



Delaware County Regional Planning Commission

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www.dcrpc.org

Scott B. Sanders, AICP, Executive Director

MINUTES

Thursday, August 30, 2007 at 7:00 PM
Delaware Hayes Services Building,
140 N. Sandusky Street, Room G 35, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of July 26, 2007 RPC Minutes
- Executive Committee Minutes of August 22, 2007
- Statement of Policy

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

- 19-07 ZON Scioto Twp. Zoning Commission – text amendments
- 20-07 ZON **WD** Lloyd Hagerty Jr. – Scioto Twp. – 17.54 acres from FR-1 to PC
- 21-07 ZON The Britlin Co. – Berkshire Twp. – 9.4 acres from A-1 to FR-1
- 22-07 ZON Harlem Twp. Zoning Commission – 2007 Comprehensive Plan

IV. SUBDIVISION PROJECTS

Preliminary

			Township	Lots/Acres
09-07	T	Fiddler's Creek	Concord	29 lots / 42.50 acres
10-07		Schybal No. 2	Harlem	03 lots / 31.03 acres
11-07	T	Big Bear Farms, Sec. 10, Lot #4615, Div.#1	Liberty	07 lots / 26.89 acres

Preliminary/Final *(none)*

Final

04-07		Howard / Henschen CAD	Berkshire	02 lots / 52.7 acres
03-03.3.B		Vinmar Farms, Section 3, Phase B	Genoa	24 lots / 16.47 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS

VI. OTHER BUSINESS

VII. POLICY / EDUCATION DISCUSSION

VIII. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairwoman Foust called the meeting to order at 7:05 p.m.

▪ **Roll Call**

Representatives: Bill Berry, Rick Sedlacek, Gary Spanner, Steve Burke, Gary Gunderman, Tom Hopper, Susan Dorsch, Dave Stites, Holly Foust, Charles Heimlich, Dick Gladman, Larry Crile, Bill Thurston, Lloyd Shoaf, Tom Brown, and Bonnie Newland. *Alternates:* Pat Blayney. *Arrived after roll call:* Dale Johnson (R). *Staff:* Scott Sanders, Ben Henson, Paul Deel, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the July 26, 2007 RPC Minutes**

Mr. Blayney made a motion to approve the minutes of the July meeting. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **August 22, 2007 Executive Committee Minutes**

1. **Call to order**

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

2. **Approval of Executive Committee Minutes**

a. **July 18, 2007 – Mr. Gladman made a motion to approve the July minutes. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

3. **Old Business**

4. **New Business**

a. **Financial / Activity Reports for July 2007**

REGIONAL PLANNING RECEIPTS		JULY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$820.00	\$6,560.00
Fees A (Site Review)	(4202)	\$32.00	\$932.00
Insp. Fees (Lot Line Transfer)	(4203)		\$280.00
Membership Fees	(4204)		\$235,269.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$7,635.47
Assoc. Membership	(4206)		\$1,500.00
General Sales	(4220)		\$712.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$12,400.00	\$23,070.16
Charges for Serv. B (Final. Appl.)	(4231)	\$375.00	\$37,854.52
Charges for Serv. C (Ext. Fee)	(4232)		\$1,840.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$1,400.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$900.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$420.00	\$1,610.00
Soil & Water Fees	(4243)	\$650.00	\$2,475.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)		

Other Misc. Revenue (GIS maps)	(4730)	\$73.00	\$1,131.00
Misc. Non Revenue Receipts	(4733)		
TOTAL RECEIPTS		\$14,970.00	\$323,169.15

Balance after receipts		\$201,445.82
Expenditures	-	\$ 32,966.31
End of July balance		\$168,479.51

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

Mrs. Matlack stated that the first draft 2008 Budget would be sent to the Executive Committee members prior to their September meeting. The Committee discussed a few budget issues that would be further discussed at the September Executive Committee meeting.

b. August RPC Preliminary Agenda – includes 4 rezoning/text amendments, 3 Preliminary and 2 final applications.

