

*** MINUTES***

**Thursday, August 31, 2000 at 7:00 PM
Delaware Joint Vocational School Auditorium
1610 St. Rt. 521, Delaware, Ohio 43015**

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of July 27, 2000 RPC Minutes
- Executive Committee Minutes of August 23, 2000
- Statement of Policy

II. VARIANCES

III. ZONING MAP/TEXT AMENDMENTS

- 42-00 ZON Troy Township Zoning Commission – Text amendments
- 43-00 ZON Allen Miller – Berlin Twp. 14.61 acres from FR-1 to PID
- 44-00 ZON Lloyd Linkhorn, Craftmaster Homes–Harlem Twp–5.032 acres from AR-1 to FR-1(W/D)
- 45-00 ZON Liberty Twp. Zoning Commission – Liberty Twp. – Text amendments

IV. SUBDIVISION PROJECTS

<u>Preliminary</u>		Township	Lots/Acres
14-00	Four Angels Acres	Berkshire	02 lots / 11.58 acres
28-00	Winding Creek Estates 3	Berlin	15 lots / 34.12 acres
33-00	Whispering Creek	Brown	14 lots / 23.11 acres
29-00	Sherbrook, Phases 9 & 10	Genoa	99 lots / 39.79 acres
34-00	The Gates at Hoover	Genoa	12 lots / 25.58 acres
30-00	Wedgewood Park	Liberty	92 lots / 73.90 acres
31-00	McGonigle No. 1	Oxford	05 lots / 19.10 acres
32-00	McGonigle No. 2	Oxford	04 lots / 17.47 acres
<u>Preliminary/Final</u>			
27-00	T Rattlesnake Ridge Golf Club	Trenton	05 lots / 32.12 acres
<u>Final</u>			
43-99.1	Harbor Pointe, Section 1	Berlin	46 lots / 26.37 acres
26-99.2	The Woods of Dornoch, Sec. 2	Delaware	09 lots / 03.06 acres
52-96.3	Dornoch Estates, Section 3	Del./Lib.	47 lots / 11.98 acres
03-98.7.2	Walker Wood, Sec. 7, Pt. 2	Orange	22 lots / 13.64 acres
02-99.10.2	Walker Wood, Sec. 10, Pt. 2	Orange	07 lots / 03.16 acres
19-00	High Park Center	Orange	08 lots / 37.40 acres

T=TABLED

V. EXTENSIONS

- 20-99 Wedgewood, Section 10 Liberty 24 lots / 25.40 acres

VI. OTHER BUSINESS

- **Consideration of Expenditure: Da-Wei Liou: Travel Reimbursement \$1538.38 URISA Conf.**
- **Proclamation declaring September as Ohio Planning Month and Nov. 8th as World Town Planning Day.**

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 present: Don Poland, John Schmidt, Fred Fowler, Jim Ward, Loretta Firis, Chad Antle, Dale Simpkins, Tom Hopper, Leslie Warthman, Bill Shively, Holly Foust, Charles Heimlich, Dick Gladman, Yvonne Ball, Bill Thurston, Marvin Miller and Larry Starling. *Alternates present:* Clyde Seidle. *Staff present:* Phil Laurien, Mike Bissett, Paul Deel, Jiyeong Lee, Da-Wei Liou, Joe Clase, Ben Henson and Stephanie Matlack.

■ Approval of the July 27, 2000 RPC Minutes

Mr. Gladman made a motion to approve the previous months minutes, seconded by Mr. Miller. VOTE: Unanimously For, 0 Opposed. Motion carried.

■ August 23, 2000 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 8:35 a.m. Present: Holly Foust, Dick Gladman, Loretta Firis, and Larry Starling. Staff present: Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

- a. **July 19, 2000 – Mr. Gladman made a motion to approve the minutes of the last months meeting, seconded by Mr. Starling. VOTE: Unanimously For, 0 Opposed. Motion carried.**

3. Old Business

- a. **Office Space** – Mr. Laurien explained that he met with Architect, Bruce Gardner last week at 109 Sandusky Street, to review the proposed office layout. Mr. Gardner will be presenting the rough layout drawings to Mr. Laurien on Friday (Aug. 25). Once this is completed Mr. Gardner will work on the cost estimates.

4. New Business

- a. **Financial / Activity Reports for July 2000**
The financial report was presented:

Ending balance as of 6/30/00

\$553,308.28

<u>Receipts</u>	<u>JULY</u>	<u>YTD</u>
General Fees (NPA)	\$ 660.00	\$ 16,335.00
Inspec. Fees (Transfer)	\$ 40.00	\$ 920.00
Fees A (Site Review)	\$ 400.00	\$ 2,300.00
Membership Fees	\$	\$122,277.00
Planning Surcharge (Twp. Assist.)	\$	\$ 11,623.46
Charges for Services A (Prel. Appl.)	\$ 6,945.00	\$
50,960.25		
Charges for Services B (Final Appl.)	\$	\$
63,595.45		
Charges for Services C (Ext. Fees)	\$ 150.00	\$ 600.00
Charges for Services D (Table Fees)	\$	\$
1,400.00		
Charges for Services E (Appeal/Var)	\$ -13.50	\$ 2,100.00
General Sales	\$ 380.00	\$ 4,008.77
Health Dept. Fees	\$ 850.00	\$ 8,150.00
Soil & Water Fees	\$ 350.00	\$ 2,650.00
Other Reimbursements	\$	\$ 156.00
Other Reimbursements A	\$	\$ 150.00
Inter-fund Revenues	\$	\$ 0
TOTAL	\$ 9,761.50	\$287,226.59
Balance after receipts		\$563,069.78
Expenditures	\$28,999.79	
End of July balance		\$534,069.99

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

- b. August RPC Preliminary Agenda** – Mr. Laurien presented the Preliminary agenda: 3 zonings, 7 preliminary. 1 prel./final, 6 final and 1 extension. There is a concern with the Preliminary application of Winding Creek Estates 3. There are high power electric lines that run across the back yards of 8 of the northern lots. Several of the house pads are located right on the easement line. Mr. Laurien presented a copy of a report published by the American Planning Association PAS Report #435 (Dec. 1991) suggesting the health concerns relating to such power lines. Mr. Gladman suggested getting Don Brosius’s opinion on the matter. With regards to Rattlesnake Ridge Golf Club, Mr.

