



Delaware County Regional Planning Commission

109 North Sandusky Street
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www.dcrpc.org

Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, August 30, 2012 at 7:00 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of July 26, 2012 RPC Minutes
- Executive Committee Minutes of August 22, 2012
- Statement of Policy

II. VARIANCES

28-04.V Derby Glen Farms – Liberty Twp. requesting variance from Sec. 102.03 and 204.04

III. ZONING MAP/TEXT AMENDMENTS

07-12 ZON Ronald Stacy – Harlem Twp. – 2.785 acres from AR-1 to FR-1

08-12 ZON Golf Village North LLC – Liberty Twp. – 47.388 acres – PRD – development plan amendment

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
05-12	Div.#1 of Lot 5122 of Big Bear Farms, Sec. 10, Lot 4615, Div. #1	Liberty	02 lots / 02.139 acres

Preliminary/Final

06-12	Little Bear Village, Sec. 2, Lot 7577, easement vacation	Orange	0 lots / 0 acres
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Final

04-12	D & S Bower CAD	Brown	01 lot / 55.24 acres
19-01.3.B.2	Sheffield Park, Sec. 3, Ph. B, Pt. 2	Genoa	27 lots / 25.94 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS

28-04	Derby Glen Farms, Sec. 2 & 3	Liberty	35 lots / 27.43 acres
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VI. OTHER BUSINESS *(none)*

VII. POLICY / EDUCATION DISCUSSION *(none)*

VIII. RPC STAFF AND MEMBER NEWS *(none)*

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairman Burke called the meeting to order at 7:00 p.m.

▪ **Roll Call**

Representatives: Jeff George, Ric Irvine, Fred Fowler, Ken O'Brien, Steve Burke, Sharon Hough, Gary Gunderman, Joe Clase, Dave Stites, Holly Foust, Tom Farahay, Robert Taylor, Bill Thurston, Mike Watkins, Charlie Callender, Bill Metzler, Bonnie Newland, Mike Dattilo, and Doug Price. *Alternates:* Doug Riedel. *Staff:* Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the July 26, 2012 RPC Minutes**

Mr. Sedlacek made a motion to Approve the minutes as presented. Mr. Callender seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **August 22, 2012 Executive Committee Minutes**

1. **Call to order**

Chairman Burke called the meeting to order at 8:45 a.m. Present: Steve Burke, Ken O'Brien, Tiffany Jenkins and Dave Stites. Absent: Susan Kuba. Staff present: Scott Sanders and Stephanie Matlack.

2. **Approval of Executive Committee Minutes from July 18, 2012**

Mr. Stites made a motion to approve the minutes from July 18th as presented. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. **New Business**

a. Financial / Activity Reports for July 2012

REGIONAL PLANNING RECEIPTS		July	YTD TOTAL
General Fees (Lot Split)	(4201)	\$410.00	\$3,690.00
Fees A (Site Review)	(4202)		\$1,200.00
Insp. Fees (Lot Line Transfer)	(4203)		\$1,800.00
Membership Fees	(4204)		\$292,309.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$657.25
Assoc. Membership	(4206)		
General Sales	(4220)		\$16.20
Charges for Serv. A (Prel. Appl.)	(4230)	\$700.00	\$24,357.00
Charges for Serv. B (Final. Appl.)	(4231)		\$1,300.00
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$450.00
Charges for Serv. D (Table Fee)	(4233)		\$800.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$1,500.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$1,800.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$240.00	\$365.00
Soil & Water Fees	(4243)	\$125.00	\$1,500.00
MISCELLANEOUS REVENUE			

Other Reimbursements	(4720)		
Other Reimbursements A			\$100.00
Other Misc. Revenue (GIS maps)	(4730)		\$355.00
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$2,225.00	\$332,199.45

Balance after receipts		\$373,069.75
Expenditures	-	\$ 19,539.96
End of July balance (carry forward)		\$353,529.79