5. Other Business

6. Personnel

7. Adjourn

At 9:45 a.m., Mr. Gladman made a motion to adjourn the meeting. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, September 12, 2007 at 8:30 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015

• Statement of Policy

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

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

19-07 ZON Scioto Twp. Zoning Commission – text amendments

Applicant: Scioto Township Zoning Commission

Summary

On Monday, August 13, 2007, the township initiated several changes to comply with current standards and procedures, as well as the adoption of a new Conservation Subdivision district.

1. Update the number of copies required in the Planned Commercial (PC), Planned Industrial (PI) and Quarry District (QD) districts. Staff concurs.
2. In two locations, replace reference to the “Delaware County Airport Zoning Resolution” to reference “all FAA regulations” Staff concurs.
3. In three locations, change references from “Township Clerk” to “Fiscal Officer”. Staff concurs.
4. Adoption of a Planned Residential Conservation District (PRCD):
The Township Zoning Commission has spent several months working on the text of a PRCD with the intention of adopting it as a Planned District that would require each applicant to apply for a zoning map change. The township currently has a Planned Residential District that requires a minimum 1-acre building lot per house in addition to 1 acre of open space per housing unit. The PRCD is intended to allow greater flexibility in design, while still requiring the rezoning process.

The code would allow a density calculation of .75 units per gross acre with 50% open space. If the site analysis map shows that steep slopes, floodplains, wetlands and overhead transmission lines comprise less than 10% of the acres, .85 units per acre would be allowed, with 40% open space required, in return for which the applicant would commit to reforestation and other planting and buffering improvements.

The Commission has received comments both from the County Prosecutor’s office and also an administrative review from the Regional Planning Commission staff. Staff has the following comments:

- a.) The ORC reference should be 519.021(A), as this is intended to require applicants to submit a development plan and rezoning application. The 519.021(C) reference would establish the regulations as a permitted use and only require an administrative review as applicants submitted their Development Plans. Section 11.02, which describes the application process, is correct.
- b.) Section 11.05(f) designates Telecommunication Towers as defined in ORC 519.211(B)(1) as a Prohibited use. ORC 519.211 does not allow townships to prohibit towers used for cellular communications. It does provide procedures for proposed towers in areas zoned for residential use, which includes notification to adjoining neighbors and the opportunity for those landowners to object, in which case the proposed tower is subject to the rezoning process. The RPC’s model code treats Telecommunications Towers as a Conditional Use and defines this procedure.

II. DCRPC Staff Recommendation

Staff recommends **Conditional Approval** of the Scioto Township Zoning Amendments to the DCRPC, the Scioto Township Zoning Commission and the Scioto Township Trustees *based on Items a.) and b.) above.*

Commission / Public Comments

Mr. Gladman made a motion to recommend approval of the text amendments for Scioto Township.
Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

20-07 ZON WD Lloyd Hagerty Jr. – Scioto Twp. – 17.54 acres from FR-1 to PC

*** This application has been withdrawn from the agenda at the request of Scioto Twp. Zoning Officer.***

21-07 ZON The Britlin Co. – Berkshire Twp. – 9.4 acres from A-1 to FR-1

I. Request

The Britlin Co. is requesting a rezoning from A-1 to FR-1 to eventually subdivide 9.4 acres out of 16.7 acres owned by John Johnson at 9333 US 36/SR 37, Berkshire Township.

II. Conditions

Location: 9333 US 36/SR 37, Berkshire Township

Present Zoning: Agricultural (A-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): Single family residential

Proposed Use(s): Vacant

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 treatment systems

Critical Resources: Creek/drainage course

Surrounding land uses: Residential to the east and south; Bent Tree Golf Course to the north and west.

Soils: MIA - Millgrove Silt Loam (0 to 2% slope)

GbA - Gallman Silt Loam, Loamy (0 to 2% slope)

GbB - Gallman Silt Loam, Loamy (2 to 6% slope)

JmA - Jimtown Silt Loam, Loamy (0 to 2% slope)

III. Staff Comments

The applicant proposes a Common Access Driveway (CAD) subdivision of 5 lots out of 16.7 acres located on the north side of US 36/SR 37 approximately 2000' west of Carters Corner Road. Only 9.4 acres of the site is requested to be rezoned to FR-1, to allow four lots to be created between 2 and 3 acres each. The residual 7.3 acres would remain A-1 and would contain an existing residence. The proposed CAD runs along the west side of the original acreage and would be owned by the back lot. An existing driveway will be utilized as the CAD. This driveway (and culvert) will need to be upgraded to meet CAD standards. The 60' strip is not part of the rezoning, but should be. The consultant has agreed to amend the application prior to the Zoning Commission hearing to reflect this change.

