mr. Laurien’s signatures.
- 2.) **Scioto Twp.** – interested in RPC assistance.
- 3.) **Liberty Twp.** – possibly interested in RPC assistance.
- 4.) **Berlin Twp.** – awaiting contract signature.

- 5.) **Trenton Twp.** – first meeting last week.
- 6.) **Village of Sunbury** – first meeting 9/30/02.
- 7.) **Kingston & Concord Twp. Comprehensive Plans** – maps and recommendations to be complete in Sept.

6. Personnel

a. Recommendation of Approval: Da-Wei Liou conference expenses \$1359.35

Mr. Ward made a motion to recommend approval of the conference expense for Mr. Liou for \$1359.35. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

b. Recommendation of Approval: Loveland & Brosius \$3283.77

Mr. Gladman made a motion to recommend approval of the legal expenses for \$3283.77 (Loveland & Brosius), seconded by Mrs. Warthman. VOTE: Unanimously For, 0 Opposed. Motion carried.

7. Adjourn

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

Meeting adjourned at 6:45 p.m.

The next Executive Committee meeting will be Wednesday, September 18, 2002 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing St., Delaware, Ohio, 43015

Statement of Policy

As is the adopted policy of the Regional Planning Commission, all applicants will be granted 10 minutes to make their formal presentation. The audience will then be granted up to 10 minutes 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.

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

40-02 ZON Brown Twp. Zoning Commission – Brown Twp. – text amendments

Applicant: Brown Township Zoning Commission
Request: Review and Comment on Application language of Planned Districts

General

The Brown Township Zoning Commission initiated a clarification revision to the Application section of three of their Planned Districts to eliminate archaic and vague language. No actual changes were made to the standards of any of the districts, nor were any map changes made. The text changes were based on the draft crafted between the DCRPC staff and the County Prosecutor’s office to clarify ambiguous language.

Contents of text amendments

The proposed amendments apply to Article X, Planned Residence District, Article XIII, Planned Commercial District, and Article XVII Planned Industrial District.

The intent of the Zoning Commission is to delete Sections 10.02, 14.02, and 17.02 of the Brown Township Zoning Resolution in their entirety, and substitute, in lieu thereof, the following:

Section 10.02 APPLICATION: The provisions of this Article of the Zoning Resolution may be applied only to lands of the Township that have been approved for a zoning map amendment to PRD. An owner of land in the township that is served by centralized water and sanitary sewer may submit an application

for change to PRD zoning under the provisions of this Article. The action of the Township upon an application processed pursuant to this Section shall be considered a legislative act, subject to referendum.

Section 14.02 APPLICATION: The provisions of this Article of the Zoning Resolution may be applied only to lands of the Township that have been approved for a zoning map amendment to PRD. An owner of land in the township may submit an application for change to PRD zoning under the provisions of this Article. The action of the Township upon an application processed pursuant to this Section shall be considered a legislative act, subject to referendum.

Staff comment: Incorrect reference to PRD should be changed to PCD.

Section 17.02 APPLICATION: The provisions of this Article of the Zoning Resolution may be applied only to lands of the Township that have been approved for a zoning map amendment to PID. An owner of land in the township that is served by centralized water and sanitary sewer may submit an application for change to PID zoning under the provisions of this Article. The action of the Township upon an application processed pursuant to this Section shall be considered a legislative act, subject to referendum.

Staff comment: This district should not include the requirement for central sewer and water (as required in PRD) since OEPA can approve on lot treatment systems for some commercial and industrial developments.

Staff Findings and Recommendations

Staff finds that the Brown Township “housekeeping” text amendments are appropriate and recommends *conditional approval* to the DCRPC, Brown Township Zoning Commission, and Trustees, subject to staff comments.

Commission / Public Comments

Mr. Gladman made a motion to recommend conditional approval of the text amendments to the Brown Township Zoning Resolution, subject to staff comments. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

41-02 ZON Concord Twp. Zoning Commission – Concord Twp. – text amendments

Applicant: Concord Township Zoning Commission
Request: Review and Comment on Application language of Planned Districts

General

The Concord Township Zoning Commission initiated a clarification revision to the Application section of three of their Planned Districts to eliminate archaic and vague language. No actual changes were made to the standards of any of the districts, nor were any map changes made. The text changes were based on the draft crafted between the DCRPC staff and the County Prosecutor’s office to clarify ambiguous language.

Contents of text amendments

The proposed amendments apply to Article XI, Planned Residential District, Article XIX, Planned Commercial and Office District, and Article XX Planned Industrial District.

The intent of the Zoning Commission is to delete Sections 11.02, 19.02, and 20.02 of the Concord Township Zoning Resolution in their entirety, and substitute, in lieu thereof, the following:

Section 11.02 APPLICATION: The provisions of this Article of the Zoning Resolution may be applied only to lands of the Township that have been approved for a zoning map amendment to PRD. An owner of land in the township that is served by centralized water and sanitary sewer may submit an application for change to PRD zoning under the provisions of this Article. The action of the Township upon an application processed pursuant to this Section shall be considered a legislative act, subject to referendum.

Section 19.02 APPLICATION: The provisions of this Article of the Zoning Resolution may be applied only to lands of the Township that have been approved for a zoning map amendment to PCD. An owner of land in the township that is served by centralized water and sanitary sewer may submit an application for change to PCD zoning under the provisions of this Article. The action of the Township upon an application processed pursuant to this Section shall be considered a legislative act, subject to referendum.

