



**DELAWARE COUNTY
REGIONAL PLANNING COMMISSION**

50 Channing Street, Delaware, Ohio, 43015 Phone 740833-2260 Fax 740833-2259

Philip C. Laurien, AICP, Executive Director

MINUTES

**Thursday, September 26, 2002 at 7:00 PM
Delaware Hayes Services Building,**

140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of August 29, 2002 RPC Minutes
- Executive Committee Minutes of September 18, 2002
- Statement of Policy

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

- 38-02 ZON Porter Twp. Zoning Commission – text amendments
- 23-02 ZON Troy Twp. Zoning Commission – Comprehensive Plan review
- 46-02 ZON Alum Creek Storage – Berlin Twp. – 3 acres – PCD – existing plan amendment
- 47-02 ZON Fifth Third Bank – Orange Twp. – 1.028 acres – PCD
- 48-02 ZON Bob Webb Builders – Genoa Twp. – PD-1 –existing plan amendment (Harvest Wind Ph. VII)

IV. SUBDIVISION PROJECTS **Township** **Lots/Acres**

Preliminary

- 21-02 Winding Creek Estates, Sec.4 Berlin 10 lots / 15.49 acres
- 22-02 Lanes End Concord 03 lots / 18.07 acres
- 29-98.1.7/8 Scioto Reserve, Sec. 1, Ph's. 7 & 8 Concord 59 lots / 21.58 acres
- 20-02 **T** Myers Glen Delaware 09 lots / 17.24 acres
- 81-93.3 Cross Creek, Section 3 Orange 34 lots / 19.03 acres
- 19-02.1/2 **T** Alum Crossing, Sections 1 & 2 Orange 97 lots / 50.80 acres

Preliminary/Final (none)

Final

- 64-93.6.2 **T** Harvest Wind, Section 2, Phase 6 Genoa 02 lots / 05.62 acres
- 22-00 **T** Cambridge Genoa 60 lots / 28.10 acres
- 02-02 **T** Pinkston Acres Troy 07 lots / 26.85 acres
- 12-01 Wedgewood Place, Section 2 Liberty 10 lots / 05.79 acres
- 13-01.1 Walnut Woods, Section 1 Orange 09 lots / 05.38 acres
- 06-02 Wycoff Oxford 02 lots / 10.02 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS

- 19-01 Sheffield Park Genoa 233 lots / 214.10 acres

VI. OTHER BUSINESS

- **Access Management Standards** – Thoroughfare Plan

VII. POLICY / EDUCATION DISCUSSION

I. ADMINISTRATIVE BUSINESS

#Call to Order

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

Roll Call

Representatives: Don Poland, Jim Ward, Debbie Martin, Gary Gunderman, Leslie Warthman, Andrew Brenner, Holly Foust, Charles Heimlich, Dick Gladman, Yvonne Ball, Bill Thurston, Marvin Miller, and Dennis Bell. *Alternates:* Rick Sedlacek, Dusty Gurney, Jack Smelker, Scott Pike, Shawn Leininger, Sandra Stults, and George Mason. *Arrived after roll call:* Gary Spanner (R) and Lloyd Shoaf (A). *Staff present:* Phil Laurien, Paul Deel, Scott Sanders, Da-Wei Liou, Joe Clase, Bob Sochor, Kevin Huang, and Stephanie Matlack.

Approval of the August 29, 2002 RPC Minutes

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

September 18, 2002 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 8:35 a.m. Present: Holly Foust, Dick Gladman, and Leslie Warthman. Staff present: Phil Laurien and

Stephanie Matlack

2. Approval of Executive Committee Minutes

- a. **August 26, 2002 – Mr. Gladman made a motion to approve the minutes from the previous meeting. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

3. Old Business

- a. **Office Space** – Mr. Laurien explained that on Friday (9/6) he met with two representatives of Bovis Lend Lease, Dave Cannon, Jack Prim, and Architect Bruce Gardner to finalize the building plans and cost estimates for 109 N. Sandusky Street. Although the lease has not been signed, he feels that all areas of concern have been addressed. The bid plan with a separate hourly rate for work needed beyond the contract should be ready for the County Commissioners to review and announce a bid date perhaps at their Thursday (9/19/02) meeting.

4. New Business

a. Financial / Activity Reports for August 2002

The Financial report for July was presented. (Mrs. Matlack explained that the Auditor’s office is continuing to balance the encumbrances from the beginning of the year and hope to have a year to date total by the October meeting.)

Ending balance as of 07/31/02 **\$537,771.85**

<u>Receipts</u>	<u>August</u>	<u>YTD</u>
General Fees (NPA)	\$ 2,310.00	\$ 15,345.00
Inspec. Fees (Transfer)	\$ 120.00	\$ 680.00
Fees A (Site Review)	\$ 300.00	\$ 2,200.00
Membership Fees	\$	\$139,602.80
Planning Surcharge (Twp. Assist.)	\$ 4,025.83	\$ 26,334.66
Charges for Services A (Prel. Appl.)		\$ 44,435.00
Charges for Services B (Final Appl.)	\$18,900.00	\$ 73,560.05
Charges for Services C (Ext. Fees)	\$	\$ 1,200.00
Charges for Services D (Table Fees)	\$	\$
3,800.00		
Charges for Services E (Appeal/Var)		\$ 1,200.00
General Sales	\$ 652.00	\$ 5,103.59