After discussion of the financial reports, Mr. O'Brien made a motion to approve the financial reports as presented. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

b. August RPC Preliminary Agenda

- 1.) Site Review: Diersing/Yarnell – Genoa Twp. – 82 lots / 59 acres
- 2.) Rezoning:
 - Ronald Stacy– Harlem Twp. – 2.785 ac. from AR-1 to FR-1
 - Golf Village North LLC – Liberty Twp. – 47.388 acres – PRD dvlpmt. plan amendment
- 3.) Variance:
 - Derby Glen Farms
- 4.) Preliminary:
 - Div. #1 of Lot 5122 of Big Bear Farms, Sec. 10, Lot 4615, Div. #1
- 5.) Preliminary/Final:
 - Little Bear Village, Sec. 2, Lot 7577 easement vacation
- 6.) Final:
 - D&S Bower CAD
 - Sheffield Park, Sec. 3, Ph. B, Pt. 2
- 7.) Extension:
 - Derby Glen Farms

c. Director's Report

- 1.) Liberty Twp. – continuing work on Zoning Code
- 2.) Sunbury – contract signed to update Comprehensive Plan
- 3.) Brown Twp. – working on reformatting the Zoning Code using free assistance
- 4.) Genoa Twp. – working on mapping open space using free assistance

d. Discussion of By-Laws – to continue at September's EC meeting

4. **Old Business** (none)

5. **Other Business** (none)

6. **Personnel** (none)

7. **Adjourn**

Having no further business, Mr. O'Brien made a motion to adjourn the meeting at 10:20 a.m., seconded by Mr. Burke. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, September 12, 2012 at 8:45 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

28-04.V Derby Glen Farms – Liberty Twp. requesting variance from Sec. 102.03 and 204.04

Applicant: Homewood Corp.
Consultant: EMH & T

I. Request

Derby Glen Farms is a proposed 53 lot subdivision on the south side of Jewett Road approximately 700' east of Liberty Road. The 47.9 acre site is bounded by Jewett Road to the north, Calumet Farms subdivision to the east, C&O railroad tracks to the west, and the Delaware/Franklin County line to the south. The applicant is requesting a variance for an additional 1-year extension to the Preliminary Plan.

II. Facts

1. The Subdivision Regulations currently allow an approved Preliminary Plan to be valid for two years.
2. The Regulations allow an expiring Preliminary Plan to request extensions up to a total of one additional year.
3. Derby Glen Farms received overall Preliminary approval on December 16, 2004 and received a 1-year extension on November 17, 2005, along with an additional 1-year extension May 25, 2006.
4. The applicant seeks a Variance for a third one-year extension.
5. Relevant sections of the Subdivision Regulations:

102.03 Expiration or Extension of Subdivision Plat Applications. Failure to comply within stated time periods of these Regulations as provided in Section 204.04 shall result in the expiration of the application. Before expiration as provided in Section 204.04, the subdivider may submit a written request for an extension and proper extension fee, indicating the status of the project, stating why the time periods cannot be met, and specifying time length of extension being requested for each extension request, with the-maximum total extensions not to exceed one year. Extensions may be considered by the DCRPC; their issuance is discretionary. The subdivider is solely responsible for knowledge of, and compliance with, applicable expiration dates. The requested extension shall be forwarded with a written Staff Report and Recommendation to the Commission for action. In granting an extension, the project may be required to comply with new regulations or standards in effect at the time of the extension.”

204.04 Commission Action and Expiration. Staff shall provide a Preliminary Plan report and recommendation to the Commission. Commission Preliminary Plan approval or conditional approval shall not

constitute Final Plat approval, but shall provide an endorsement of the layout and intent of the proposal, and govern the preparation of the Final Plat. **The Preliminary Plan shall expire if a complete Final Plat application for the first phase is not submitted within two (2) years of Preliminary Plan approval.**

However, the approval of a Final plat for the first phase of the subdivision shall serve to extend the Preliminary Plan approval period to five (5) years from the date the Final Plat for the first phase is recorded. A Preliminary Plan shall be void upon expiration of the approval period.”

III. Criteria for a Variance

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

1. The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other property.
2. The conditions, upon which this variance request is based, are unique to the property for which this variance is sought.
3. Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.
4. The granting of this variance will not vary the provisions of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.

Applicant statement: “On behalf of our client, The Homewood Corporation, we are respectfully requesting a variance to allow the preliminary plan for Derby Glen Farms to be extended beyond the five year limit after the approval of the first section of the final plat, Section 204: Preliminary Plan Procedure, subsection 204.04 Commission Action and Expiration. We are requesting an additional year to allow for the construction of the second section of Derby Glen Farms and the subsequent approval of the final plat for section two. We anticipate construction on section two to start within the next thirty days and the submittal of the final plat to the Delaware County Regional Planning Commission for the September 2012 meeting.”