Staff comment: This district should not include the requirement for central sewer and water (as required in PRD) since OEPA can approve on lot treatment systems for some commercial and industrial developments.

Section 20.02 APPLICATION: The provisions of this Article of the Zoning Resolution may be applied only to lands of the Township that have been approved for a zoning map amendment to PID. An owner of land in the township that is served by centralized water and sanitary sewer may submit an application for change to PID zoning under the provisions of this Article. The action of the Township upon an application processed pursuant to this Section shall be considered a legislative act, subject to referendum.

Staff comment: This district should not include the requirement for central sewer and water (as required in PRD) since OEPA can approve on lot treatment systems for some commercial and industrial developments.

Staff Findings and Recommendations

Staff finds that the Concord Township “housekeeping” text amendments are appropriate and recommends *conditional approval* to the DCRPC, Concord Township Zoning Commission, and Trustees, subject to staff comments.

Commission / Public Comments

Mr. Miller made a motion to recommend conditional approval of the text amendments to the Concord Township Zoning Resolution, subject to staff comments. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

42-02 ZON **Jeannette & James Howard – Harlem Twp. – 5.50 acres
from AR-1 to FR-1**

Request

The applicant is requesting to rezone a 5.50-acre lot from Agriculture Residential (AR-1) to Farm Residential (FR-1).

Conditions

- Location:** 10425 Center Village Road, Harlem Twp.
- Present Zoning:** Agriculture Residential (AR-1)
- Proposed Zoning:** Farm Residential (FR-1)
- Present Use:** Residential
- Proposed Use:** Residential
- Existing Density:** 1 unit / 5 acres
- Proposed Density:** 1 unit / 2 acres
- School District:** Big Walnut
- Utilities Available:** Del-Co water and private septic
- Soils:** Loudonville Silt Loam (2-6 percent slopes) - LyB
Smothers Silt Loam (0-2 percent slopes) – SsA
Latham Brecksville Complex (25-70 percent slopes) – LbF

Staff Comments

The applicant seeks a rezoning to FR-1 in order to split a 5.5 acre lot into 2 lots. The property is located on the north side of Center Village Road approximately 300' east of the Genoa Township Line. The minimum lot size in the AR-1 district is 5 acres, while the FR-1 district allows residential lots to be a minimum 2 acres. An existing house and outbuilding are situated near the front of the property, with a steep ravine and creek running through the northern (rear) portion of the site. The homeowner should consult with the Health Department to assure that there is adequate area for additional septic systems.

Most of the surrounding area is zoned AR-1 with some scattered FR-1 in Harlem Township, and all of the land in the Genoa Township vicinity is zoned Rural Residential (2 acre minimum lot size). Several homes along Center Village Road in the area are on lots between 1 and 3 acres. The surrounding land use includes scattered single-family homes and agriculture.

The 1988 Harlem Township Comprehensive Plan shows the proposed site as agricultural. The plan recommends that residential development in this area be on large lots and smaller subdivisions, but does not define the acreage requirement. However, a goal of the residents was that residential lots be a minimum of 1¼ acres.

Staff Recommendation

Staff recommends *approval* of the 5.50 acre rezoning from Agriculture Residential (AR-1) to Farm Residential (FR-1) to the RPC, Harlem Township Zoning Commission, and the Harlem Township Trustees.

Commission / Public Comments

Mr. Ward made a motion to recommend approval of the zoning request by Mr. and Mrs. Howard. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

43-02 ZON **3S / Hidden Ravines LLC – Orange Twp. – 1.77 acres
from PC to PC**

Location: 86 Hidden Ravines Drive, Powell, OH 43065

Conditions

- Present Zoning:** Planned Commercial (PC)
- Proposed Zoning:** Planned Commercial (PC)
- Present Use:** Office
- Proposed Use:** Office/Religious Assembly Church in Building B
- School District:** Olentangy
- Utilities Available-** Del Co Water, Sanitary Sewer

Surrounding Land Use

North is the Kingwood Cemetery. West is the Drug Emporium headquarters and the Hidden Ravines Condominiums. South is Planned Commercial, East is US 23/Columbus Pike with Planned Commercial across the street.

General Comments

Applicant is requesting a change of use in one of two buildings that are both currently used as offices. A church will meet in the smaller building, utilizing an assembly area of 1,003 sf, four small meeting rooms, rest room facilities and a lobby. The zoning requires 23 parking spaces based on the assembly area. The church will use the 50 existing spaces in the lot.

Criteria for Approval

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

The Religious Land Use and Institutionalized Persons Act of 2000 states

that governmental entities cannot impose a substantial burden on religious exercise. However, Orange Township feels that it is reasonable for the applicant to ask for a change of zoning to amend the planned district to reflect a new use.

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

The Orange Township Master Plan of 2001 encourages Planned Commercial for the area, it is already developed as Planned Commercial and the use is consistent with the zoning.

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

The new use does advance the general welfare of the vicinity by providing a meeting space for the congregation with no additional development impact.

Conformance with Development Standards

The applicant appears to have addressed adequately all the development standards of the Planned Commercial District. No buildings are being built and the new use will continue to utilize the existing parking.

DCRPC Staff Recommendation

Staff recommends *approval* of the zoning change from PC to PC with a change of use to the DCRPC, the Orange Township Zoning Commission and the Orange Township Trustees.