Laurien stated that he believed the applicant was going to request to table the final application and only request approval on the preliminary. Miss Firis stated that there were some concerns with the areas of the leach fields. She isn’t sure at this point if she could recommend approval on the preliminary plan either.

- c. Contracts –**
- 1.) **Berkshire Twp.** – should be ready for Township review in late Sept. or early Oct.
 - 2.) **Shawnee Hills** - will be an ongoing process for subdivision review. As for the Comprehensive Plan, the process continues.
 - 3.) **Brown Twp.** – Mike and Paul continuing to work with the committee.
 - 4.) **Troy Twp.** – Spoke with Sandy Lewis regarding the first meeting, possible in early October.
- d. Involvement in Berlin Twp. appeal on Africa Road case** – No news
- e. Response to service on appeal of Berlin Twp. Comp. Plan**
 The DCRPC and Mr. Laurien have been named in a Federal lawsuit as defendants. The attorney fees will be covered under the DCRPC’s insurance plan. The appointed attorney is Mr. Greg Brunton with Reminger and Reminger. The lawsuit is brought by T & R Properties (Mr. Ron Sabatino) saying that the Berlin Township Plan adopted by Berlin Township caused them to not get the highest return on their property, and asking the court to bar its adoption.
- f. The Ultimate Farmland Tour; Sept. 14-18, 2000** – Mr. Laurien stated that this is the same tour that the County participated in a few years ago. The Executive Committee was not interested in attending.
- g. DATA: Delaware Area Transit Agency** – Mr. Laurien received a memo requesting a letter of support from the DCRPC. Since neither the Executive Committee or Mr. Laurien has had any experience with their service and the memo didn’t give any specific service information, the Executive Committee unanimously agreed not to proceed further with a recommendation letter.
- h. Ohio Planning Conference: Ohio Planning Month** – The Executive Committee unanimously agreed to issue a proclamation declaring September as Ohio Planning Month and November 8 as World Town Planning Day. The DCRPC office will be acknowledged (if the

proclamation is received by Sept. 15th) in the OPC's exhibit at the Midwest Regional Conference in Columbus. The proclamation will be presented at the RPC meeting on August 31st.

5. Other Business

6. Personnel

7. Adjourn

Mr. Gladman made a motion to adjourn the meeting. Seconded by Mr. Starling. VOTE: Unanimously For, 0 Opposed. Motion carried.

Meeting adjourned at 10:25 a.m.

The next Executive Committee meeting will be Wednesday, September 20, 2000 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing Street, 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

42-00 ZON Troy Township Zoning Text Amendments

Applicant: Troy Township Zoning Commission
Request: Text Amendments to add Article XVI Highway Service District (HS)

I. General

The Troy Township Zoning Commission has initiated revisions to their zoning text to add a Highway Service District. This zoning amendment creates no new map changes.

The township currently does not have a straight (by right, not planned development) commercial zoning district that can be used to accommodate the many existing commercial uses, primarily along US 23.

Many commercial uses were retroactively zoned Planned Commercial in 1991. Many are now non-conforming without development plans. The County Prosecutor has suggested the township should adopt a straight commercial district and then amend the zoning map from Planned Commercial to the straight commercial district to reduce the problems of the nonconforming uses.

II. Amendments

Article XVI Highway Service District (HS)

The intent of the HS district is to provide a commercial district with clearly identified uses that are tied to the North American Industrial Classifications manual. There is no minimum lot size; instead there are a number of reasonable performance standards, which if met bring conformance. There is a requirement for 20% green space, including a 15 foot wide green belt along the street right of way line.

The permitted uses are generally professional offices and a variety of retail uses. Motor vehicles, and boat sales are conditional uses with eight performance standards.

III. DCRPC Staff Comments

The section is XVI. Therefore the numerical references should be 16, not 15.

IV. Staff Recommendation

Staff recommends conditional approval, subject to the renumbering of the sections, to the Troy Township Zoning Commission, Troy Township Trustees and the RPC.

Commission / Public Comments

Having no questions for staff, *Mr. Miller made a motion to recommend conditional approval of the text amendments subject to the staff comments. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

43-00 ZON Allen Miller – Berlin Twp. – 14.61 acres from Farm Residential District (FR-1) to Planned Industrial District (PID)

This rezoning application is submitted by Allen Miller for a Planned Industrial District for an industrial office and warehouse development at 2424 US 36/37 in Berlin Township.

Conditions

- Location:** 2424 US 36/37 East, Berlin Twp.
Present Zoning: Farm Residential District (FR-1)
Proposed Zoning: Planned Industrial District (PID)
Present Use: Agriculture
Proposed Use: Industrial office and warehouses
Existing Density: 1 unit / acre
Proposed Density: N/A
School District: Olentangy
Utilities Available: Del-Co water and private septic
Soils: Blount Silt Loam (0-2 percent slopes) – BoA
Blount Silt Loam (2-4 percent slopes) – BoB
Pewamo Silty Clay Loam (0-1 percent slopes) – PwA

Surrounding Land Use

North – Georgia Mills Carpet Outlet (recently destroyed by fire) and Dela-Glassware, Ltd.

South – Agriculture/ Wooded

East – Conrail Railroad Tracts

West – Agriculture and single family residences along US 36/37.