The site contains a creek that runs along the east side then cuts across the middle toward the southwest corner of the original acreage. This creek contains a map floodplain so the development will be required to comply with Delaware County Floodplain Regulations. Bent Tree golf course (zoned Planned Recreational) is located to the north and west. Residential lots (zoned Agricultural and Farm Residential) are located to the south and east along

SR 36/37.

It should be noted that since this is a “non-Planned” zoning district, a development plan is not required. Approval of the zoning is not an approval of the proposed subdivision layout. It would simply allow the applicant to create lots less than 5 acres. If the zoning is approved, the property owner would submit a subdivision application to the DCRPC. The applicant should be aware that the proposed subdivision exceeds the number of lots permitted on a CAD and would require a variance from the DCRPC.

IV. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning from A-1 to FR-1 for The Britlin Co. to the RPC, the Berkshire Township Zoning Commission and the Berkshire Township Trustees, subject to the inclusion of the 60’ strip for the proposed CAD in the application.

Commission / Public Comments

Mr. Jeff Strung with EMH & T was present to represent the applicant. He stated that he agreed with the staff recommendation.

Mr. Blayney made a motion to recommend conditional approval of the rezoning request by The Britlin Co., subject to staff recommendations. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

22-07 ZON Harlem Twp. Zoning Commission – 2007 Comprehensive Plan

Applicant: Harlem Township Zoning Commission

I. Introduction

The township zoning commission initiated a comprehensive planning process in early 2005. The initial comprehensive planning meeting was held in March, 2005, and included over 80 people. Those in attendance participated in a nominal group process that identified the perceived land development strengths, weaknesses, opportunities and threats within the township. Positives noted included quiet, rural atmosphere, Duncan Run, low density, active farming, dark skies, and local businesses. Perceived negatives included annexation threats, loss of natural habitat, flooding, threat of sprawl, lack of a town center, dangerous intersections and lack of sanitary sewer.

A steering committee was formed and continued to work through 2005-2007 on the plan, resulting in a land use map and accompanying text that sets the tone for future development within the township. This is a summary of the comprehensive plan findings and recommendations.

II. Vision statement

Harlem Township will preserve open space and acknowledge the importance of natural and cultural resources by implementing high quality design standards and codes.

Harlem Township will be a low-density community which provides a well-planned balance of land use, a variety of housing options, and community services.

III. Objectives of the Comprehensive Plan (summary)

Natural Resources

1. Adopt regulations for Conservation Subdivisions in the FR-1 and AR-1 Districts.
2. Reflect the net developable acreage rather than gross density in calculating the number of dwelling units in Conservation Subdivisions and PUDs.
3. Protect floodplains, jurisdictional wetlands, steep slopes, wildlife corridors, and roadside trees.
4. Retain wooded greenways along ravines, waterways and project perimeters as filter strips for surface water.
5. Establish a 120-foot structural setback from the natural streams of the township to preserve surface water quality.
6. Assure that development meets or exceeds the county standards for storm water management and erosion control during and after development by utilizing the recommendations of the Upper Big Walnut Creek Watershed Water Quality Management Plan.
7. Set landscape and architectural design standards for subdivisions and/or developments, including provisions for the retention, replacement, and planting of trees.
8. Create a rural landscape entrance detail for developments, including the preservation of existing trees along current roads by placing improved ditches and utilities behind the treeline.
9. Require the appropriate landscaping buffer detail between and among residential and non-residential land uses. Retain natural vegetation and use existing topography as buffers.
10. Protect 100-year floodplains and adopt local floodplain zoning.
11. Inventory historic structures and archeological sites, nominate properties for listing in the National Register.
12. Mitigation of wetlands in the township will be limited to land located within the Big Walnut Watershed, preferably in the township.