Commission / Public Comments

Mr. Mike Karpinski introduced himself as a management member with 3S / Hidden Ravines. He stated that the application was to ask for a religious assembly.

Mr. Miller made a motion to recommend approval of the zoning request by 3S / Hidden Ravines. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

44-02 ZON The EPCON Group Inc. – Orange Twp. – 14.39 acres from FR-1 to MFPRD

Request: to rezone 14.39 acres from FR-1 to MFPRD, Orange Township, to construct 56 units of elderly (55 and over age restricted) housing. (Formerly reviewed as 06-02a ZON, January 2002)

Location: “Llama farm” East side of Worthington Road, north of Alum Creek, west side of Africa Road, in Orange Townships, by the Epcon Group.

I. Conditions

Present Zoning: Farm Residence (FR-1)

Proposed Zoning: MFPRD

Present Use: Single family house(s), barns, woods and open land.

Proposed Use: 56 ranch condominiums (14- 4 unit buildings)

Existing Density: 1 unit/acre in FR-1

Proposed Density: 3.89 units/acre, age restricted- 80% ownership 55 and over.

School District: Olentangy

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

Soils: AmE Amanda silt loam 18-25 % slope

BeA Bennington 0-2 % slope

BeB Bennington 2-4 % slope

Cab Cardington 2-6%

Cac2 Cardington 6-12 %

GbA Gallman silt loam 0-2 %

II. Issues

1.) **Amended application.** This is a redevelopment proposal for a llama farm and two single family homes in southern Orange (and Genoa) Townships, next to Westerville. Polaris Parkway, with office and retail development is ½ mile to the south. This resubmission is only for the Orange Township land. Genoa Township is still considering the same use for 31.24 acres, but tabled that application for 6 months. The developer has reduced the number of dwelling units from 68 to 56 in Orange Township, and stipulated elderly housing, or 80% head of household age 55 and over.

2.) **Adjacent land uses**

❖ To the southeast, single family homes (one-acre lots) on Share Lane.

❖ To the east, single family development (approximately 1.6 units/acre) Highland Lakes.

- ❖ To the west, single family development in Hoover's Africa Road subdivision (one-acre lots).
 - ❖ To the north, single family homes (acreage lots).
 - ❖ To the southwest, Acorn Farms (commercial agriculture).
- 3.) **Annexation-** an annexation petition to Westerville has been filed. The annexation was tabled while the applicant seeks multi family zoning from the townships. Westerville planning officials say there have been no promises made, but if the lands were annexed, a potential zoning might be Planned Neighborhood Development, which allows residential development at up to 5 units per acre.
- 4.) **Comprehensive Plan-** the 2001 Plan recommends single-family homes at 2 units per acre with sewer service for this site (28 homes). A divergence is requested based on a restriction for elderly housing. The implication is that elderly housing will have less combined school, sewer and traffic impacts than traditional single family housing.
- 5.) **Population impacts- Elderly housing condos versus single family-** 56 units of elderly housing at 1.46 persons/unit (Epcon internal census figures) would equal 85 new residents. 28 traditional single family homes in Orange Township at 2.93 persons/unit (2000 federal census index) equals 82 persons.
- 6.) **Sewer-** this area is currently an exclusive Delaware County sewer service area. The Delaware County sanitary engineer stated there is pipe capacity for 176 units of housing (164 are requested in both townships, or about 3.89 units per acre). Since the original design capacity for this area was roughly 1.3 dwelling units per acre (Exhibit 6, 1974 Delaware County Sewer Plan), granting higher densities could result in "holes" in the sewer service area. EMH&T concludes that since populations are equal, sewer flows from 56 units of elderly condos would be roughly equivalent to 28 single-family homes. The potential for sewer service "holes" from the elderly condos is minimized.
- 7.) **School impacts-**
- Each new residential building permit (single and multi family combined over the past 4 years in the Olentangy School district) generates .6731 new students (source: Olentangy superintendent's office, 8/28/02). *28 new traditional single family homes would generate 19 students.*

- Epcon does an annual census of its residents. Its condominium units generate .0166 students per unit. *56 condos would generate 1 student.*
 - The 2001-02 school year Olentangy School district cost to educate was \$7,905/ student (source: Olentangy superintendent's office, 8/28/02)
 - An average (\$246,849, according to Epcon) single family home in the Olentangy school district generates \$5320 (.6731 x \$7,905 = \$5320) in school costs and pays \$ 2,334 in school taxes (source: Delaware county Auditor's office, 8/28/02). The home pays \$3,798 in total taxes.
 - Epcon's average empty nester condo is valued at \$166,000 (source: Epcon), generates \$131 in school costs (.6731 x \$7,905 = \$131) and pays \$1,569 in school taxes.
- 8.) **Traffic-** continuing the comparison between single family homes versus multi family elderly condos, the applicant retained EMH&T to study traffic impacts. Single family detached homes generate 9.6 trip ends per day. An actual Epcon condo development generated 4.9 trip ends per day. EMH&T predicts that 56 units of empty nester condos generate less than half the traffic of 56 units of traditional single family homes; therefore the traffic impacts for 56 condos would be similar or less than 28 single family homes. A northbound right-turn lane and southbound left-turn lane are warranted on the Worthington Road entrance. The final decision on all roadway improvements, including turn lanes, will be made by the County Engineer during the engineering design phase of the project.
- 9.) **Delaware County Thoroughfare Plan-** shows Alternative R as an extension of Cleveland Avenue from Polaris Parkway north to Worthington Road (medium priority). Alternative R would not likely impact this tract due to topographic considerations that would curve it west through Acorn Farms, if it were ever built. A secondary access stub is provided on the Genoa Township lands for possible access to Alternative R.