Map Amendment

The applicant is requesting to rezone 14.61 acres to Planned Industrial District (PID) for two 7 + acre lots in order to construct an industrial office and warehouse development similar to the applicants adjacent industrial warehouse to the north. There are 4 buildings proposed each containing 12,000 sq. ft. (100' x 120'). A total of 70 parking spaces are proposed with 10 per building and 15 additional spaces per parcel along the common property line. 2 signs will be located at the entrance of each lot. Del-Co water (8" line along CAD) and individual on-lot septic systems will be utilized. Initially, a CAD will be platted to include the proposed lots and the 2 lots to the north, but the development plan includes engineering to upgrade the drive to County standards for potential future dedication to the public. The drainage will be routed to the CAD.

The property is on the south side of US 36/37, approximately 500 feet east of the City of Delaware Corporation limit. It is adjacent to the Conrail railroad tracks to the east. The lands west, south and east are agriculture (zoned FR-1). The

property is buffered from the lands to the east because the railroad tracks are elevated.

Requirements for approval per the Berlin Township Zoning Resolution

When applying for a Planned Industrial Development, the development plan is the expectation of what can, and would be built if the PID zone were approved.

A set of standards must be addressed by the development plan. If the plan is acceptable in accordance with these standards and the Township approves of the map amendment, then the applicant has three years to submit a subdivision plat that conforms to the development plan.

The intent of the Township ordinance is for the applicant to show the feasibility of the plan from an engineering standpoint, his control over the land and his ability to carry out the development process. The applicant is not expected to completely engineer it at the time of the development plan submission, but to engineer it far enough to assure feasibility.

Criteria for Approval

“In approving an application for a Planned Industrial District the reviewing authorities shall determine:”

- 1.) If the proposed development is consistent in all respects with the purpose, intent and general standards of the Zoning Resolution;
- 2.) If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply;
- 3.) If the proposed development advances the general welfare of the township and the immediate vicinity.

Comments on meeting criteria for approval:

I.) Compliance with local zoning

The development plan lacks some items to be consistent with the general standards.

- a.) A landscaping plan has not been submitted in accordance with Article 23 of the Zoning Resolution. Are the trees to the west going to be preserved? There are residentially zoned areas adjacent to this site; therefore landscaping and buffering are extremely important.

- b.) Letters from the Berlin Township Fire Chief and utility companies were not submitted.
- c.) The OEPA needs to approve the septic systems.
- d.) Sign details have not been provided.
- e.) The applicant needs to calculate the amount of the lots covered with buildings and pavement.
- f.) The plan does not include a scale or dimensions. These are required to show that structure separation and setbacks conform to the general development standards.

II.) Compliance with the Comprehensive Plan

The Delaware County 1993 Regional Land Use Plan for this area shows the land to contain areas suitable for development and resource management areas. The plan states that stand alone establishments, which serve local area residents, should be permitted in rural areas if specific uses are compatible with adjacent development, if roadway access standards are properly maintained, and if they conform to localized zoning and development standards. The Plan is not site specific enough to recommend land use for this parcel. However, industrial zoning would be a reasonable request for this location and in general compliance with the intent of the 1993 Regional Land Use Plan.

The 1999 Berlin Township Comprehensive Land Use Plan designates this area as Planning Area 1 – US 36 Corridor. The plan recommends Planned Industrial for the corridor extending from Curve Road to US 36 adjacent to the Conrail tracks.

III.) Advancing the general welfare of the Township

The Property is currently zoned Farm Residential District but has industrial and commercial zoning to the north and railroad tracks to the east. The proposed uses would be similar in nature and intensity to the adjacent industrially zoned parcel. Staff finds that given the location on US 36/37 next to the Conrail tracks and its proximity to the City of Delaware, Planned Industrial zoning could advance the general welfare of the Township and immediate vicinity.

Staff Recommendation

The staff recommends to the Regional Planning Commission, the Berlin Township

Zoning Commission, and the Berlin Township Trustees that the application by Allen Miller for rezoning 14.61 acres from FR-1 to PID be *conditionally approved*, subject to staff comments.

Commission / Public Comments

Mr. Allen Miller was present. He stated that he was unclear on how much he could include the existing tree line on the landscape plan. He stated he would be adding some pine trees along the eastern edge. There would also be a landscaped mound at the entrance to this site.

Mr. Ward made a motion to recommend conditional approval of the rezoning request by Allen Miller, subject to staff comments. Mr. Gladman seconded the motion. VOTE: 17 For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

**44-00 ZON Lloyd Linkhorn, Craftmaster Homes – Harlem Twp. – 5.032
acres from AR-1 to
FR-1(W/D)**

45-00 ZON Liberty Township Zoning Text Amendments

Applicant: Liberty Township Zoning Commission
Request: Text Amendments to Articles IV, V, VI, VII, IX, X and XXV as part of amendments to the telecommunications towers regulations

I. General

The Liberty Township Zoning Commission has initiated revisions to their zoning text to amend the treatment of telecommunications towers. This zoning amendment creates no new map changes.

II. Amendments

Article IV- Revises the definition of telecommunications tower to conform to Ohio Revised Code 519.211. Defines areas zoned for residential use as FR-1, R-3, and PRD.

DCRPC Staff Comments- None

Article V – Adds a new section 5.06, Nature and Classification of Zoning Districts. This section makes distinctions between residential, commercial and industrial districts and their purposes.

DCRPC Staff Comments- None

Article VI- Application of Resolution- Deletes Section 6.03 in its entirety and leaves it blank.

DCRPC Staff Comments-This section was previously titled Public Utilities and Railroads and included regulations pertaining to telecommunications towers. It is removed because tower regulations are now handled in the residential districts.

Article VII-FR-1-

1. Adds a new section after 7.04 P, which describes the performance standards for telecommunications towers as a conditional use.
2. Provides for the notice requirement in 519.22.