“Due to the depressed housing market over the last four years the absorption and subsequent construction of homes has decreased significantly which has led to a delayed construction of new lots. We feel that the extension of the preliminary plan to allow for the construction of section two does not jeopardize the health, safety and welfare of the public. The continuation of the development by constructing phase two and ultimately phase three will provide a secondary vehicular access into the site which will be beneficial to the development for future emergency access as well as a secondary vehicular access. The development is being designed and constructed in conformance to the existing zoning, subdivision regulations and engineering standards.”

Staff Comment: Staff agrees that the current market conditions have made it a challenge to meet the existing time limits in the Subdivision Regulations. The applicant is moving through the Final Engineering process and is preparing a Final Plat for the next section.

IV. Staff Recommendation

Staff recommends **Approval** of the Variance from Sections 102.03 and 204.04, extension of Preliminary Plan

approval for **Derby Glen Farms** to the RPC.

Commission / Public Comments

Mr. Jim Lipnos of Homewood Corp. was present to represent the applicant.

Mr. Gunderman made a motion to Approve the Variance request for Derby Glen Farms. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

07-12 ZON Ronald Stacy – Harlem Twp. – 2.785 acres from AR-1 to FR-1

I. Request

The applicant, Ronald Stacy, is requesting a 2.785-acre rezoning from AR-1 to FR-1 to allow the lot to be split into two residential lots.

II. Conditions

Location: 4693 Harlem Road, Galena

Present Zoning: Agricultural (AR-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): One single-family house and barn

Proposed Use(s): Two single-family house lots

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 1.95 acres

School District: Big Walnut Local School District

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

Critical Resources: pond

Surrounding land uses: Agriculture and residential 5-acre lots

Soils: BeA Bennington Silt Loam 0-2% slope

BeB Bennington Silt Loam 2-4% slope

CeB Centerburg Silt Loam 2-6% slope

III. Issues

Because this is a straight district rezoning, no development plan is required. The applicant seeks to rezone land on which the existing home and barn are located to presumably split that lot into its own parcel, leaving a 6.985-acre residual. That split will go through the No Plat Approval process with sign-off from various agencies including the Health District.

The current house and garage appear to be non-conforming with respect to setback from Harlem Road. However, splitting the lot will not make the non-conformity worse. The barn appears to be 86 feet from the southern property line, leaving 26 feet after the 60-foot flag lot is created. The township should confirm the setbacks as part of the rezoning process.

The applicant should consult with the Health District to ensure that there is adequate area for on-lot waste treatment systems. The 2007 Harlem Township Comprehensive Plan indicates the proposed site as Residential on ~2-acre lots when sewer is not available.

IV. Staff Recommendations

Staff recommends **Conditional Approval** of this rezoning case from A-1 to FR-1 for Ronald Stacy to the DCRPC, the Harlem Township Zoning Commission and the Harlem Township Trustees, **subject to confirming that the resulting lot split will not create any non-conformities that do not currently exist.**

Commission / Public Comments

No one was present to represent the applicant.

Mr. O'Brien made a motion to recommend Conditional Approval of the rezoning case for Ronald Stacy, subject to staff recommendations. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

08-12 ZON Golf Village North LLC – Liberty Twp. – 47.388 PR Administrative Review

This application is submitted by Golf Village LLC to amend an existing development plan in the Golf Village North development. It represents a change in density, housing type, layout, and amenities.

I. Conditions

- Present Zoning:** Planned Residential (PR)
- Present Use:** Former agriculture, undeveloped land
- Proposed Use:** Residential Units
- Existing Density:** 1.38 units per acre
- Proposed Density:** 2.73 units per acre
- School District:** Olentangy Local School District
- Utilities Available:** Del-Co Water, County sewer
- Soils:** BoA Blount Silt Loam, 0-2% slope
BoB Blount Silt Loam, 2-4% slope
PwA Pewamo Silty Clay Loam, 0-1%

Surrounding Land Use: To the west is Olentangy Liberty High School. To the north is an electrical substation. To the east is the railroad and large lots along Liberty Road. To the south is commercial zoning within existing un-built sections of Golf Village. To the southwest is single family residential and golf course.