III. Conformance with Development Standards

- 1.) A landscaping plan is submitted. Entrance and sign details are not included. The townships may wish to see more detail.
- 2.) General development character- renderings of proposed structures and general architectural design criteria are included. Epcon has previously built in both townships; they know what to expect.

- 3.) Provisions for water, sanitary sewer and surface drainage. Letters have been included that indicate county sanitary sewer and Del-Co Water can service the site at the density proposed. There should be good drainage with on site topography.
- 4.) No sidewalks are shown. Sidewalks are required for Planned Developments.
- 5.) Open space-2.88 acres required, 3.7 acres provided in Orange Township along Worthington Road, with a central green space and pond also in the center of the Orange Township site.

IV. Required Findings for MFPRD, Orange Township

- 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, but the development plan is a work in progress and needs minor amendment: see above.

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

DCRPC Staff Finding: The proposal does not currently conform to the Orange Township Comprehensive Plan, which recommends single-family homes at 2 units per acre. This tract is part of sub-area 7. There was much debate during the comprehensive plan update about what land use and density to recommend for these tracts, given their somewhat unique combination of location near Westerville and Polaris, and adjacent to large scale commercial agriculture. In the end, the township felt it did not want any more multi-family, and the tracts were simply recommended for single-family at 2 units per acre with sewer service.

In the ensuing years, several conditions have changed, which may be cause to re-examine the comprehensive plan and consider its amendment:

- a.) Westerville has continued to annex north. These tracts are now contiguous to the city and have applied for annexation. If annexed, Orange Township would lose zoning control. There is the likelihood of equivalent or greater density in the city.
- b.) The Delaware County Thoroughfare Plan was adopted, recommending the Cleveland Avenue extension from Polaris Parkway to Worthington Road. This was not shown or anticipated on the Orange Township comprehensive Plan. Such an extension would put great pressure on these tracts to convert to a non-residential use, as has happened on Polaris Parkway. Elderly multi-family housing provides an appropriate transition from the higher intensity uses along the Parkway (and possible Alternative R) to single family established neighborhoods to the north and east.
- c.) One of the goals of the 2001 Orange Comprehensive Plan was diversity of housing types. The Housing for Older Persons Act of 1995 (HOPA) allows for age restricted housing, but this concept was too new to have been incorporated in the Orange Township Comprehensive Plan update. The DCRPC created a model planned elderly district for Liberty Township (PERRC) in 2002. Market demand has been very strong for such housing, and there is evidence that such housing can be a transition from lower density single family to other more intense uses. Access should be via an arterial street, as is the case here with the Epcon request. This site is a good location for such elderly housing.
- d.) Using internal census information from many other Epcon developments, traffic, sewer demand, population and number of school age

children have been forecast. It appears that with a restriction that 80% heads of households must be 55 and over (and 2-3 bedroom condos) the impacts on services, schools and infrastructure are significantly reduced in comparison to a standard single-family, 3-4 bedroom, detached home.

- e.) For all the above reasons, it is prudent for the township to consider amending their comprehensive plan to permit elderly housing pursuant to HOPA at a density of up to 4 units per acre on the 14 acres in question. If the township would first consider such a change to the plan and make such change concurrent with the zoning consideration, then the request would conform to the amended comprehensive plan.

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

DCRPC Staff Finding: all factors considered above, including maintaining zoning control by retaining the lands within the township, yes, the development plan does advance the general welfare of the township and the immediate vicinity. Careful discussion with the adjacent neighbors is important to assure that privacy, fencing and security are assured to the existing homes and agriculture.

V. DCRPC Staff Recommendation

- a.) Staff recommends amendment of the Orange Township Comprehensive Plan to permit an exclusive use of elderly housing in conformance with federal 1995 Housing for Older Persons Act at a density of up to 4 units per acre on the 14.39 acre tract.
- b.) Staff recommends that after the comprehensive plan is amended, that the zoning change from FR-1 to MFPRD, for 56 units of elderly housing condominiums on 14.39 acres be approved.

Commission / Public Comments

Mr. Joel Rhoades of the Epcon Group Inc. was present. A number of changes

have been made to the application since the RPC heard it in January such as decreasing the number of units, adding landscaping details, and the age restriction. Additional studies on traffic, sewer, and the impact on schools have also been submitted with this application.

Ms. Karen Chambers (7511 Worthington Road) expressed her concern that the application doesn't comply with the Comprehensive Plan. Disagrees with changing the Comprehensive Plan to suit the developer. She questioned who would enforce the age restriction in these units.

Mr. Paul Reiner, President of Acorn Farms stated that he owns (farms) approximately 220 acres (down from 400 acres) to the south and west of this proposal. The January (01-31-02) RPC minutes stated 15 items that said this project does not comply. He stated that the statistics quoted by Epcon are incorrect. He questioned whether his sewage capacity (development rights) for his property would be available should he go out of business and want to develop his land. He feels the only change the developers have shown since January is a reduction in the units per acre from 4.72 to 4.0.