DCRPC Staff Comments- It would be clearer to state that this requires notice by certified mail to:

- a.) “each owner of property as shown on the county auditor’s current tax list, whose land is contiguous to or directly across a street or roadway from the property on which the tower is proposed to be constructed, stating all of the following in clear and concise language:
 - (i.) The person’s intent to construct the tower
 - (ii.) A description of the property sufficient to identify the proposed location
 - (iii.) That, no later than fifteen days after the date of the mailing of the notice, any such property owner may give written notice to the board of township trustees requesting that sections ORC 519.02 to 519.25 apply to the proposed location of the tower”.
- b.) the board of township trustees

It also would be clearer to state that the power to regulate as a conditional use comes only after notice has been sent and an objection has been filed. If there is no objection after the required notice is sent, it does not appear that the township can treat it as a conditional use, and that the tower must be permitted without regulations by the township. (See ORC 519.211(B)(4)(b)).

Article IX and X- Refers to the criteria in Article VII

DCRPC Staff Comments- Same comments as in VII

Article XXV- Amends Section 25.02 to require zoning certificates for telecommunications towers.

DCRPC Staff Comments- If there is no objection after the required notice is sent, it does not appear that certificate of zoning compliance can be required. (See ORC 519.211(B) (4)(b)).

III. Staff Recommendation

Staff recommends conditional approval, subject to the staff comments above, to the Liberty Township Zoning Commission, Liberty Township Trustees and the RPC.

Commission / Public Comments

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

IV. SUBDIVISION PROJECTS

Preliminary

14-00 Four Angels Acres – Berkshire Twp. – 02 lots (CAD) 11.58 acres

Applicant: John T. & Susan E. Vouis

Subdivision Type: Single family residential, (CAD)

Location: East side of 3B’s & K Road, about 1,700 feet north of Cheshire Road, Berkshire Twp.

Current Land Use: Vacant

Zoned: Agricultural District (A-1)

Utilities: Del-Co water and private septic

School District: Olentangy

Engineer: S. A. England & Associates

Staff Comments

This 2-lot CAD subdivision was tabled in May for 90 days due to unresolved drainage and health department issues. Revisions addressing these issues have not been submitted nor has the tabling fee been paid.

Staff Recommendation

Staff recommends *denial of the Four Angels Acres preliminary plan* to the RPC, due to the reasons stated above.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Miller made a motion for denial of the Four Angels Acres preliminary application. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

28-00 Winding Creek Estates 3 – Berlin Twp. – 15 lots, 34.12 acres

Applicant: G & G Land Corporation
Subdivision Type: Single family residential
Location: East side of Dale Ford Road, about 800 feet south of Curve Road, Berlin Twp.
Current Land Use: Agriculture
Zoned: Farm Residential District (FR-1)
Utilities: Del-Co water and private septic
School District: Olentangy
Engineer: Stults & Associates (Tim Huffman)

Staff Comments

The applicant is proposing 15 lots on 34.12 acres accessed by a LVLD cul-de-sac street on the east side of Dale Ford Road, south of Curve Road. Winding Creek Estates Phase 1 and 2 are located to the north with vacant land to the east and west and large residential lots to the south. The lots in this subdivision range from 1.4 to 3.6 acres and will all have septic systems. The site and the surrounding area is zoned FR-1 with a one-acre minimum lot size.

There are two power line easements on the site, one 150' easement along the eastern boundary and another 100' easement that runs along the northern portion of the site, through the back yards of lots 1 through 8. The original subdivision showed house locations directly adjacent to the power line easement. This was the subject of debate and potential health concerns from low level electro magnetic fields (EMF's).

Early research and reports in the 1980's and early 1990's believed there was a relationship between low level EMF's and certain forms of cancer, especially childhood leukemia, to nearby residents. Copies of these reports were given to the developer for their consideration.

Additional DCRPC staff research found that recently many of the 1980's and early 1990's studies and conclusions about EMF's have been discredited or at least revised. There is apparently still cause to be cautious about human activity

and residency in very close proximity to high voltage power lines, but at this time it is inappropriate to attempt to quantify the "safe" distances, as was done by earlier reports.

The developer has shifted the houses forward on lots 1-8, moving them 75-80' from the edge of the power line right of way easement.

This is a prudent measure. The developer has also agreed to place a note on the plat as a cautionary measure.

There has been some modification to the location of leach fields in lots 1 through 8 from the original plan, allowing the houses to be located further from the 138,000 volt power line and providing more back yard space that is not encumbered by the easement. AEP allows secondary leach fields in the easement provided there is a 25' path along the centerline of the easement. Although there is question as to the affects of electromagnetic fields on health and the environment, staff supports the preventative measure of providing fair warning. The following note, currently used by MORPC, shall be placed on the final plat:

"NOTE: Potential health and environmental impacts associated with high voltage power line electromagnetic fields are not completely understood at this time."

The lots along the eastern boundary are less of a concern due to the distance between the homes and the easement.

The application received a technical review on August 22nd, 2000 after which the applicant has addressed all of the required changes, except for the following:

- Provide a 25' path along the centerline of the AEP easement (some leach fields will have to be moved).

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the Winding Creek Estates 3 Subdivision to the RPC, subject to the note referring to potential hazards relating to power lines being placed on the final plat and the a 25' clear path within the centerline of the AEP easement being provided.

Commission / Public Comments

Mr. Tim Huffman of Stults and Associates along with the applicant Mr. Frank Goode were present to answer any questions from the Commission.

Mr. Goode stated that they would be providing potential lot owners with information regarding the health concerns from living near power lines along with information provided by AEP regarding building around them.

Mr. Schmidt stated that in the Soil & Water Conservation District's sketch plan report, the applicant needed a NPDES permit. Was that received? Mr. Huffman said that any subdivision over 5 lots must apply to the OEPA for an on-lot package treatment plant. The OEPA determined that it was not feasible for this 15-lot subdivision. The Health Department has approved the lots for septic systems.

Mr. Seidle requested that the prosecutor look at the proposed language for the plat note regarding the health concerns of the power lines. Mr. Laurien agreed to contact the Prosecutors office for their recommendation. He did note that Franklin County and MORPC currently use this language.