II. General Comments

The applicant is proposing changes to an approved development plan in the Golf Village North project which was originally rezoned in May, 2004. Golf Village North includes a commercial area (largely undeveloped except for a bank on one of several out lots, two Olentangy Schools (elementary and middle school), an area of 4-unit condominiums (eight buildings and club house built), and the subject 47.388-acre site.

The originally-approved plan has been amended in minor ways over the years, resulting in a currently approved layout for 129 units. The applicant is requesting to modify the plan to allow 360 units of multi-family apartment units (two-story carriage flats, two-story townhouse units and two-story apartment units). This increases the density from 1.38 units per acre to 2.73 units per acre. The project would be developed in two phases. The first phase would include 168 units of townhouse and carriage units on the southern half of the site. The second phase would include 192 units of multifamily apartment units on the northern remainder of the site.

Other changes include related landscape modifications, marketing signage, pavement types, and building separation. Open space is increased to 24 acres.

Two existing access points would be provided to the site from Sawmill Parkway, with the southern entrance a full access and the northern entrance being right-in/right-out only. A small connection is provided to the school site and labeled “exit only” and appears to be a pedestrian or emergency connection.

III. Issues

Because this site is currently zoned for multi-family residential structures, the appropriateness of this type of development does not need to be reviewed. There are also a number of design details (lighting, landscaping, layout) that can be further worked out by the township. However, there are several major issues that should be reviewed at this time.

A. Density

The site lies within a planning area that allowed densities up to 1.25 units per net developable acre, according to the Comprehensive Plan. As part of the larger Golf Village North development which included commercial sites, school land dedication (77 acres), and the extension of a portion of Sawmill Parkway, this area was originally approved for 152 units on 39.53 acres, or 1.30 units per acre including the school land. Based on changes over the years the current plan allows 129 units on less acreage for a current density of 1.38 du/ac. The plan calls for a doubling of this density to 2.73 units per acre, with 360 units. This doubling of density will have impacts on traffic and student generation, among other service needs. Based on the Traffic Study as indicated below, no additional improvements will be needed on Sawmill Parkway, but there will be a doubling of trips per day in and out of the development than previously approved.

Additionally, the impact on the school system will increase from what is currently approved. It is true that multi-family units generate fewer students than single family homes. In some studies, the number of students generated in apartments is half that generated by single-family homes. This change to the development plan could lead to a doubling of the student population than what is currently assumed by the district from this project.

B. Sewer Service

The Sanitary Engineer’s office has submitted a letter regarding sanitary service. Sewer service is a complex issue in this area and is based on capacity within the larger development of Golf Village North and is limited by a pump station. The Sanitary office calculated the sewer taps that have been used to date and the taps that are being “saved” for the commercial area and the undeveloped portion of the southern condominiums (Kinsale Village). This leaves 53.45 available taps (or equivalent residential units) for 364 proposed units. This can be overcome in a variety of ways, most notably by building infrastructure to provide gravity flow to an existing service line. This issue is not addressed in the application.

C. Design Elements

The buildings as shown appear to be residential in character in that they have sloped roofs and are limited to two-story structures. The Townhouse and “Vista” buildings appear to blend well with the township setting. However, the Carriage units seem to lack the architectural detail that the township has traditionally approved. The units present a wall of garages to the “street,” including the pavement adjacent to the doors.

Some townhouse units appear to have extended rear garages that are two cars deep. This may cause

rear yard areas that are unusable. The township should request more detail before approving this building type.

Private Roads are designed with drainage to the middle of the road. This has been problematic in other multi-family developments and drainage should be along the sides of the road.

D. Traffic

According to the Traffic Study, the site is expected to generate fewer than 400 vehicle trip ends in the peak hours. Adding this development to the projected 2035 expected traffic shows that no additional improvements to Sawmill Parkway are needed. The main entry point currently has a north-bound deceleration lane and a south-bound turn lane. The northern entry does not have a deceleration lane and is right-in/right-out only.

Internal circulation indicates that Phase 1 has only a single full connection to Phase 2 at the western end of the project. It would be wise to have another emergency access between the two phases, logically near the central open space (community garden) area.

E. Building separation divergence

The township zoning code requires a structure separation of 25'. This proposal requests a reduction in that spacing to 15'. This appears to impact 10 locations in Phase 1. It is unclear why this is necessary given the large amount of open space. This divergence could be avoided with small changes to the layout or by combining buildings, with the same number of units in fewer buildings.