Mr. Bell stated that (for the last six months) as a citizen he has attended the Westerville Planning Commission meetings and never in that period of time have they talked about annexing land to the north. Statements have been made at those meetings that the City doesn't plan to annex any more land. They consider themselves surrounded. They have stated their interest in increasing their tax intake off of commercial, industrial and retail.

Mr. Miller questioned the RPC's jurisdiction to recommend that the Township amend their Comprehensive Plan. Mr. Laurien stated that when the RPC does the comprehensive plans, they are recommended to be the basis of the zoning. If conditions change, the Township may review the validity of the Comprehensive Plan. If you adopt a comprehensive plan and the recommendations of the plan are different from what you propose to zone it, you haven't met one of the criteria in that planned district. Therefore, in order to satisfy the criteria that it is in conformance with the Comprehensive Plan, staff suggests that the Comprehensive Plan be amended, if the Township wants the zoning.

Mr. Brenner asked how the age restriction would be enforced. Mr. Rhoads stated that the Federal statute provides that 80% of the units must be occupied by resident's age 55 or older. There is an exception to the age requirement, if a surviving spouse is under age 55. Mr. Brenner questioned the resale value with the age restriction. Mr. Rhoads said it could be an issue, if the number was higher than the 80% requirement.

Mrs. Warthman stated that the area has evolved since the Comprehensive Plan was drafted and there are quite a few things that were never considered during that process. It doesn't seem to be appropriate to develop single family use in this area. She believes that the Cleveland Ave. extension would force all this land to be commercial. Mr. Ward asked if she would rather see this type of development over the Cleveland Ave. extension. She said yes.

Mr. Ward made a motion to recommend denial of the zoning request by the Epson Group Inc. unless the Comprehensive Plan was amended. Mr. Miller seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Orange and Genoa Twp.). Motion carried.

45-02 ZON P.D. Paykoff – Orange Twp. – 5.3 acres from FR-1 to PI

Location: 9620 South Old State Road, Lewis Center, OH 43035.

Conditions

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Industrial (PI)

Present Use: House with open field to the west

Proposed Use: Mini-storage units with tenant/manager office and an office/retail building.

School District: Olentangy

Utilities Available: Del Co Water

Surrounding Land Use

Directly north and west is commercial, agriculture (nursery) zoned PC. Further north and south is City of Columbus, single-family residential on 5,000-7,000 square foot lots. Bank One Corporate Center is across S. Old State to the east.

General Comments

Applicant is requesting Planned Industrial to accommodate an office/retail building and four mini-warehouse buildings. An existing house will be converted into a tenant/manager office. The project site is north of Olentangy Glade, a residential development within the City of Columbus. Blendon Enterprises operates a nursery which is directly north and west of the site. The nursery is well landscaped with a lake and plant display areas. Further north are several undeveloped tracts and the Wynstone Subdivision, also within the boundaries of Columbus.

Orange Township's comprehensive plan designates this area for planned office and institution use, which is consistent with the Bank One Corporate Center and the residential uses to the north and south. The warehouse buildings and related Industrial Zoning are not consistent with the plan and are not compatible with the surrounding land use. Due to the small lot sizes of Olentangy Glade, several homes would be directly impacted by and in close proximity to the southernmost warehouse building.

Criteria for Approval

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

The permitted uses in the Planned Industrial district for Orange Township includes warehousing, storage and industrial service activities. In this respect, this plan is consistent with the zoning resolution. However, there are several areas that will require divergences:

1. The applicant is requesting that an existing house be converted into a tenant/manager living space, noting security benefits. Although this appears to be a benefit to the plan, the Planned Industrial district prohibits residential uses of any kind. The applicant is seeking a divergence for this use. ***Staff finds that this is a security benefit to the use, but the warehouse use is inappropriate.***
2. The applicant is requesting a divergence for the 5-acre requirement. ***Staff finds that this requirement refers only to phases and does not refer to overall project size.***
3. Due to the function of the storage units, the applicant is requesting a divergence from the requirement for parking spaces. The 30' drives are intended to serve as short-term parking and the applicant is committed to prohibiting long-term parking on the site. ***Staff finds that warehouse-parking requirements in the Orange Township Zoning Code are based on number of employees and a divergence is not warranted.***
4. The applicant is requesting a divergence from the setback requirements of 100' separating the industrial use from the residential use to the south. ***Staff recommends denial. The setback is specifically to mitigate the effects of incompatible uses.***
5. The applicant is requesting a divergence from the zoning requirement for downlighting and requests the ability to place two up-lights per

sign. *Staff finds the applicant does not demonstrate any particular reason for this request.*

6. The applicant is requesting a divergence to provide a separate sign for each of the two uses: one for the storage units and one for the retail building. The site only has 350' of frontage and the building to the south will be no larger than 6,000 sf. *Staff finding: to reduce sign clutter along South Old State Road, both uses should be combined on one sign.*
7. The plan calls for an office/retail building on the southern portion of the site. The PI district allows for commercial establishments normally associated with and designed to serve the industrial establishments or their employees. *Staff finding: The use should be resolved before the township recommends approval of this plan.*
8. The plan does not reference sidewalks on S. Old State Road. A sidewalk currently exists on a portion of the site and the Olentangy Glade development to the south includes a sidewalk along its entire frontage on Old State. *Staff finds that the Township should seek the completion of the link in the sidewalk.*
9. Del-co Water has sent a letter of water availability to the site. However, the company notes that the 4-inch line will not be sufficient for fire flow. The applicant needs to work with the Orange Township Fire Department to resolve the issue of fire protection.