Mr. Gladman made a motion for conditional Preliminary approval of Winding Creek Estates 3, subject to staff comments and the approval of the Note language from the prosecutor's office. Mr. Schmidt seconded the motion. VOTE: 17 For, 1 Opposed (Troy Twp.). Motion carried.

33-00 Whispering Creek – Berlin Twp. – 14 lots, 23.113 acres

Applicant: Brad Holbert
Subdivision Type: Single family residential
Location: NW Corner of Berlin Station Road and South Old State Road, Berlin Twp.
Current Land Use: Vacant/woods
Zoned: Farm Residential District (FR-1)
Utilities: Del-Co water and private septic
School District: Olentangy
Engineer: Scioto Land Surveying – Frank Celio

Staff Comments

This is an application for 14 lots on 23.113 acres on the west side of Old State Road north of Berlin Station Road. The site is surrounded by Whispering Acres 1 and 2 to the north and Berlin Acres No. 2 to the west. To the east is the Alum Creek Lake and 1 acre lots along Berlin Station Road to the south. The design consists of lots ranging from 1.2 to 2.1 acres accessed by a LVL D cul-de-sac street (Whispering Creek Lane) and a CAD. The terrain of the site is rolling and includes two ravines (each within a drainage easement) that cut through the site

flowing west to east into Alum Creek Lake. Del-Co water and septic systems will serve each of the lots. The site and the surrounding area is zoned FR-1 with a minimum lot size of one acre. Four lots from the original 32-acre tract will be divided out to the south along the north side of Berlin Station Road as an NPA prior to final plat approval.

The application received a technical review on August 22nd, 2000 after which the applicant has addressed all of the required changes, except for the following:

- Need flood plain designation on the plan.
- OEPA approval is required

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the Whispering Creek Subdivision to the RPC, subject to staff comments.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service was present to represent the applicant.

Mr. Ward asked how they would be crossing the ravine. Mr. Celio stated that a culvert would be used not a bridge.

Mr. Schmidt made a motion for conditional Preliminary approval of the Whispering Creek subdivision, subject to staff comments. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-00 Sherbrook, Phases 9 & 10 – Genoa Twp. – 99 lots, 39.787 acres

Applicant: Tussic Road Associates
Subdivision Type: Single family residential
Location: West side of Tussic Street Rd., about 8,650 feet north of Maxtown Rd., Genoa Twp.
Current Land Use: Vacant
Zoned: Planned Residential District (PD-1)
Utilities: Del-Co water and public sanitary sewer
School District: Westerville
Engineer: R. D. Zande & Associates, Inc./ Diane Nocar

Staff Comments

Sherbrook Phases 9 and 10 will connect Shellbark Ridge Subdivision to the north and west to Sherbrook to the south. This subdivision consists of 99 lots on 39.79 acres for a density of 2.49 du/acre. Phase 9 will have 53 lots and Phase 10 includes 46 lots. Lots are typically 12,500-sq. ft. in size. There will be 4.12 acres of open space provided in 4 reserve lots, of which 2 will contain detention/retention ponds (Reserve A and B). A small wetland in the northwest corner will be preserved in Reserve C. The spine of the development is the extension of Nightshade Drive from Shellbark Ridge Phase 4 (west of the site) to the future Shellbark Ridge Phase 2 (north of the site). Grisham Street will be extended from Sherbrook Phase 6 (south of the site) to connect to Nightshade Drive. Additionally, 3 cul-de-sacs and an “eyebrow” (pending Township approval) on Nightshade Drive are proposed.

These phases were initially approved as part of the Shellbark Ridge development plan in 1993 (f. k. a. Highland Woods). The developer of the Shellbark Ridge Subdivision has since sold this portion to Tussic Road Associates, who are developing the Sherbrook Subdivision. M/I Homes will develop these phases.

Sherbrook Phases 9 and 10 were approved as part of the Shellbark Ridge PD-1 development plan. The developer has since developed the approved plan out of order. Phase 3 and 4 were recorded prior to Phase 2 (only preliminary approval). Sherbrook Phases 9 and 10 would therefore need to follow Phase 2. However, the Sherbrook development has progressed to the point of contiguity to these phases. The township does not want construction traffic routed through the already established phases of Sherbrook. The solution that is agreeable by the Township Zoning Inspector and RPC Staff is that either Shellbark Phase 2 be completed prior to any construction of these phases, or the completion of the roads within Sherbrook Phases 6, 7, and 8. Construction traffic for these phases needs to come through Shellbark Ridge Phase 2 or Sherbrook Phase 6, 7, and 8 via Tussic Street Road.

The application received a technical review on August 22nd, 2000 after which the applicant has addressed all of the required changes, except the following:

- The radius and r/w width for Greenery Ct. do not meet County Engineer’s standards. The “eyebrow” must be approved by the Township.
- The sequence of phasing for Shellbark Ridge and Sherbrook Phase 9 and 10 needs to be resolved with the Genoa Township zoning officer. Either Shellbark Ridge Phase 2 is completed or Sherbrook Phase 6, 7, and 8 roads are constructed prior to this section 9 and 10.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the Sherbrook, Phases 9 & 10 Subdivision to the RPC, subject to staff comments.

Commission / Public Comments

Mr. Seidle expressed his concerns with the condition of Shellbark Ridge Phase 2 platting the street without the rest of the subdivision being engineered. This would lead to a paper street. He would prefer a construction easement rather than a plat.

Ms. Nocar stated that the developer has sent a letter to the Township stating that Phases 6, 7, and 8 of Sherbrook will be completed prior to any construction of Sherbrook Phases 9 and 10, therefore all construction traffic will come through Phases 6, 7, and 8.

Staff clarified that its position was that Shellbark Ridge Phase 2 would not have to be platted but a construction easement would be sufficient.