IV. Conformance with Development Standards

The application addresses the General Development Standards and specific detail as well.

- Lighting detail, buffering, and sign standards are included.
- Landscaping detail is described for entry features and parking lot islands.
- Dumpsters and trash receptacles will be enclosed and rear building facades shall have architectural detail similar to front elevations.
- Divergences for signage and phasing appear to be reasonable.

V. Criteria for Approval

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

Staff finding: The submitted plan meets the general zoning standards of the township code but more detail may be needed by the township. Conformance will depend on whether the divergences are approved by the township.

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

Staff finding: Possibly. The 2006 adopted Liberty Township Comprehensive Plan map recommends mixed uses in this area, with multifamily currently approved. However, the density in this general Sub-Area is 1.25 units per net developable acre.

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

Staff finding: A multi-family development provides an additional housing type for the area, although the proposed density may impact some services negatively and cannot be served with the current sewer infrastructure.

VI. DCRPC Staff Recommendation

Staff recommends **Conditional Approval** for **Phase 1**, of the change in the development plan for 47.388 acres in Golf Village North to the DCRPC, the Liberty Township Zoning Commission and the Liberty Township Trustees, *subject to the following conditions:*

1. Resolving the sewer capacity issue with the Sanitary Engineer's office;
2. Amend the layout so that the building separation divergence is not needed;
3. Clarify the design of the double-deep single-width garages where it occurs in townhouse units;
4. Rework the design of the Carriage units so they do not present a wall of garage doors to the streets;
5. Revise internal roads cross-section to include a crown with side drains;
6. Phase 2 should be amended at a lower density with similar housing styles as Phase 1 and brought in at a future date.

Commission / Public Comments

Mr. Joe Thomas with Village Communities was present to represent the applicant. He explained that the developer has owned the site since 2005 after which it has gone through a few administrative amendments due to market changes including a plan for detached single family condos. They are seeing a large growth in the multi-family style market. The developer considers this project is a transitional piece. Doubling the density in this area would not be a detriment to the surrounding area which is a two school locations and a power station. He explained the reassignment of sewer taps with other projects they own and would continue to work with the County Sanitary Engineer. Mr. Thomas agreed to work with the Township regarding the carriage style units as staff suggested.

Mr. O'Brien expressed his concern with the lack of sewer taps. Mr. Thomas stated that the commercial section platted to the south has available taps for use.

Mr. Stites asked if the developer has contacted the schools with regards to added population. Mr. Thomas stated that they have spoken with Mr. Andy Kerr and that they project only an additional 36 students with this type of development.

Mr. Gunderman asked if the applicant had any issues with the staff recommendations. Mr. Thomas stated that he did not foresee any difficulty in separation of the buildings or the additional access between the projects.

Mrs. Foust made a motion for Conditional Preliminary Approval of the development plan amendment for 47.388 acres in Golf Village North, subject to staff recommendations. Mrs. Hough seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

05-12 **Division #1 of Lot 5122 of Big Bear Farms, Sec. 10, Lot 4615, Division #1 – Liberty Twp. – 02 lots / 02.139 acres**

I. Conditions

Applicant: Liberty F LLC
Subdivision Type: Commercial
Location: south side of West Powell Road, west of Sawmill Parkway
Current Land Use: Vacant
Zoned: Planned Commercial (PC)
Utilities: Del-Co water and public sanitary sewer
School District: Olentangy
Engineer: Geo-Graphics Inc.

II. Staff Comments

This subdivision is the division of a commercial lot into two lots. The immediate use will be the development of a Tim Horton's on the eastern lot. The lot to the west has also been reviewed for a future tenant. A private access drive will cross the western lot to provide circulation around the site. The zoning is approved for the site and the Final Plat is currently circulating for signatures.

A technical review was held on August 21, 2012, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Division #1 of Lot 5122 of Big Bear Farms, Sec. 10, Lot 4615, Division #1** to the DCRPC.

Commission / Public Comments

Mr. Joe Sweitzer of Geo-Graphics was present to represent the applicant.

Mrs. Foust made a motion for Preliminary Approval of Division #1 of Lot 5122 of Big Bear Farms, Sec. 10, Lot 4615, Division #1. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

06-12 Little Bear Village, Sec. 2, Lot 7577, easement vacation – Orange Twp.