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

The Orange Township Master Plan of 2001 encourages the development of this area as planned office and institution use. This proposal does not conform to the Comprehensive Plan.

“3) Advances the general welfare of the County and the immediate vicinity.” Since a Planned Industrial use does not conform to the Comprehensive Plan, the request does not advance the general welfare of the community and the immediate vicinity.

DCRPC Staff Recommendation

Staff recommends *denial* of the zoning change from FR-1 to PI to the DCRPC, the Orange Township Zoning Commission and the Orange Township Trustees.

Commission / Public Comments

Mr. Tony Eyerman was present to represent the applicant. There are similar uses along this corridor. There is a Delaware County sanitary sewer line at the southeastern corner that will provide sewer service if a (estimated) \$20,000.00 fee is paid to create a meter pit. If this property were annexed into the City of Columbus there would be no fee for sewer hook up. This property is not permitted to access the water line at Old State Road (that serves the residential community to the south). There is a 6' water line on the east side of Old State Road that they are permitted to use the taps that are servicing the site now. There are two taps servicing two existing residences. The two taps define the two office uses they have which limits any use beyond the two residences that are permitted to be changed to offices. The southern residence will be torn down to build a new office building. The northern building was recently remodeled due to a fire.

Mr. Gladman stated that the mini warehouses to the south were there long before the residential subdivision of 5 units per acre was put in by the Borrer Corp. Mr. Paykoff has also stated that he would post a sign stating the site would contain a mini storage warehouse to warn potential homebuyers.

Mr. Gladman made a motion for approval of the rezoning request by P.D. Paykoff. Mr. Bell seconded the motion. HAND VOTE: 12 For, 10 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary (none)

Preliminary/Final (none)

CONSENT AGENDA

Mr. Deel stated that there are 11 finals, two of which have requested their applications be tabled. Staff recommends approval of the table request for Cambridge and Pinkston Acres. Staff also recommends final approval for the remaining 9 final applications.

Mr. Ward made a motion for approval of the 30-day table requests for Cambridge and Pinkston Acres. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Gladman made a motion for Final approval of Waterford Woods, Sage Creek, Section 3, Phase A, Eagle Trace, Section 3, Phase B, Covington Meadows, Section 3, Phase A, Covington Meadows, Section 3, Phase B, The Village at Alum Creek, Section 6, Wilshire, Section 6, Phase A, Wilshire, Section 6, Phase B and Byers Meadows. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final

08-02 Waterford Woods – Concord Twp. - 03 lots / 07.31 acres

Applicant: Carole Kowaluk, Brian Kowaluk
Subdivision Type: Residential (CAD)
Location: Cook Road, 3500 feet west of Concord Road
Current Land Use: Open, former agriculture and partially wooded
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and on-site septic
School District: Dublin
Engineer: Patridge Surveying

Staff Comments

The applicant seeks a Common Access Drive to access three residential lots. The site is mostly open, with woods in the northern end of the property and a sloping tree line in the southern portion of the site. American Aggregates owns the property to the east and north. Other large, single family lots are to the south and west. A high voltage power line crosses the corner of the property where the CAD meets Cook Road, but does not affect any of the lots. The existing slope of the wooded portion of the CAD is approximately 18%, but will be regraded to less than 10% (maximum allowed). The residual Kowaluk property to the west (4.45 acres) has been split into two lots, sharing an access point to Cook Road

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 **Waterford Woods Subdivision**, to the

RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Waterford Woods. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

01-98.3.A Sage Creek, Section 3, Phase A - Berkshire/Genoa Twp. - 09 lots / 27.73 acres

Applicant: Trenton Land Co.
Subdivision Type: Single Family Residential
Location: East-side of Sunbury Road on the Berkshire/Genoa Twp. line
Current Land Use: Woods
Zoned: Farm Residential District (FR-1) in Berkshire & Rural Residential (RR) in Genoa
Utilities: Del-Co water and private septic
School District: Big Walnut
Engineer: Bischoff & Associates, Inc.

Staff Comments

Sage Creek, Section 3, Phase A contains 9 lots on 27.73 acres on the east side of Sunbury Road on the Berkshire/Genoa Township line. Phase A & B received preliminary approval in September 2001 (19 lots total). This phase will plat 9 lots along the existing Sage Creek Dr. (private). Sage Creek Drive extends from Sunbury Road to Trenton Road in Sections 1 and 2, and will eventually be gated. The lot sizes in this phase range from 1.514 acres to 3.613 acres, with 4.442 acres of open space in 1 reserve lot (16%).

This site is heavily wooded and contains a stream flowing from east to west, which ultimately feeds into the Hoover Reservoir. Surrounding land use includes mostly single-family homes. To the north is Mathews (CAD) Subdivision and to the east is the future Sage Creek, Section, 3, Phase B. To the south and southeast is Sage Creek, Section 1 and 2 and to the west are large lot single family homes.

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 **Sage Creek, Section 3, Phase A** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Sage Creek, Section 3, Phase A. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

23-97.3.B Eagle Trace, Section 3, Phase B–Genoa Twp- 24 lots / 09.49 acres

Applicant: Centex Homes.

Subdivision Type: Single-family residential

Location: On the east side of Tussic Street Rd., north of Eagle Trace Dr., Genoa Township

Current Land Use: Open Space/fields

Zoned: Planned Residential District (PD-1)

Utilities: Del Co. water and public sewer

School District: Westerville

Engineer: EMH&T, Inc.