Mrs. Warthman stated that the applicant still needs to apply for the Townships approval on the “eyebrow”. Ms. Nocar stated that she would be sending a letter directly to the Trustees (at Mrs. Warthman’s request) based on a conversation with the County Engineer. Mrs. Warthman also stated that she would need to review the landscape plan and no-build area prior to final plat approval.

Mr. Miller made a motion for conditional Preliminary approval of Sherbrook Phases 9 and 10, subject to staff comments. Mr. Gladman seconded the motion. VOTE: 17 For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.

34-00 The Gates at Hoover – Genoa Twp. – 12 lots, 25.58 acres

Applicant: Skip Weiler

Subdivision Type: Single family residential

Location: East side of Sunbury Road, about 300 feet north of Big Walnut Road, Genoa Twp.

Current Land Use: Vacant

Zoned: Rural Residential District (RR)

Utilities: Del-Co water and private septic

School District: Westerville

Engineer: Scioto Land Surveying Service

Staff Comments

This application is for 12 lots on 25.58 acres with lots ranging from 2 to 2.5 acres. The Hoover Reservoir surrounds the site to the east and north with the Johnstown Acres subdivision to the south and USA lands to the west across Sunbury Road. The design consists of upgrading a vacated street to a 14' wide one-way private loop street with a 50' easement. All of the lots will gain access from the private street. Two of the lots (#7 & #12) will have a narrow pathway access to the lake. One of the pathways (part of lot 7) will have a lake access easement for all of the lot owners in the subdivision. There is a drainage easement along the back yards of the eastern lots, which are partially in the flood plain. None of the proposed leach fields will be within the flood plain boundary. There is one existing house on the site that will remain (lot 10) and an existing barn in lot 9 may remain as well.

The application received a technical review on August 22nd, 2000 after which the applicant has addressed all of the required changes, except for the following:

- OEPA approval is needed
- Del-Co Water Company requires the waterline easement to be modified so that they can access the line from the private road right-of-way.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the Gates at Hoover Subdivision to the RPC, subject to staff comments.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service was present along with the applicant Mr. Skip Weiler. Mr. Celio stated that the text regarding the easement for Del-Co water is on the plan. He also stated that at the request of the City of Columbus Division of Water, the boat dock needs to be moved from between lots 9 & 10 to between lots 8 & 9. Therefore, the access strip will be shifted to the north.

Mr. Ward made a motion for conditional Preliminary approval of The Gates at Hoover, subject to staff comments. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

30-00 Wedgewood Park – Liberty Twp. – 92 lots, 73.90 acres

Applicant: Davidson Phillips, Inc.

Subdivision Type: Single family residential
Location: North side of Powell Road, about 1,500 feet east of Riverside Drive, Liberty Twp.
Current Land Use: Agriculture and woods, abandoned farmhouse
Zoned: Planned Residence District (PR)
Utilities: Del Co Water, Delaware County sanitary sewer
School District: Olentangy
Engineer: C.F. Bird & R.J. Bull, Inc. - James Barry

Existing Land Use:

To the west are the lands of the Columbus Zoo.
To the north are the large single-family house lots (2 acres) on Seldom Seen Road.
To the south is open land owned by Violet Gibson.
To the east is the Shamrock golf course.

Staff Comments

Wedgewood Park is a proposed single-family residential subdivision containing 92 lots on 73.89 acres on the north side of Powell Road just west of the Shamrock golf course. The density will be 1.25 du/acre. Del-Co water and County sanitary sewer will be utilized. The developer has provided 19.54 acres of open space in 4 reserve lots (26.4%) one of which will be a 13-acre park (Reserve D). A 75' natural green space/no build zone easement is included along the north boundary. Three detention ponds are proposed for stormwater management on reserve lots A, B, and D. The lots are typically 0.4 to 0.5 acres in size. Only one access is proposed off Powell Road (Gibson Drive) and will include a boulevard entrance. Creighton Drive branches off Gibson Drive to the east and loops back to the northwest corner of the development where it stubs to the west property line. Emerson Lane is a loop street forming the west boundary of the park and connecting Gibson Drive to Creighton Drive. The "eyebrow" on Emerson Lane has been approved by Liberty Township. This project will be developed in 1 phase. Wedgewood Park was rezoned to Planned Residence District earlier this year (RPC # 57-99 ZON).

The application received a technical review on August 22nd, 2000 after which the applicant has addressed all of the required changes, except the following:

- The plans need to indicate whether building pads are finished grade or first floor elevations. Also, final grading issues need to be resolved with Code Compliance prior to final plat approval.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the Wedgewood Park

Subdivision to the RPC, subject to staff comments.

Commission / Public Comments

Mr. Jay Barry of Bird + Bull was present to represent the applicant. He stated that the developer is in negotiation for the property to the northwest for potential future development that would extend Creighton Drive to SR 257.

Mr. Gladman made a motion for conditional Preliminary approval of Wedgewood Park subject to staff comments. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

31-00 McGonigle No. 1 – Oxford Twp. – 05 lots (CAD), 19.10 acres

Applicant: Rod McGonigle
Subdivision Type: Single family residential, (CAD)
Location: North side of State Route 229, about 2,000 feet east of Strine Road, Oxford Twp.
Current Land Use: Agriculture/wooded
Zoned: Farm Residential District (FR-1)
Utilities: Del-Co water and private septic
School District: Buckeye Valley
Engineer: Scioto Land Surveying – Frank Celio

Staff Comments

The applicant is requesting Preliminary approval of a five (5) lot, 19.10 acre CAD subdivision. The land is currently zoned Farm Residential District (FR-1). The preliminary plan complies with all requirements of the FR-1 Zoning District. The applicant has requested that the two frontage lots take access from the CAD. Staff concurs with this request.

The surrounding land use includes mainly agricultural uses with scattered residences in all directions. A single-family house is located north of SR 229, between McGonigle No. 1 & 2 Subdivisions. The northern property line borders Morrow County where land use includes mostly agricultural uses with scattered single-family residential housing.