Health Dept. Fees	\$ 150.00	\$ 4,850.00
Soil & Water Fees	\$ 225.00	\$ 4,228.00
Other Reimbursements	\$	\$ 216.66
Other Reimbursements A	\$ 249.80	\$ 288.80
Other Reimbursements B	\$	\$
Canceled Warrants	\$	\$
Inter-fund Revenues	\$	\$
TOTAL	\$ 26,932.63	\$ 323,044.56
Balance after receipts		\$564,704.48
Expenditures	\$54,608.19	
End of August balance		\$510,096.29

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

- b. **September RPC Preliminary Agenda** – On the agenda are 4 zoning / text amendments, 6 preliminary, 6 finals (1 of which is requesting a table) and 1 extension.
- c. **Consideration to change the October DCRPC meeting from 10/31/02 to 10/29/02 or 10/24/02 due to Halloween/Trick-or-Treating.** – *Committee agreed not to change the date of the October RPC meeting.*
- d. **Consideration for increase of Lot split applications and Preliminary / Final per lot application fees (\$10.00 increase)** – Mr. Laurien stated that he would like to increase the per-lot application fees beginning in 2003 by \$10.00. (A proposed fee schedule was presented.) This increase would help fund an additional full time planner position. Mr. Laurien stated that he hoped to offer Joe Clase (current 3-year co-op student) a Planner job upon his graduation June 2003. He would like to have this increase approved with the 2003 budget. The Committee agreed to consider the increase. Chairwoman Foust requested 2 budgets be presented at the next meeting. The first proposed budget should include the increased application fee and an increase in comprehensive plan contracts from \$10,000 to \$15,000, the second without the increase but with the additional planner.

5. Other Business

a. Contract Updates –

- (1.) **Scioto Twp.** – met Monday regarding a comprehensive plan. Mr. Laurien stated that staff could not begin work for approximately 1-1½ years. Scioto Twp. may consider hiring an outside consultant to do the plan.
- (2.) **Concord Twp.** – will work on Chapter 16 – Implementation at the next meeting

The Committee questioned the need to increase contract amounts for new contracts due to the overage on most of the previous contracts. This would allow for an additional planner and to begin contract work sooner. Mr. Laurien noted that staff costs have been reduced as we have done more contracts. Mr. Laurien stated that he would prefer to continue with the \$10,000 flat fee current rates for contracts to be consistent. Mr. Laurien stated that if the Commission agreed to increase the contract fees a beginning date should be set.

b. Legal opinion on Access Management – due to the absence of two Committee members the letter of opinion from Attorney Don Brosius was not discussed. This item will be discussed at the September 26, 2002 RPC meeting.

6. Personnel

a. Structure layer – Da-Wei Liou and interns Joe Clase and Kevin Huang joined the meeting to demonstrate the structure layer that was created for Shawnee Hills and the Village of Sunbury. Mr. Laurien stated that the structure layer shows the existing land use at a point in time. This layer is useful in the comprehensive planning process to establish where current buildings are and what the Township/Village might look like when it's all built out (as zoned). This layer is not intended to be a measuring tool for setbacks.

Mr. Laurien stated that Mr. Huang's internship is completed at the end of September. Mr. Huang expressed an interest in continuing work until after Thanksgiving since he does not resume classes at OSU until Jan. Mr. Laurien requested approval to extend Mr. Huang's internship and transfer appropriate funds (approximately \$3,800) to the administration account. This would not require an increase in appropriations.

Chairwoman Foust made a motion to approve the transfer of funds to the administration account for the extension of Mr. Huang's internship in order to continue work on the structure layer. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

7. Adjourn – *Mrs. Warthman made a motion to adjourn the meeting. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

Meeting adjourned at 10:35 a.m.

The next Executive Committee meeting will be Wednesday, October 23, 2002 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing St., Delaware, Ohio, 43015

Statement of Policy

As is the adopted policy of the Regional Planning Commission, all applicants will be granted 10 minutes to make their formal presentation. The audience will then be granted up to 10 minutes to speak, at which time the chair will allow questions from the members of the Commission. This policy was adopted by the Regional Planning Commission to provide for the orderly discussion of business scheduled for consideration.

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

38-02 ZON Porter Twp. Zoning Commission – text amendments

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

Note: This request is resubmitted due to a procedural error in public notification. The RPC recommended approval in July 2002.

General

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

Contents of text amendments

The proposed amendments apply to Article VIII, Planned Residence District, and Article XI, Planned Commercial District.

The intent of the Zoning Commission is to delete Sections 8.02 and 11.02 of the Porter Township Zoning Resolution in their entirety, and substitute, in lieu thereof, the following:

Section 8.02 APPLICATION: The provisions of this Article of the Zoning Resolution may be applied only to lands of the Township that have been approved for a zoning map amendment to Planned Residential District. An owner of land in the township that is served by centralized water and sanitary sewer may submit an application for change to Planned Residential District zoning under the provisions of this Article. The action of the Township upon an application processed pursuant to this Section shall be considered a legislative act, subject to referendum.

Section 11.02 APPLICATION: The provisions of this Article of the Zoning Resolution may be applied only to lands of the Township that have been approved for a zoning map amendment to Planned Commercial District. The action of the Township upon an application processed pursuant to this Section shall be considered a legislative act, subject to referendum.

Staff Findings and Recommendations

Staff finds that the Porter Township “housekeeping” text amendments are appropriate and recommends approval to the DCRPC, Porter Township Zoning Commission, and Trustees.