Agriculture

1. Retain 2-acre lots as the minimum requirement in areas not served by centralized sanitary sewer.
2. Permit Conservation Subdivisions in FR-1 and AR-1 Districts.
3. Identify potential farmlands for Purchase of Agricultural Conservation Easements (PACE).
4. Apply for state or federal funding for purchase of agricultural easements.

Residential Development

1. Retain single family densities of one unit per two acres where there is no centralized sanitary sewer.
2. Use the width of roads, the capacity of water and sewer systems, and the soil characteristics to limit development to the carrying capacity of the infrastructure, using the densities and land uses on the comprehensive plan recommended land use map as a guide.
3. Avoid development of uses or densities that cannot be serviced by currently available or imminently planned infrastructure, unless such development mitigates its unplanned infrastructure impacts.
4. Establish an Architectural Review Board and a set of basic criteria for residential development.
5. Adopt Conservation Subdivision text that separates non-developable lands from density calculations.
6. Encourage a Traditional Neighborhood Development (town center) as an expansion of Center Village if public sewer can be provided.
7. Require sidewalks and street trees in new residential developments.
8. Link subdivisions by streets, bike paths, or greenway trails so neighborhoods are connected and pedestrian.
9. Create a landscape detail for greenway trails.

Commercial and Industrial Development

1. Encourage commercial, office and light industrial development at certain locations in the S.R. 37 corridor.
2. Create development guidelines for planned commercial development including lighting, signage, and landscaping.
3. Use parallel backage roads to service commercial uses and control access points onto arterial roads.

4. Provide for transitional land uses and dense landscape buffering between incompatible land uses.
5. Encourage neighborhood commercial centers to develop in a town center atmosphere, where retail uses have pedestrian connections between uses and parking lots can be shared.
6. Establish an Architectural Review Board.
7. Create a district that expands the existing village with mixed uses, grid streets, parks and recreation, single-family (attached or detached) at two units per acre with sanitary sewer.
8. Require sidewalks and street trees along new streets.

Recreation

1. Create a series of parks as development occurs.
2. Work with existing owners of private recreational areas to retain them as open space.

Township Services

1. Acquire new sites for township facilities, including fire, police, road maintenance, etc., as needed.
2. Determine the services the township can provide as a suburban community with a sense of rural character.
3. Work with elected officials to increase services as needed, but not as a way to compete with urban development, so as to retain a rural community.
4. Use the Comprehensive Plan as the guideline in zoning.

Planning and Zoning

1. Revise the zoning text and map in accordance with the Comprehensive Plan.
2. Develop policies for service provision that relate to the Comprehensive Plan.
3. Provide for updates and revisions to the plan at no more than 5-year increments.

Transportation

1. Cooperate with ODOT on preventing unnecessary commercial curb cuts on S.R. 605 and S.R. 37.
2. Require commercial parallel access roads and connections between planned commercial developments along major arterial roads, particularly state and county routes.
3. Adopt the appropriate ODOT Access Management recommendations; work with the county and ODOT to prevent the deterioration of S.R. 37 and S.R. 605.
4. Encourage construction of new roads on the Comprehensive Plan as part of new developments.
5. Work with ODOT and the County Engineer to improve dangerous intersections in the township.
6. To promote low speeds and safety, new roads should be designed with a curvilinear pattern (except within the Town Center) and be lined with trees selected by the Harlem Township Tree Committee.
7. Seek replacement of existing trees that are destroyed as roads are improved.
8. Create a rural landscape entrance detail for developments, including the preservation of existing trees along current roads by placing improved ditches and utilities behind the treeline.
9. Bike paths/sidewalks should be developed along new roads and incorporated along existing roads.

Citizen Participation

1. Use the steering committee as the primary citizen input to the Zoning Commission in creating and amending the Comprehensive Plan.
2. Advertise open informational meetings to discuss and review the recommendations of the plan prior to public hearings.
3. Make a copy of the plan available to the citizens of the township.
4. Encourage active citizen participation in future Comprehensive Plan updates.

IV. Recommendations

Five Sub-Areas were created for plan recommendations and the recommendations are summarized below.

Sub-Area A: Southern Flank, approximately 1,561 acres.