The application received a technical review on August 22nd, 2000 after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of the McGonigle No. 1 Subdivision to the RPC.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service was present to represent the applicant.

Mr. Starling made a motion for Preliminary approval of McGonigle No. 1. Mr. Poland seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

32-00 McGonigle No. 2 – Oxford Twp. – 04 lots (CAD), 17.47 acres

Applicant: Rod McGonigle
Subdivision Type: Single family residential, (CAD)
Location: North side of State Route 229, about 3,000 feet east of Strine Road, Oxford Twp.
Current Land Use: Agriculture/wooded
Zoned: Farm Residential District (FR-1)
Utilities: Del-Co water and private septic
School District: Buckeye Valley
Engineer: Scioto Land Surveying – Frank Celio

Staff Comments

The applicant is requesting preliminary approval of a four (4) lot, 17.47 acre CAD Subdivision. The land is currently zoned Farm Residential District (FR-1). The preliminary plan complies with all requirements of the FR-1 Zoning District. The applicant has requested the frontage lot be included on the CAD. Staff agrees with this request.

The surrounding land use includes mainly agricultural uses with scattered residences in all directions. A single-family house is located north of SR 229, between McGonigle No. 1 & 2 Subdivisions. The northern property line boards Morrow County where land use includes mostly agricultural uses with scattered single-family residential housing.

The application received a technical review on August 22nd, 2000 after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of the McGonigle No. 2 Subdivision to the RPC.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service was present to represent the applicant.

Mr. Starling made a motion for Preliminary approval of McGonigle No. 2. Mr. Poland seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

**27-00 Rattlesnake Ridge Golf Club – Trenton Twp. – 05 lots (CAD),
32.115 acres**

Applicant: Jeff Baldauf

Engineer: Bauer, Davidson & Merchant, Inc.

Staff Comments

The applicant has requested to table this application for 90 days to resolve engineering and Health Department issues.

Staff Recommendation

Staff recommends the *90-day tabling of the Preliminary plan and Final plat* of the Rattlesnake Ridge Golf Club Subdivision to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the 90-day table request for Rattlesnake Ridge Golf Club. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Chairwoman Foust asked if there were any applications that the Commission wanted removed from the Consent agenda. There were none.

Mr. Gladman made a motion for Final approval of Harbor Pointe, Section 1, The Woods of Dornoch, Section 2, Dornoch Estates, Section 3, Walker Wood, Section 7, Part 2, Walker Wood, Section 10, Part 2, and High Park Center. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final

43-99.1 Harbor Pointe, Section 1 – Berlin Twp. – 46 lots, 26.37 acres

Applicant: M/I Schottenstein Homes, Inc.

Subdivision Type: Single-family residential

Location: Between Africa Road and 3B's & K Road approximately 1800 feet south of the unincorporated Village of Cheshire

Current Land Use: Agriculture and woods

Zoned: PRD

Utilities: Del-Co water and public sanitary sewer

School District: Olentangy

Engineer: EMH & T

Staff Comments

Harbor Pointe is a proposed subdivision of 189 single-family house lots around a series of ravines, which drain to the Alum Creek reservoir. The overall density will be 1.22 du/acre with lots averaging 15,000 square feet, or 1/3 acre on the west side of the major ravine. Section 1 will have 46 build lots and 2 no-build lots on 26.37 acres and gain access from Africa Road. The design includes no-build zones and conservation easements to preserve the natural features of the site. The density is lower than Meadows of Cheshire to the north, with significantly more open space. Perimeter woods and ravines are left untouched between its park neighbor to the south and west. This property was rezoned to PRD (RPC # 30-99 ZON) and received overall preliminary approval on October 28th, 1999

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 Harbor Pointe, Section 1 Subdivision to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Harbor Pointe, Section 1. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

26-99.2 The Woods of Dornoch, Sec. 2–Delaware Twp– 09 lots, 03.06 acres

Applicant: New Green Highlands Development, Ltd.
Subdivision Type: Single-family residential
Location: West side of Braumiller Road, about 1,500 feet north of Cheshire Road
Current Land Use: Vacant
Zoned: PRD
Utilities: Del-Co water and private treatment plant
School District: Olentangy
Engineer: M-E Companies, Inc. – Thom Ries

Staff Comments

This proposed residential subdivision is east of the Delaware Country Club along Columbus Pike (US 23) and Braumiller Road. The overall preliminary plan was approved on March 27th, 1997 and includes a private treatment plant with land application. Section 2 of the plan will be on the north side of Covered Bridge Drive and Royal Dornoch Circle that enters from Braumiller Road and is the first section of Maketewah Drive extending north. It will include 9 lots averaging 14,800 square feet on 3 acres. The Woods of Dornoch Section 1 is to the south and west with future sections to the north with existing single family lots along Braumiller Road to the east.

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 Woods of Dornoch, Section 2 Subdivision to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of The Woods of Dornoch, Section 2. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

52-96.3 Dornoch Estates, Sec.3–Delaware/Liberty Twp. 47 lots, 11.98 acres

Applicant: New Green Highlands Development, Ltd.
Subdivision Type: Single-family residential
Location: West side of Braumiller Road, about 1,500 feet north of Cheshire Road
Current Land Use: Vacant
Zoned: PRD
Utilities: Del-Co water and private treatment plant
School District: Olentangy
Engineer: M-E Companies, Inc. – Thom Ries

Staff Comments

This proposed residential subdivision is east of the Delaware Country Club along Columbus Pike (US 23) and Braumiller Road. Overall preliminary approval was given on March 27th, 1997 and includes a private treatment plant with land application. Section 3 of this subdivision is directly south of the Woods of Dornoch Section 1 and will be the southern extension of Royal Dornoch Circle extending from Braumiller Road to the east. Royal Dornoch Circle and a portion of a loop street called Meadows Drive will be constructed in this section and contain lots averaging about 10,000 square feet. Section 3 has 5.5 acres in Liberty Township and 4.4 acres in Delaware Township (excluding right-of-way). The golf course/permanent green space will be located to the west and the future Section 2 of Dornoch Estates is located to the southeast.