Commission / Public Comments

Mr. Ward made a motion to recommend approval of the text amendments to the Porter Township Zoning Resolution. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

23-02 ZON Troy Twp. Zoning Commission – Troy Township Comprehensive Plan

Applicant: Troy Township Zoning Commission
Request: Review and comment on the proposed Troy Township Comprehensive Plan 2002.

Note: The RPC reviewed and commented on the Plan in May 2002. The Troy Township Zoning Commission requests a second review with comments incorporated from the Prosecutors office. There are no substantive changes.

I. Procedure

Ohio Revised Code 713.23 (5) states a duty of the RPC to “ review, evaluate, and make comments and recommendations on proposed and amended comprehensive land use ... plans of local units of government and make recommendations to achieve compatibility in the region.”

II. General

The Troy Township Trustees and Zoning Commission initiated an update to the 1988 Troy Township Master Plan by contracting with the Delaware County Regional Planning Commission (DCRPC) as provided by ORC 713.23 (4). The plan has been the subject of 12 months work by a land use steering committee of Zoning Commission, Board of Zoning Appeals, landowners and residents. A draft text and map have been revised and sent, with the unanimous support of the Zoning Commission, to the DCRPC for our statutory review.

III. Executive Summary of the Troy Township Comprehensive Plan 2002

According to the U.S. Bureau of Census, Delaware County is the fastest growing county in Ohio and 15th fastest growing county in the USA by percentage of growth. Troy Township experienced modest growth from 1990-2000, putting its current population at 2,665.

Troy Township is likely to remain a single family residential rural area due to a lack of sanitary sewer service and a large portion of the township still lacking central water service. With the northern expansion of Delaware City, the southern portion of the Township may encounter suburban growth pressures in the next 10 years. The Olentangy River and Delaware Lake are two significant features in the township recommended for conservation through lower densities and encouragement of conservation subdivision design. The US 23 corridor is to be the commercial base of the township, with access management and architectural guidelines strongly emphasized. A density of 1 unit per two acres is recommended for most of the township with on-site septic systems to help maintain rural character, but higher densities are recommended in certain areas if sanitary sewer service were to become available.

A. Findings of the 2002 Comprehensive Plan:

1. To date, the township has lost 204 acres by annexation. (total)
2. 203 new homes have been built in the last 21 years (1980 to end of 2000).
3. Population has grown from 1,652 in 1990 to 2,665 in 2000.
4. From January 1987 to December 2000, 65 new lots were reviewed by the DCRPC, 52 of which were recorded. This does not include road frontage lot splits and 5-acre mini-farms.
5. From January 1998 to the end of 2001, 41 new lots ranging from 1 to 5 acres were created through the no-plat approval (lot split) process.
6. Agricultural and undeveloped acreage is still approximately 85% of the township, and the number one land use by acreage.
7. The local farm-to-market roads were not built to sustain their new functional roles as collector and arterial streets. Most collector roads need to be widened, but some narrow roads are considered part of the scenic character.
8. Troy Township has significant natural beauty in the Delaware Lake and Olentangy River and tributaries, which need protection.
9. There are 792 total housing units within Troy Township, 484 of which are single-family homes and 308 are mobile homes. The condition of the housing stock is good to excellent.
10. Delaware County is in good economic condition. The current unemployment rate is 1.7- 1.9%. The current inflation rate is less than 2%.

If anything, economists worry that the low unemployment rate may deter new industry from locating in the county.

11. The Polaris area eight miles south of US 36, has been a huge job and traffic generator for Delaware County. As land becomes more scarce and expensive there, northerly commercial expansion up the US 23 corridor, along the US 36 corridor, and at the US 36-SR37/ I-71 interchange becomes more likely. The US 23 corridor represents an opportunity for commercial tax base.
12. US 23 will lose its ability to move through-traffic, as it becomes a commercial frontage road. Access management principles to limit curb cuts can help prevent the deterioration of this important highway.
13. There is a lack of centralized water supplied to the township. Most of the township is served by private wells.
14. Troy Township is currently outside of the Delaware County sanitary sewer service district.
15. Buckeye Valley and Delaware City school districts, which serve the township, have experienced modest growth in its student population over the past 10 years and has stabilized over the last 3.
16. Fire protection is provided by the Tri-Township Fire District, staffed by on-call paid volunteers and four full-time personnel.
17. Troy Township generated 429 of 13,743 or 3.1% of the Sheriff's complaints in 2000.
18. There is no township park, but Delaware State Park and Delaware State Wildlife Area provides passive open space and recreation. There may be a need for additional active recreation such as baseball and soccer fields, tennis and basketball courts, and a public swimming pool in the future.

B. Goals and Objectives of the Troy Township Comprehensive Plan

1. Community Vision

Goal - To retain economically viable agriculture.

Objectives

- a) Classify the most important farmland by soil type, location, productivity and proximity to development using the USDA Land Evaluation Site Assessment model (LESA).
- b) Preserve viable farmland as part of Planned Residential Developments (PRDs) by transfer (sale) of development rights from farmland to adjacent PRDs in return for a permanent easement for open space and/or agriculture on the remaining adjacent farmland.
- c) Keep Farm-Residential zone densities low at one unit per two acres.
- d) Encourage cluster and farm village style developments.
- e) Ensure that uses that would result in conflicts with agricultural operations are not established in productive farming areas.

- b) Encourage connectivity of subdivisions to offer multiple accesses in order to avoid concentrating traffic on to one route.
- c) Initiate a minimum lot size in areas when sanitary sewer service is available that emulate suburban densities within Planning Area 1a and 1b.
- d) Amend the zoning text to maintain a rural lot size of 1 unit per 2 acres to safely utilize on-site water supply and sewage disposal systems where no sanitary sewer service is available.