Staff Comments

This Phase of Eagle Trace includes 24 lots in the northeastern portion of the overall development with access to Tussic Street Road through Section 2 to the west. Danbridge Way extends to the east from Eagle Trace Drive with Talon Circle stubbing to the south from Danbridge Way. Also Beringer Drive stubs off of Danbridge Way to the east. The entire 190-lot subdivision received preliminary approval in March 1998.

The site is surrounded by existing and future sections of Eagle Trace with larger lot homes along Tussic Street Road. To the north is the Lanetta Subdivision of large lot single-family homes, to the east and south is future phase of Eagle Trace and to the west is the recorded Eagle Trace, Section 2, Phase A. The average lot size is 0.315 acres

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 **Eagle Trace, Section 3, Phase B**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval Eagle Trace, Section 3, Phase B. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-99.3.A Covington Meadows, Sec. 3, Ph. A – Genoa Twp. - 52 lots / 18.78 acres

Applicant: M/I Schottenstein Homes, Inc.

Subdivision Type: Single-family residential

Location: East side of S. Old 3C Highway, 1200' north of Freeman Rd., Genoa Twp.

Current Land Use: Agriculture/Vacant

Zoned: PD-1 District, with conservation standards

Utilities: Del-Co water and public sewer

School District: Westerville

Engineer: EMH&T, Inc.

Staff Comments

Covington Meadows, Section 3, Phase A is 52 lots in the northwestern portion of the overall development with access to Old 3C Highway through Covington Meadows Drive. Covington Spring Ct. stubs to the eastern portion of the phase. Also the extension of Country Meadow Ct. (cul-de-sac) from Covington Meadows, Section 2 will be platted. The average lot size is 0.183 acres. There is 5.863 acres of open space on 4 reserve lots. The entire 202-lot subdivision received preliminary approval in May 1999.

The surrounding land use is single-family residential. To the north are large lot residences along Old 3C Hwy, to the east is the future Covington Meadows, Section 3, Phase B. To the south is the recorded Covington Meadows, Section 2. To the west across Old 3C is the Genoa Farms Subdivision.

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 Covington Meadows, Section 3, Phase A, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Covington Meadows, Section 3, Phase A. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-99.3.B Covington Meadows, Sec. 3, Ph. B – Genoa Twp. - 25 lots / 18.56 acres

Applicant: M/I Schottenstein Homes, Inc.

Subdivision Type: Single-family residential

Location: West side of Tussic Street Road, 1100' south of Big Walnut Road, Genoa Twp.

Current Land Use: Agriculture/Vacant

Zoned: PD-1 District, with conservation standards

Utilities: Del-Co water and public sewer

School District: Westerville

Engineer: EMH&T, Inc.

Staff Comments

Covington Meadows, Section 3, Phase B is 25 lots in the northeastern portion of the overall development along Tussic Street Road. Despite its frontage along Tussic Street, access will come through Section 3, Phase A to the west. Covington Springs Ct. will be extended from Section 3, Phase A into a cul-de-sac. The average lot size is 0.169 acres. A large 13.231-acre open space reserve along Tussic Street will be owned by the Genoa Township Conservancy and maintained by the Homeowners Association. The entire 202-lot subdivision received preliminary approval in May 1999.

The surrounding land use is single-family residential. To the north and east are large lot residences along Tussic Street Road. To the south is the recorded Covington Meadows, Section 2. To the west is the future Covington Meadows,

Section 3, 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.

Staff Recommendation

Staff recommends Final approval of Covington Meadows, Section 3, Phase B, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Covington Meadows, Section 3, Phase B. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

22-00 Cambridge – Genoa Twp. - 60 lots / 28.10 acres

Applicant: Cambridge Land Investments, LLC

Engineer: Anthony J. Robinson, HLG Engineering and Surveying Inc.

Staff Comments

The applicant has requested a 30-day tabling in order to address staff comments.

Staff Recommendation

Staff recommends a 30-day tabling of the Cambridge Subdivision to the RPC.

Commission / Public Comments

Mr. Ward made a motion for approval of the 30-day table request for Cambridge Subdivision. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

33-98.5 The Village at Alum Creek, Section 6 – Orange Twp. - 71 lots / 30.01 acres

Applicant: M/I Schottenstein Homes, Inc.

Subdivision Type: Single-family residential

Location: South and west of Lewis Center Rd. and Old State Rd, Orange Township

Current Land Use: Open fields

Zoned: Planned Residential District, (PRD)
Utilities: Del-Co. water and public sewer
School District: Olentangy
Engineer: EMH&T, Inc.

Staff Comments

The Village at Alum Creek, Section 6 is 71 lots in the middle of the overall development. This phase includes the completion of the Melrose Dr. loop street from the east to the north in Section 4. Beaumont St. extends to the west forming Beaumont Square. Sotherby Crossing stubs to the west on the western side of Beaumont Square. The average lot size is 0.292 acres. There is 3.804 acres of open space on 2 reserve lots, including 3.74 acres within Beaumont Square. The Village at Alum Creek, Section 5, which included this section, received preliminary approval in December 1998.

The surrounding land use is predominately single-family residential. To the north is the recorded The Village of Alum Creek, Phase 5, to the east is the recorded The Village of Alum Creek, Section 4. To the south is land owned by Del-Co Water and to the west is future The Village of Alum Creek phases.