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 Dornoch Estates, Section 3 Subdivision to the RPC.

Commission / Public Comments

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

03-98.7.2 Walker Wood, Section 7, Part 2 - Orange Twp. - 22 lots, 13.64 acres

Applicant: Planned Communities, Inc.
Subdivision Type: Single-family residential
Location: West side of Walker Wood Blvd. and north of Powell Road, Orange Township
Current Land Use: Woods and open fields
Zoned: Single-Family Planned Residential District (SFPRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: EMH&T, Inc.

Staff Comments

This is the continued platting of the Walker Wood Subdivision. This Section was given preliminary approval in November of 1998 and the final application was tabled in June of 2000 in order to finish construction. Section 7, Part 2 is divided into two areas, one being north of Section 3 Part 1, east of Section 3 Part 2, West of Section 1 and south of Section 7 Part 1. It includes a 6-lot cul-de-sac extending south from Tucker Trail including a large no-build zone to the north. The other area is to the west, also south of Section 7 Part 1 and west of Section 3 Part 2. It includes the southern extension of Tucker Trail stubbing to Section 2 Part 2 to the south. The total acreage is 13.64 acres with 3.6 in the no-build lot. The lots are generally 1/3 to 1/2 an acre and will be served by public sanitary sewer.

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 Walker Wood, Section 7, Part 2 to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Walker Wood, Section 7, Part 2. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

02-99.10.2 Walker Wood, Section 10, Part 2 – Orange Twp. – 07 lots, 03.16 acres

Applicant: Planned Communities, Inc.
Subdivision Type: Single-family residential
Location: West side of Walker Wood Blvd. And north of E. Powell Road, Orange Township
Current Land Use: Woods and open fields
Zoned: Single-Family Planned Residential District (SFPRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: EMH&T, Inc.

Staff Comments

This is part of the continued platting of the Walker Wood Subdivision. It is located north of Walker Wood Section 7 Part 1 and is surrounded in all other directions by Section 10 Part 1. This section includes a small 7-lot cul-de-sac called Eric Court on 3 acres, which gains access from Tucker Trail to the south. The lots are all under 1/2 an acre and will be served by public sanitary sewer. The site is zoned SFPRD and the preliminary plan was approved in January of 1999.

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 Walker Wood Subdivision, Section 10, Part 2 to the

RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Walker Wood, Section 10, Part 2. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

19-00 High Park Center Subdivision – Orange Twp. – 08 lots, 37.40 acres

Applicant: The 23 Company & Z.G. Company (c/o Zimmerman Enterprise)

Subdivision Type: Commercial Retail

Location: West side of US Route 23, North of Meijer

Current Land Use: Undeveloped/Woods/Residential

Zoned: Planned Commercial District (PCD)

Utilities: Del-Co water and public sewer

School District: Olentangy

Engineer: Bill Winter, Stults & Associates

Staff Comments

High Park Center Subdivision is a proposed planned commercial and office development (zoned PCD) consisting of 8 lots on 37.40 acres. The primary tenant is to be a 120,327 square foot Home Depot store on 13.09 acres. An unidentified future commercial use will be on a second large parcel of 13.40 acres. Six small out lots adjacent to US 23 (ranging from 0.695 – 1.532 acres) are also included on the plan, one of which is a wetland reserve.

The site is located north of the Meijer store on the west side of US 23 north of Powell Road. The plan shows coordination of a parallel access drive to US 23 by connecting Owenfield Drive with River Bend development to the north and Meijer to the south. The signalized intersection shared with River Bend (Windbrush Ave.) is part of the ODOT/Regional Planning/County Engineer

agreement that came from the River Bend site plan and zoning change. There is only one proposed access point off of US 23 (a Right in/Right out only) between lots 4921 and 4922.

The plan includes a large 11’ mound along the west property line to buffer the development from the residential area to the west (Highmeadows, Green Meadows, and Fox Ridge Subdivisions). In addition, a 6’ fence and trees will be placed along the top of the mound for additional screening

High Park Center received conditional preliminary approval in June 2000. The applicant has satisfied all concerns including the addition of a “no clear” area along the southern boundary.

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 High Park Center Subdivision to the RPC.

Commission / Public Comments

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

V. EXTENSIONS

20-99 Wedgewood, Section 10 – Liberty Township – 24 lots, 25.40 acres

EMH&T, Inc. is requesting a six- (6) month extension of the Wedgewood, Section 10 Subdivision on behalf of their clients Stratford Development Company. The plan received conditional preliminary approval on August 26th, 1999. Mr. Jeffrey Strung, of EMH&T, Inc., states that due to additional complications with the off-site sanitary sewer, the completion of the engineering plans has been delayed. Currently, the sanitary sewer and street plans have been reviewed and resubmitted for approval to the Del. Co. Engineer’s Office.

Staff Recommendation

Staff recommends *approval* of the 6-month extension of Wedgewood, Section 10 subdivision final plat to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for a 6-month extension of Wedgewood, Section

10. *Mr. Starling seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried*

VI. OTHER BUSINESS

- **Consideration of Expenditure: Da-Wei Liou: Travel Reimbursement \$1538.38 URISA Conf.**

Mr. Miller made a motion to approve the \$1538.38 expenditure, seconded by Mr. Ward. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **Proclamation declaring September as Ohio Planning Month and Nov. 8th as World Town Planning Day.**

Mr. Laurien presented the proclamation. (See attached.) This proclamation will be displayed at the OPC conference in Columbus Sept. 20-22, 2000.

Mr. Ward made a motion to approve the proclamation as presented, seconded by Mr. Seidle. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION

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

Meeting adjourned at 8:25 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, September 28, 2000, 7:00PM at the Delaware Joint Vocational School North Campus, 1610 St. Rte. 521, Delaware, Ohio 43015.