I. Conditions

Applicant: Epcon Little Bear, LLC

Location: south west corner of Little Bear Loop, west of S. Old State Road

Current Land Use: Vacant

Zoned: Single Family Planned Residential (SFPRD)

Utilities: Del-Co water and public sanitary sewer

School District: Olentangy

Engineer: EMH&T

II. Staff Comments

This Section of Little Bear Village was recorded on April 6, 2010. The area on the inside of Little Bear Loop is now being developed as condominiums.

A technical review was held on August 21, 2012, and no changes were requested.

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

III. Staff Recommendation

Staff recommends *Preliminary and Final Approval* of Little Bear Village, Sec. 2, Lot 7577, easement vacation to the DCRPC.

Commission / Public Comments

Mr. Joel Rhoades of Epcon Communities was present.

Mr. Clase made a motion for Preliminary and Final Approval of Little Bear Village, Sec. 2, Lot 7577, easement vacation. Mr. O'Brien seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final

04-12 D & S Bower CAD – Brown Twp. - 01 lot / 55.24 acres

I. Conditions

- Applicant:** David and Sherrie Bower
- Subdivision Type:** Single Family Residential, Common Access Driveway
- Location:** West side of Veley Road, north of Kelly McMaster Rd.
- Current Land Use:** vacant
- Zoned:** FR-1 (Farm Residential)
- Utilities:** Del-Co Water, on-site treatment
- School District:** Buckeye Valley
- Engineer:** P & L Systems Inc.

II. Staff Comments

Brown Township zoning requires full frontage for all lots with an allowance to create lots with less frontage (or flag lots) as long as such lots are accessed with a Common Access Driveway. The subject property is a 55-acre parcel that was created as a remainder when No-Plat lot splits and other lots that are larger than 5 acres that do not require review were created. The land has two 60-foot accesses to Veley Road. Therefore, the applicant is building a Common Access Driveway for the purpose of building one single-family home.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **D & S Bower CAD** to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of D & S Bower CAD. Mr. Sedlacek seconded the motion. VOTE: Majority For, 1 Opposed (Mrs. Foust). Motion carried.

19-01.3.B.2 Sheffield Park, Sec. 3, Ph. B, Pt. 2 – Genoa Twp. - 27 lots / 25.94 acres

I. Conditions

Applicant: M/I Homes
Subdivision Type: Single Family Residential
Location: North of Sheffield Park Drive, east of Ramblewood Drive
Current Land Use: vacant
Zoned: Planned Residential (PRD)
Utilities: Del-Co Water, sanitary sewer
School District: Olentangy
Engineer: EMH&T

II. Staff Comments

This section of Sheffield Park includes a single loop, Braiden Drive, which connects at two points to Sheffield Park Drive. All lots take access from Braiden Drive. Lots are generally between .3 and .4 acres in size. There is no open space in this section. Public improvements are in place and this is the last plat of Sheffield Park.

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

III. Staff Recommendation

Staff recommends *Final Approval* of Sheffield Park, Section 3, Phase B, Part 2 to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Sheffield Park, Section 3, Phase B, Part 2. Mr. Sedlacek seconded the motion. VOTE: Majority For, 1 Opposed (Mrs. Foust). Motion carried.

V. EXTENSIONS

28-04 Derby Glen Farms, Sec. 2 & 3 – Liberty Twp. - 35 lots / 27.43 acres

Applicant: Homewood Corp.
Engineer: EMH & T
Preliminary approval: 12/16/04
Previous Extensions: 11/17/05 to 062006, 05/25/06 to 12/30/06

I. Staff Comments

The applicant is requesting a 1-year extension for the Derby Glen Farms, based on the economic downturn.

II. Staff Recommendation

Staff recommends *Conditional Approval* of a 12-month Extension for the Derby Glen Farms to the RPC, *subject to approval of the variance request.*

Commission / Public Comments

Mr. Jim Lipnos of Homewood Corp. was present to represent the applicant.
Mr. Gunderman made a motion to Approve the 1-year extension for Derby Glen Farms. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS *(none)*

VII. POLICY / EDUCATION DISCUSSION *(none)*

VIII. RPC STAFF AND MEMBER NEWS *(none)*

Having no further business, Mr. O'Brien made a motion to adjourn the meeting at 7:35 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, 2012, 7:00 PM at the Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.