2. Environment

Goal - To preserve natural beauty, wildlife, quietness and open space.

Objectives

- a) Amend the zoning text to require a green way link between adjacent PRD subdivisions.
- b) Create a landscape detail for greenway paths.
- c) Retain wooded green ways along ravines, waterways and project perimeters in reviewing Planned Unit Developments and conventional subdivisions.
- d) Set landscape and architectural design standards for Planned Unit Developments that stipulate the kinds of centralized green spaces envisioned.
- e) Require the linkage of Planned Unit Developments by bike paths or walking paths in green ways so that new neighborhoods are all pedestrian oriented and children can move safely between neighborhoods without having to be driven by automobile.
- f) Create a landscape standard for new Planned Unit Developments that front on township roads.
- g) Amend the zoning text to require the appropriate landscaping buffer detail between certain residential and non-residential land uses. Create a landscaping detail(s) to be used between incompatible land uses.

Goal - To avoid inappropriate sprawl and retain critical resource areas and wildlife corridors

Objectives

- a) Retain natural vegetation and forestland, and use existing topography as buffers where they exist.
- b) Protect critical resources including floodplain and slopes over 20% with adequate buffer distances and lower densities along the Olentangy River to protect the water supply.
- c) Encourage the use of conservation design in site development to protect natural resources and unique areas in the township.
- d) Request the county amend its subdivision regulations to protect 100-year

Goal – To Retain Rural Character

Objectives

- a) Maintain Farm-Residential zoning status for lands where no sanitary sewer exists or is expected.
- b) Encourage Conservation subdivision design that best utilize available land, protect environmentally sensitive areas, protect historical structures, retain open space, maintain maximum vegetation and tree cover, and assure the protection of surface water and groundwater.
- c) Promote architectural design standards for Planned Unit Developments (PRD, PCD) that reflects rural feel.

Goal - To ensure significant and diverse citizen input into the planning process.

Objectives

- a) Use a 15-member steering committee as the primary citizen input to the Zoning Commission in amending the Comprehensive Plan.
- b) Advertise an open informational meeting to discuss and review the recommendations of the plan prior to public hearings.
- c) Use a township newsletter or weekly newspaper insert to publish and mail a synopsis of the plan to every household in Troy Township.
- d) Recognize and promote high quality development and community beautification.

Goal – To prevent undue congestion on narrow county and township roads.

Goal – To protect rural real estate values

Objectives

- a) Discourage zoning that would result in incompatible land uses.

- floodplains.
- e) Amend the zoning resolution to identify and protect floodplains, jurisdictional wetlands, and slopes over 20% in planned residential developments (PRD).

Goal – To conserve surface and ground water quality

Objectives

- a) Require minimum 2-acre lot size in areas without sanitary sewer.
- b) Within 500’ buffer from the Olentangy River high water mark – density of 1 unit per 5 acres for residential development.

3. Land Use

Goal - To retain a primarily single family residential housing mix, but offer diversity of housing when needed services are available.

Goal - To retain an overall low density.

Goal - To protect sensitive surface and ground water aquifers

Objectives

- a) Retain single family densities of at least one unit per 2 acres where there is no centralized sanitary sewer provided by Delaware County or Delaware City.
- b) Use the width of roads, the capacity of water and sewer systems, and the soil characteristics to regulate development, using the recommended densities and land use on the 2001 Comprehensive Plan map as a guide.
- c) Avoid development of uses or densities that cannot be serviced by currently available or imminently planned infrastructure, unless such development mitigates its infrastructure impacts.
- d) Permit single family housing in subdivisions with 20,000 square foot lots (approximately ½ acre) with centralized sanitary sewer and water, adequate fire protection and road access. (Within Planning Area 1)
- e) Permit multi-family, empty nester style units as part of Planned Residential Developments, approved per the development plan. (Within Planning Area 1a)
- f) Permit flexible lot sizes as part of Planned Residential Developments.
- g) Discourage expansion of the suburban growth area boundary (Planning Area 1a and 1b) until it is completely developed.
- h) Develop policies for service provision that relate to the comprehensive plan

Goal - To provide appropriate recreation and managed open space

Objectives

- a) Obtain 25-50 acres of land for a future Township park for active recreation

(playing fields for organized sports).

- b) Create a series of mini-parks (less than 1 acre) with ¼ mile spacing as part of Planned Residential Developments (PRD) where densities are greater than 1 unit per acre. Create a series of neighborhood parks of 15 acres with active recreation with ½ mile spacing in PRD neighborhoods.

Goal - To determine and implement an appropriate land use mix

Objectives

- a) Direct Planned Commercial growth along US 23 corridor with appropriate types of neighborhood commercial within large Planned Residential developments.
- b) To create architectural guidelines for Planned Unit Developments; avoiding “franchise architecture” that has no community architectural syntax.
- c) Acquire new sites for township facilities, including fire, police, road maintenance, etc.
- d) Avoid prematurely zoning land. Respond to zoning requests pursuant to the Comprehensive Plan recommendations.
- e) Use the Comprehensive Plan as the guideline in zoning.
- f) Use a 15-member steering committee as the primary citizen input to the Zoning Commission in amending the Comprehensive Plan.
- g) Advertise an open informational meeting to discuss and review the recommendations of the plan prior to public hearings.
- h) Adhere to the proposed access management policies to avoid strip commercial developments.
- i) Provide for 5 year updates and revisions to the Comprehensive Plan.