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 **The Village at Alum Creek, Section 6**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of The Village at Alum Creek, Section 6. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-94.6.A Wilshire, Section 6, Phase A – Orange Twp. - 42 lots / 36.31 acres

Applicant: Centex Homes
Subdivision Type: Single-family Residential
Location: East side of South Old State Rd., about 1,500 South of East Orange Rd., Orange Twp.
Current Land Use: Vacant/wooded

Zoned: Single-family Planned Residential District (SF-PRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: EMH & T (Adam Long)

Staff Comments

Wilshire, Section 6, Phase A is 42 lots in the eastern portion of the subdivision. This phase is an extension of Bold Venture Dr. from Section 5, Phase B, and an extension of Pleasant Colony Dr. from Section 5, Phase A. Bold Venture Ct. is a cul-de-sac that extends north of Bold Venture Dr. serving 6 lots. Pleasant Colony Ct is a cul-de-sac that extends north of Pleasant Colony Dr. The average lot size is 0.326 acres. There is 19.876 acres of open space on 2 reserve lots. The entire 326-lot subdivision received preliminary approval in July 1994.

The surrounding land use is single-family residential and undeveloped land. To the north is land owned by the Olentangy Board of Education, to the east a large tract of undeveloped land and the future Wilshire, Section 6, Phase B. To the south is the subdivision of Walker Woods. To the west is the recorded Wilshire, Section 5, Phase A and 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.

Staff Recommendation

Staff recommends *Final approval* of **Wilshire Estates, Section 6, Phase A** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Wilshire, Section 6, Phase A. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-94.6.B Wilshire, Section 6, Phase B – Orange Twp. - 37 lots / 19.13 acres

Applicant: Centex Homes
Subdivision Type: Single-family Residential
Location: East side of South Old State Rd., about 1,500 South of East Orange Rd., Orange Twp.
Current Land Use: Vacant/wooded

Zoned: Single-family Planned Residential District (SF-PRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: EMH & T (Adam Long)

Staff Comments

Wilshire, Section 6, Phase B is 37 lots in the eastern portion of the subdivision. This phase is an extension of Bold Venture Dr. and Pleasant Colony Dr. from Section 6, Phase A. Pleasant Colony Dr. subs to the eastern edge of the subdivision. The average lot size is 0.306 acres. There is 5.14 acres of open space on 2 reserve lots. The entire 326-lot subdivision received preliminary approval in July 1994.

The surrounding land use is single-family residential and undeveloped land. To the north and west is the future Wilshire, Section 6, Phase A. To the east is a large tract of undeveloped land, and to the south is the subdivision of Walker Woods.

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 **Wilshire Estates, Section 6, Phase B** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Wilshire, Section 6, Phase B. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

16-02 Byers Meadows – Radnor Twp. - 03 lots / 33.04 acres

Applicant: Frank Goode
Subdivision Type: Residential (CAD)
Location: 3481 Byers Road
Current Land Use: Flag lot with a complete garage and house under construction
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and on-site septic
School District: Buckeye Valley

Engineer: Floyd Browne Associates

Staff Comments

Byers Meadows is a proposed 3 lot CAD subdivision on the south side of Byers Road 1100' west of State Route 203. The current property is a flag lot with 120 feet of frontage. The CAD is approximately 1200 feet long with three passing areas. It crosses a small swale that runs west to east. The lot sizes are 22.79, 5.26, and 4.91 acres with the largest lot containing the CAD. This subdivision received preliminary approval in June 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 **Byers Meadows** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Byers Meadows. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

02-02 Pinkston Acres – Troy Twp. - 07 lots / 26.85 acres

Applicant: CountryTyme
Project Engineer: Mark Cameron, CPS Consulting Group

Staff Comments

The applicant has requested a 30-day tabling of Pinkston Acres in order to obtain a variance from the Township.

Staff Recommendation

Staff recommends *approval* of the 30-day tabling for **Pinkston Acres** to the RPC.

Commission / Public Comments

Mr. Ward made a motion for approval of the 30-day table request for Pinkston Acres. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

• **7 County Growth Strategy – Bill Habig, MORPC**

Mr. Bill Habig, Executive Director of the Mid Ohio Regional Planning Commission was present to discuss a regional growth study for Franklin County and the 6 surrounding counties including Delaware County. The goal is to create a regional growth strategy that will protect future quality of life by working with key public and private entities. MORPC will be working to create GIS maps to show how the out-migration of population, housing opportunities, jobs and other investments has impacted our region. MORPC will publish a report on regional issues and the inventory of plans this fall to illustrate the region's preparedness for the future. A consultant will assist MORPC in showing growth assumptions in each county by providing a visual presentation of probable future growth and land use scenarios based on current plans.

• **Consideration of Approval: Da-Wei Liou conference expenses \$1,359.35**

Mr. Miller made a motion to approve the \$1359.35 expenditure, seconded by Mr. Spanner. VOTE: Unanimously For, 0 Opposed. Motion carried.

• **Consideration of Approval: Loveland & Brosius attorney fees: \$3,283.77**

Mr. Miller made a motion to approve the \$3283.77 expenditure, seconded by Mr. Spanner. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION *(none)*

Mr. Miller made a motion to adjourn the meeting, seconded by Mr. Spanner. 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, September 26, 2002, 7:00 p.m. at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.