1. Retain current minimum lot size of two acres in areas rezoned to Farm Residential (FR-1).
2. Allow development at a maximum density of **2 units per Net Developable Acre in Conservation Subdivisions or Planned Residential Districts (PRD)** where significant open space is required and where sewer is available. A minimum lot size should be specified.
3. As development occurs, seek connections between subdivisions, particularly a direct connection from Fancher Road to the intersection of County Line and Harlem Road (Road A on the Comprehensive Plan Map). This route does not represent an exact alignment of a future road, but a connection between two points.
4. Support any improvements made by ODOT along S.R. 605, to discourage direct access to and negative impacts on this roadway.
5. Remove the package sewer treatment plant at the Fancher Road mobile home park as soon as county sewer becomes available.

Sub-Area B: Gateway, approximately 4,591 acres.

6. Retain current minimum lot size of two acres in areas rezoned to Farm Residential.
7. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at the underlying FR-1 density (1 unit/2 net acres) when not connected to sewer. Permit Conservation Subdivisions at a density of **1 unit per net developable acre where sewer is available**. A typical lot size of 1/3-acre within Conservation Subdivisions would conserve open space.
8. As development occurs, seek connections between subdivisions to reduce impact on existing roads.
9. Support any improvements made by ODOT along S.R. 605, to discourage direct access to and negative impacts on this roadway.
10. Encourage the Treehaven Campground to be retained as open space, should it cease its current operation.
11. Protect the 100-year floodplain by prohibiting new residential structures within it through zoning.

Sub-Area C: Eastern Plains, approximately 2,510 acres.

12. Retain current minimum lot size of two acres in areas rezoned to Farm Residential.
13. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at the underlying FR-1 density (1 unit/2 acres) when not connected to sewer. Permit Conservation Subdivisions at a density of **.75 unit per net developable acre where sewer is available**. A typical lot size of 1/3-acre within Conservation Subdivisions would conserve open space.
14. As development occurs, seek connections between subdivisions to reduce impact on existing roads.
15. Encourage the Rainbow Lake Fishing area to be retained as open space, should it cease its current operation.

Sub-Area D: Agricultural Acres, approximately 7,969 acres.

16. **Retain current minimum lot size of two acres** in areas rezoned to Farm Residential.
17. Protect the 100-year floodplain by prohibiting new residential structures within it through zoning.
18. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at a density of .5 units per gross acre in the underlying FR-1 district. A typical lot size of 1/3-acre within Conservation Subdivisions would conserve open space.
19. As development occurs, seek connections between subdivisions to reduce impact on existing roads.
20. Provide for an area of **commercial/industrial along S.R. 37** at the eastern edge of the township. This could be developed as Community Business, Planned Commercial and Limited Industrial uses that pay significant property taxes and generate sales taxes. These could be restaurants, offices, highway service such as gas stations, or even regional commercial uses such as major grocery stores and retailers. Except

- for some limited industrial (storage warehouses, etc.), commercial uses would require sanitary sewer. Extensive landscaping should be required to buffer such uses from residential and agricultural uses.
21. Support any improvements made by ODOT along U.S. 37 and S.R. 605, including access management.
 22. Encourage the Royal American golf course and John Overbrook Retreat Center to be retained as open space, should either cease its current operations.

Sub-Area E: Center Village, approximately 370 acres.

23. Retain current minimum lot size of two acres in areas rezoned to Farm Residential.
24. Create a district that expands the existing village with **mixed uses, grid streets, parks and recreation, single-family (attached or detached) at two units per acre with sanitary sewer.** Emulate a Traditional Neighborhood Development as discussed in Chapter 13 and the **General Design Standards** in 15.5(B).
25. Commercial parcels should have limited access to S.R. 605 and be linked with parallel rear access roads built in increments by developers. Left turn movements across traffic should be at controlled locations at least ¼ mile spaced (1/2 mile preferred), as approved by ODOT. Commercial uses should allow for public street connections to future adjacent residential development.
26. As development occurs, seek connections between subdivisions to reduce impact on existing roads.
27. Only low level, downward-cast lighting should be allowed to prevent glare on adjacent roadways and light pollution on adjacent properties.
28. To avoid sign clutter, ground signs should be the only sign type permitted along S.R. 605. Billboard and pole signs should be restricted. A Harlem Township architectural sign syntax should be developed.
29. Extensive landscaping should be required in parking lots to avoid excessive asphalt coverage and reduce runoff and temperatures. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along 605 and Center Village Road frontage. A standard landscape detail should be adopted.
30. Link-Souders Elementary School and the recreation fields to Center Village via a bike path or sidewalks as development occurs.