Goal – Offer Development alternatives to annexation

Objectives

- a) Work with the City of Delaware to possibly create a Joint Economic Development District (JEDD) for commercial and industrial uses, or a cooperative agreement for residential uses.

Goal - To use access management controls to limit key access points to minimize traffic congestion.

Objectives

- a) Require parallel access roads and connections between planned commercial and/or other highway service district uses on major arterial streets. The outside lanes of US 23 could act as parallel access frontage roads.
- b) Require traffic studies of PRD proposals that follow the format of the 2001 Delaware County Thoroughfare Plan.

- c) Adopt the appropriate ODOT Access Management recommendations for US 23; work with ODOT to prevent the deterioration of US 23

C. Recommendations

- Chapter 15 includes detailed Sub Area recommendations that relate to the 2002 Comprehensive Plan Map (please turn to Chapter 15 for those details).

IV. Staff Findings and Recommendation

- Troy Township has followed an appropriate planning process to evaluate their goals and objectives for future growth.
- Troy Township has created a comprehensive land use plan map in ArcView and in paper form of at least 1”=1000’ scale that is site specific with a land use and density recommendation for each parcel in the township.

Staff finds that the Troy Township Comprehensive Plan 2002 is compatible with regional planning goals and recommends approval to the DCRPC, Troy Twp. Zoning Commission and Troy Twp. Trustees.

Commission / Public Comments

Mr. Miller made a motion to recommend approval of the Troy Township Comprehensive Plan, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

46-02 ZON Alum Creek Storage – Berlin Twp. – 3 acres – PCD

DCRPC Case 46-02 ZON; request to amend development plan for Alum Creek R.V. and Boat Storage, approximately 3 acres, zoned Planned Commercial (PC), 5742 East SR 37, southeast corner of US 36/SR37 and Dunham Road, Berlin Township, Steven Cross, owner.

I. Conditions

Present Zoning: Planned Commercial, sale of boats and R.V.’s, storage of boats and R.V.’s.

Proposed Zoning: Planned Commercial, change from temporary campground to additional boat and RV storage area, with two additional storage buildings.

Present Use: Approved as temporary campground, now mostly vacant commercial lot.

Proposed Use: Additional boat and RV storage area, with two additional storage buildings.

School District: Olentangy

Utilities Available- Del Co Water

Soils: CaB, Cardington 2-6 % slope

Surrounding Land Uses: East and South- Alum Creek State Park; West, farmland; North, US 36/SR37, commercial building opposite side of US 36.

II. General Background

The 3 acres was previously zoned in 1991 for “retail sales and storage” as part of a consolidation plan and PCD zoning. At that time, the 3 acres in question was identified as a temporary campground, and future retail sales and storage area. It might well be argued that this use was previously approved in 1991, but the application has been filed and will be reviewed.

III. Issues

1. The 2000 Berlin Twp. Comprehensive Plan recommends only ground signs on US 36; there is no sign detail for this new addition.
2. The development plan is still incomplete with regard to:
 - a.) Landscaping plan. None submitted. The DCRPC report called for a landscape buffer around storage areas in 1991, none was provided. This new storage area should provide a buffer along its perimeter to the east and south.
 - b.) Architectural standards- line drawing of a painted steel building. Adequate for township’s review?
 - c.) Drainage- none shown.
 - d.) Setbacks- the sales and storage lots have previously been paved to the edge of the State right-of-way, so the only green belt is actually State right-of-way. Future sales and storage parking should be setback at least 30 feet from State right-of-way for safety in case of widening. The 3 acres in

question does not front on US 36, but the next expansion area does, and this should be resolved now.

IV. Required Findings for PCD

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

- 1.) That the proposed development is consistent in all respects with the purpose, intent, and general standards of this zoning resolution.

DCRPC Staff Finding: The overall development plan needs to be completed. These items can be handled by the township zoning commission.

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

DCRPC Staff Finding: The development plan conforms to the proposed commercial use of this property on the 2000 Berlin Township Comprehensive Plan.

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

DCRPC Staff Finding: The proposed zoning to PC for a boat and RV storage does advance the general welfare of the township and the immediate vicinity.

V. DCRPC Staff Recommendation

DCRPC staff recommends to the DCRPC, the Berlin Township Zoning Commission and the Berlin Township Trustees that the request for Planned Commercial zoning for 3 acres on US 36 in Berlin Township by Steven Crabb be approved subject to:

- ❖ Sign details be included for any new signs. Ground signs, not pole signs, no banners or portable signs.
- ❖ Landscaping plan with size and type of plantings located within the applicant’s property. Although Alum Creek State Park lies to the east and south of this storage parcel, it may be reasonable to have this use buffer itself rather than use the parkland as buffer. The township may

decide this issue by site visit with the landowner.

- ❖ Architectural details of proposed structures. More detail may be desired by the township. Color? Signage on buildings?
- ❖ Drainage plan. If this area is to be paved (stone or asphalt, storm water detention and treatment must be designed and reviewed by the County Engineer as a part of the required plat.
- ❖ It is appropriate to establish a future 30-foot landscaped green belt between the U.S. Route 36 right of way and the edge of paving for future retail and storage along US 36/SR37.
- ❖ Development plan must be recorded as a subdivision plat, per PCD requirements.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Miller made a motion to recommend conditional approval of the rezoning request by Alum Creek Storage, subject to staff comments. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

47-02 ZON Fifth Third Bank – Orange Twp. – 1.028 acres – PCD Change of Use

Location: 9040 Columbus Pike, 8877 Owenfield Drive, in front of Meijer

Conditions

Present Zoning: Planned Commercial (PC)

Proposed Zoning: Planned Commercial (PC)

Present Use: vacant

Proposed Use: Fifth Third Bank

School District: Olentangy

Utilities Available- Del Co Water, Sanitary Sewer

Surrounding Land Use

North is vacant Planned Commercial, West is Owenfield Drive and the Meijer store, South is the Meijer gas station and Wendy’s/Tim Horton’s and East is US 23/Columbus Pike with Planned Commercial across the street.

General Comments

The property is a 1.028 acre existing out-lot, which is the last undeveloped parcel in the Meijer project. The site, including the bank building of approximately 4,200 square feet, will provide parking for 20 cars, three drive-through lanes and one ATM lane. Mounding will be added along US 23 and along Owenfield Drive. The only entrance will be from Owenfield Drive. Signage includes a monument sign of approximately 128 square feet and three building-mounted signs. The applicant also plans to relocate the existing Meijer sign to the south side of the access road.

Criteria for Approval

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

The bank use of the site is consistent with the zoning already in place. The applicant is seeking a sign divergence, however, to allow signs in the gables at a height above the 15-foot maximum.

Staff supports this divergence. The applicant has proposed a white background for the monument sign. Although this is allowed by the zoning code, staff recommends using a Blue Black background, similar to other Fifth Third Banks (Liberty Township on Powell Road). This arrangement will reduce sign clutter and night glare along US 23.

“2) In conformity with the comprehensive plan or portion thereof as it may apply.”
The Orange Township Master Plan of 2001 encourages Planned Commercial for the area, it is already developed as Planned Commercial and the use is consistent with the zoning and comprehensive plan.

“3) Advances the general welfare of the County and the immediate vicinity.”
The new use does advance the general welfare of the vicinity by providing financial services to the community.

Conformance with Development Standards

The applicant appears to have addressed adequately all the development standards of the Planned Commercial District.

DCRPC Staff Recommendation

Staff recommends *conditional approval* of the zoning from PC to PC with a change of use to the DCRPC, the Orange Township Zoning Commission and the Orange Township Trustees, subject to the 15’ height divergence, and no use of white background recommended on the monument sign.

Commission / Public Comments

Mr. Stephen Buchenroth (attorney with Vorys, Sater, Seymour and Pease LLP, 52 East Gay Street, Columbus, Ohio 43216) was present to represent the applicant. Mr. Buchenroth stated that there are 23 parking spaces not 20 as stated in the staff report. He also stated that the sign conditions are acceptable to the applicant.

Mr. Gladman made a motion to recommend conditional approval of the rezoning application by Fifth Third Bank, subject to staff comments. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



48-02 ZON Bob Webb Builders – Genoa Twp. – PD-1 –existing plan amendment (Harvest Wind Ph. VII)

This application is submitted by Bob Webb Builders to amend an approved Planned Residential District Development Plan for Harvest Wind Phase VII in Genoa Township.

Conditions

- Present Zoning:** Planned Residential District (PD-1)
- Proposed Zoning:** Planned Residential District (PD-1)
- Present Use:** Vacant land and residential
- Proposed Use:** Single family residential subdivision
- Existing Density:** 2.75 DU/Acre (121 lots on original development plan)
- Proposed Density:** 2.35 DU/Acre (103 lots)
- School District:** Westerville
- Utilities Available:** Del Co Water, Delaware County sanitary sewer.
- Soils:**
 - Udorthents (UdB)
 - Bennington (BeA & BeB)
 - Pewamo (PwA)
 - Cardington (CaB)

Background

east and five lots on the west. Winding Creek Lane is stubbed to the south for possible future development of the adjacent tract. The lots range in size from 1.08 acres to 2.00 acres yielding a gross density of 0.65 units per acre.

Section 4 contains parts of a 150' power line easement across its north and west sides. AEP has given written approval of the leach fields located within this easement.

Surrounding land uses include Winding Creek Estates Section 2 to the north and Section 3 to the west. Open agricultural fields surround this section on the south and east sides.

A technical review was held on September 17th, 2002. The applicant has addressed all the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of **Winding Creek Estates, Section 4**, to the RPC.

Commission / Public Comments

Mr. Josh Wolf of Floyd Browne Associates was present to represent the applicant.

Mr. Miller made a motion for Preliminary approval of Winding Creek Estates, Section 4, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

22-02 Lanes End – Concord Twp. - 03 lots / 18.07 acres

Applicant: RJS Construction Services, LLC.
Subdivision Type: Single-family Residential (CAD)
Location: South side of Cook Road 300' east of Union Co. line, Concord Twp.
Current Land Use: open meadow
Zoned: Farm Residential District, (FR-1)
Utilities: Del-Co water and private septic systems
School District: Dublin
Engineer: Floyd Browne Associates

Staff Comments

Lanes End is a proposed CAD subdivision containing 3 lots on 18.07 acres. The lot sizes are 2.446 acres, 5.919 acres, and 9.677 acres with the largest lot owning the CAD. A portion of an existing swale through the 2 large lots will be relocated in order to accommodate a proposed pond. A 20' easement will be placed along the swale for drainage. The future pond will be divided in half by the common lot line between the 2 large lots.

The SWCD and County Engineer have recommended that the swale be moved further to the west and a 30' easement be placed around it. The applicant's engineer has agreed to work with both agencies to resolve this issue.