V. Zoning Commission

Recognizing the need for flexibility in implementing the Comprehensive Plan and the fact that the township is actively working on a new Planned Unit Development, the Commission has added the following statement to its recommendation for approval of the Comprehensive Plan:

“The Harlem Township Zoning Commission recommends approval of the 2007 Comprehensive Plan, as presented by the Comprehensive Planning Steering Committee, subject to the modification that the plan allow for a mix of uses, including non-residential, throughout the township, where appropriate, and a Planned District is utilized. Planned mixed use developments which include non-residential uses may be appropriate based on considerations of availability of sufficient infrastructure, location near major arterial roads, input on existing residential areas, and the preservation of township roadscapes, natural and cultural resources, and open space.”

This condition has been reviewed by the township’s legal counsel. Staff concurs.

VI. DCRPC Staff Recommendation

Staff recommends **Approval** of the Harlem Township Comprehensive Plan of 2007 to the DCRPC, the Harlem Township Zoning Commission and the Harlem Township Trustees.

Commission / Public Comments

Mr. Shoaf made a motion to recommend approval of the Harlem Township Comprehensive Plan of 2007. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

09-07 T Fiddler's Creek – Concord Twp. - 29 lots / 42.50 acres

Applicant: William Adams

Engineer: John Piccin

I. Staff Comments

The applicant has requested a second 90-day tabling to resolve TRC comments. It was previously tabled in May 2007.

II. Staff Recommendation

Staff recommends *Approval of the 90-day tabling* for **Fiddler's Creek**, to the RPC.

Commission / Public Comments

Mr. Spanner made a motion to approve the 90-day table request for Fiddler's Creek. **Mr. Shoaf** seconded the motion. *VOTE: Unanimously For, 0 Opposed. Motion carried.*

10-07 Schybal No. 2 – Harlem Twp. - 03 lots / 31.03 acres

Applicant: Beverly and Joseph Schybal

Subdivision Type: Single-family Residential (CAD)

Location: East side of Miller Paul Rd., north of Center Village Rd., Harlem Township.

Current Land Use: Single-family residence

Zoned: Agricultural Residential District (AR-1) and Farm Residential (FR-1)

Utilities: Del-Co water and on-site septic

School District: Big Walnut Local School District

Engineer: Hoy Surveying Services, Inc.

I. Staff Comments

Schybal No. 2 is a proposed 3-lot subdivision of 31.03 acres. This site is currently one large lot owned by Mr. and Mrs. Schybal. There is an existing house and barn on Lot 2 that will remain. An existing shed on Lot 1 will be removed. The three lots range from 6.0 to 18.7 acres. The existing drive will be utilized as a Common Access Driveway (CAD).

The site is surrounded by single family residential, zoned AR-1 and FR-1.

A technical review was held on August 21, 2007, after which the applicant has not addressed all of the required changes.

II. Staff Recommendation

Staff recommends *Conditional Approval* of **Schybal No. 2** to the RPC, *subject to:*

- *Showing a drainage ditch along the CAD;*
- *The Harlem Township Fire Chief reviewing the proposed location of the dry hydrant prior to final engineering approval;*
- *An updated preliminary plan shall be submitted reflecting the following changes prior to submission of Final that:*
 - *Indicates the diameter of the waterline serving the subdivision;*
 - *Accurately reflects current zoning;*
- *Resolving the issue of this proposal overlapping the Schybal Subdivision plat to the north.*

Commission / Public Comments

Mr. Bryan Lundgren of Hoy Surveying was present to represent the applicants.

Mr. Blayney made a motion to recommend Conditional Preliminary approval of Schybal No. 2, subject to staff recommendations. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

11-07 **T Big Bear Farms, Sec. 10, Lot #4615, Div.#1 – Liberty Twp. - 07 lots / 26.89 acres**

Applicant: Elford Development Ltd.

Engineer: CF Bird and Bull

I. Staff Comments

The applicant has requested a 30-day tabling to resolve TRC comments.

II. Staff Recommendation

Staff recommends *Approval of the 30-day tabling* for **Big Bear Farms, Sec. 10, Lot #4615, Div.#1**, to the RPC.

Commission / Public Comments

Mr. Gunderman made a motion to approve the 30-day table request for Big Bear Farms, Sec. 10, Lot #4615, Div.#1. Mr. Heimlich seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final *(none)*

CONSENT AGENDA

Final

04-07 Howard / Henschen CAD – Berkshire Twp. - 02 lots / 52.7 acres

Applicant: Mary Howard and James Henschen
Subdivision Type: Single-family Residential (CAD)
Location: 2232 State Route 61, Berkshire Township.
Current Land Use: Single-family residence
Zoned: Agricultural (A-1)
Utilities: Del-Co water and on lot sewage treatment
School District: Big Walnut Local School District
Engineer: Steven Fox, P & L Systems, Inc.

I. Staff Comments

The Howard/Henschen subdivision includes 2 lots on 52.7 acres. Both lots would be accessed by a CAD, which will also serve an existing landlocked 16.945 acre lot to the north (owned by Joseph Krinn and Christy Hall). The proposed 12.001 acre lot includes an existing vet clinic (Henschen) and the proposed 40.847 acre lot an existing residence (Howard). The lots utilize Del-Co water and on-site wastewater treatment.

The RPC approved a variance in April 2007 to allow the Krinn/Hall lot to access the CAD without being included in the subdivision plat. A CAD maintenance agreement describing maintenance responsibility for the two platted lots and the adjacent Krinn/Hall lot will be recorded and referenced on the plat prior to the RPC Director's signature. As part of the variance approval, a sign post will be placed at the CAD entrance displaying the three lot addresses and a placard sign labeled "Private Driveway". The addresses will also be displayed at each lot's individual driveway off the CAD. The preliminary plan was approved in July 2007.

This site is located on the east side of SR 61 just north of the Village of Sunbury. It is zoned Agricultural which requires a minimum lot size of five acres. Surrounding land use is agricultural and single family residential.

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 **Howard / Henschen** subdivision to the RPC.

Commission / Public Comments

Mr. Blayney made a motion for Final approval of the Howard/Henschen Subdivision. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

03-03.3.B Vinmar Farms, Section 3, Phase B – Genoa Twp. - 24 lots / 16.47 acres

Applicant: Dominion Homes
Subdivision Type: Single-Family Residential
Location: West side of S. Old 3C Highway, North of Big Walnut Rd.
Current Land Use: Vacant residential
Current Zoning: Planned Residential District (PD-1) (1.95 acre minimum lot size)
Critical Resources: Wetlands
Utilities: Central Sewer and Del-Co Water
School District: Big Walnut Local School District
Engineer: EMH&T

I. Staff Comments

This is the final phase of the Vinmar Farms subdivision. The overall preliminary plan was approved on January 30, 2003. Sections 1 and 2 and Section 3, Phase A have all been platted.

Section 3, Phase B consists of 23 lots on 16.469 acres and is situated at the southwest corner of the overall development. It will close Marrissey Loop. Seraphim Court is a short cul-de-sac that will extend southwest from Marrissey Loop. There will be 7.184 acres of open space in one reserve lot. There will be an asphalt paved path and a mulched path through the open space.

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 plan of **Vinmar Farms, Section 3, Phase B** to the RPC.

Commission / Public Comments

Mr. Blayney made a motion for Final approval of Vinmar Farms, Section 3, Phase B. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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- VI. EXTENSIONS
 - VII. OTHER BUSINESS
 - VIII. POLICY / EDUCATION DISCUSSION
 - IX. RPC STAFF AND MEMBER NEWS

Having no further business, Mr. Shoaf made a motion to adjourn the meeting at 7:30 p.m. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, September 27, 2007, 7:00 PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.

Holly Foust, Chairperson

Stephanie Matlack, Executive Administrative Assistant