The surrounding land use is mostly large lot residential along Cook Road as well as to the south in the Abbey Glen subdivision. To the west is agriculture in Union County.

A technical review was held on September 17th, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the **Lanes End Subdivision**, to the RPC, subject to resolving drainage concerns.

Commission / Public Comments

Mr. Tim Huffman, Floyd Browne Associates was present to represent the applicant.

Mr. Miller made a motion for conditional Preliminary approval of Lanes End Subdivision, subject to resolving drainage concerns. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-98.1.7/8 Scioto Reserve, Sec. 1, Ph's. 7 & 8 – Concord Twp. - 59 lots / 21.58 acres

Applicant: Rockford Homes
Subdivision Type: Single-family Residential
Location: End of Lake Tree Boulevard within Scioto Reserve, Concord Twp.
Current Land Use: Agriculture/Wooded

Zoned: Planned Residential District (PRD)
Utilities: Del-Co Water and Sanitary sewer with land application,
County maintenance
School District: Olentangy and Buckeye Valley
Engineer: Lenell Sniechowski; RD Zande & Associates, Inc.

Staff Comments

Scioto Reserve Section 1 Phases 7 and 8 represent the final phases of the southern half of Scioto Reserve. It includes the termination of Tree Lake Boulevard and new streets Bridge Crossing Court and Glenmeir Court. Open space is provided between the cul-de-sacs. Most lots back up to the golf course or open space. This section is adjacent to ½ acre lots on Brust Drive. It's the southern most part of Scioto Reserve.

A technical review was held on September 17th, 2002, after which the applicant has addressed all the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of **Scioto Reserve, Section 1, Phases 7 & 8**, to the RPC.

Commission / Public Comments

Ms. Lenell Sniechowski of RD Zande was present to represent the applicant.

Mr. Gladman made a motion for Preliminary approval of Scioto Reserve, Section 1, Phases 7 and 8. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

20-02 Myer's Glen – Delaware Twp. - 09 lots / 17.24 acres

Applicant: Frank Goode
Engineer: Tiffany Jenkins; Floyd Browne Associates

Staff Comments

The consultant has requested a 90-day tabling in order to resolve sanitary issues.

Staff Recommendation

Staff recommends *approval* of the 90-day table request of **Myer's Glen**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the table request for Myer's Glen for 90 days. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

81-93.3 Cross Creek, Section 3 – Orange Twp. - 34 lots / 19.03 acres

Applicant: Homewood LTD.
Subdivision Type: Single-family Residential
Location: North side of Orange Road approximately 1000' east of Old State Rd.
S.
Current Land Use: Vacant/Wooded
Zoned: Single-family Planned Residential District (SF-PRD)
Utilities: Del-Co Water and Public Sewer
School District: Olentangy
Engineer: Lenell Sniechowski, RD Zande & Associates, Inc.

Staff Comments

Cross Creek Section 3 consists of 34 lots on 19.03 acres. A large ravine divides Section 3 and will be platted within an open space reserve (3.57 acres). A second open space reserve (1.00 acre) is provided to the south along Orange Road. This section includes the westerly extension of Charoe Street from Cross Creek Section 1 and terminates in a cul-de-sac just east of the ravine. Roe Drive extends to the north and connects with Section 2, Phase B. Keaton Court is a cul-de-sac to the west of the ravine that extends south from Abbey Knoll Drive in the Abbey Knoll subdivision. Stormwater will discharge directly into the ravine where it will drain into a large retention pond within the Abbey Knoll development. The gross density of Section 3 is 2.5 units per acre and the minimum lot size is 9,600 sq. ft. (80' X 120').

Surrounding land use is residential to the east (other sections of Cross Creek), south (large frontage lots along Orange Road), north and west (Abbey Knoll). The Township Hall and Fire Department are located to the southwest. Cross Creek was rezoned to SFPRD in November 1993 (RPC # 23-93 ZON)

A technical review was held on September 17th, 2002. The applicant has addressed all the required changes.

Staff Recommendation

Staff recommends *Preliminary approval of Cross Creek, Section 3*, to the RPC.

Commission / Public Comments

Ms. Lenell Sniechowski of RD Zande was present to represent the applicant.

Mr. Gladman stated that there should be a dedicated access to the ravine rather than just an easement on the lots. Ms. Sniechowski agreed to this request. Mr. Laurien suggested a fence with an established path. Mr. Laurien asked if the applicant is willing to put up a fence for this walkway. Ms. Sniechowski agreed.

Mr. Gladman made a motion for conditional Preliminary approval of Cross Creek, Section 3, subject to staff comments and that the access easement to the ravine be dedicated on the plat and a fence and walking path be constructed within the easement. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

19-02.1/2 T Alum Crossing, Sec.'s 1 & 2 – Orange Twp. - 97 lots / 50.80 acres

Applicant: Rockford Homes
Consultant: Sands Decker Ltd.

Staff Comments

The consultant has requested a 30-day tabling of Alum Crossing, Section 1 & 2 in order for County Engineer review.

Staff Recommendation

Staff recommends approval of the 30-day table request.

Commission / Public Comments

Mr. Miller made a motion to approve the 30-table request of Alum Crossing, Sections 1 and 2. Mr. Gladman seconded the motion. VOTE: Unanimously

For, 0 Opposed. Motion carried.

Preliminary/Final (none)

CONSENT AGENDA

Final

64-93.6.2 T Harvest Wind, Section 2, Phase 6 – Genoa Twp. - 02 lots / 05.62 acres

Applicant: Bob Webb
Engineer: Tim Huffman, Floyd Browne Associates, Inc.

Staff Comments

The applicant is requesting a 90-day tabling of Harvest Wind, Section 2, Phase 6 due to the Delaware County Sanitary Engineer not having tested and approved a sanitary line within the phase. This is the second, and final, table request for Harvest Wind, Section 2, Phase 6.

Staff Recommendation

Staff recommends approval of the 90-day tabling request for Harvest Wind, Section 2, Phase 6, to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 90-day table request for Harvest Wind, Section 2, Phase 6. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

Applicant: Cambridge Land Investments, LLC
Engineer: HLG Engineering & Surveying, Inc.

Staff Comments

The applicant has requested a 90-day tabling in order to complete Technical

Review requirements.

Staff Recommendation

Staff recommends the 90-day tabling of Cambridge Subdivision, to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 90-day table request for Cambridge Subdivision. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

Applicant: CountryTyme

Engineer: Mark Cameron, CPS Consulting Group

Staff Comments

The consultant has requested a 90-day tabling in order to obtain a zoning variance from the Township.

Staff Recommendation

Staff recommends approval of the 90-day table request of **Pinkston Acres**, to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 90-day table request for Pinkston Acres. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

12-01 Wedgewood Place, Section 2 – Liberty Twp. - 10 lots / 05.79 acres

Applicant: Homewood Corporation

Subdivision Type: Single-family residential

Location: Between Delwood Drive in Wedgewood Place and Manchester Drive in the Liberty Lakes, Section 3 subdivision., Liberty Twp.

Current Land Use: Wooded

Zoned: Planned Residential District (PR)

Utilities: Del.Co. Water and public sewers

School District: Olentangy

Engineer: C.F. Bird & R.J. Bull, Inc.

Staff Comments

This section of Wedgewood Place consists of 10 lots on 5.79 acres. Manchester and Delwood Drives will meet, creating an east-west connection between Sawmill Road and Salisbury Road. The design also includes a small cul-de-sac (Dexter Court) extending to the south. The lots range from approximately 0.4 to 0.7 acres in size. Drainage will flow to a pond to the northwest and to a storm sewer to the southeast. This section was given conditional preliminary approval on June 28th, 2001.

Surrounding land uses include The Lakes of Powell Section 3 (City of Powell) to the north, Wedgewood Place Section 1 Phase 1 to the west, Liberty Lakes Section 3 to the east and Sawmill Baptist Church to the south.

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 **Wedgewood Place, Section 2**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Wedgewood Place, Section 2. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

13-01.1 Walnut Woods, Section 1 – Orange Twp. - 09 lots / 05.38 acres

Applicant: Grover C. & Mary R. Johnson
Subdivision Type: Single-family residential
Location: On the north side of Big Walnut Rd., east of I-71, Orange Township
Current Land Use: Vacant/Wooded
Zoned: SFPRD
Utilities: Del.Co. Water and public sewers
School District: Olentangy
Engineer: W-H & Associates, Ltd.

Staff Comments

The applicant is requesting final plat approval of Section 1 of Walnut Woods. The overall Walnut Woods subdivision received preliminary approval on June 28th, 2001. Section 1 contains 9 lots on 5.38 acres. Section 1 is the eastern portion of the development and includes Whispering Trail from Big Walnut Road to the east property line. When the land to the east develops, Whispering Trail's access to Big Walnut will be eliminated.

There are four phases to the overall Walnut Woods development with lots ranging from 0.34 to 0.8 acres. The overall site was zoned SFPRD in April of 2001 (03-01 ZON) with the exception of a 4 acre parcel to be retained by the developer for a possible new interchange, which remains zoned FR-1. If it is determined that the interchange will not be installed, this lot will be available for development.

Surrounding land uses include I-71, USA Lands and future phases of Walnut Woods to the north and west, vacant wooded land (Genoa Township) to the east and Big Walnut Rd. and proposed new condo development to the south.

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 **Walnut Woods, Section 1**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Walnut Woods, Section 1. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed.

Motion carried.

06-02 Wycoff – Oxford Twp. - 02 lots / 10.02 acres

Applicant: Margaret Ashbrook
Subdivision Type: Single-family residential
Location: 2480 Whipple Road, west of S.R. 42, Oxford Twp.
Current Land Use: Former agriculture
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and on-site sewer systems
School District: Buckeye Valley School District
Project Engineer: Robert Foster, P.S., earthmetric, LLC

Staff Comments

The applicant is requesting final plat approval of Wycoff Subdivision, which contains 2 lots on a Common Access Drive on 10.002 acres. The site was given conditional preliminary approval on May 30th, 2001. The site is an open, former agriculture field surrounded by other similar fields. Over half of the 50-acre site to the west is wooded. The applicant is requesting two lots (each 5.001 acres) on a common access drive (CAD). The CAD will gain access from an area of right-of-way leading to Whipple Road at a 90-degree bend. Lots will be served with on-site septic systems. An existing house will remain on lot 1. Oxford Township has approved a conditional use permit allowing the use of a CAD.

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 Wycoff Subdivision, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Wycoff Subdivision. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS

19-01 Sheffield Park – Genoa Twp. - 233 lots / 214.10 acres

Applicant: Centex Homes

Consultant: Bird & Bull, Andrew Gardner

Staff Comments

The consultant has requested a 6-month extension in order to obtain final review and approval from the County Engineers office.

Staff Recommendation

Staff recommends approval of the 6-month extension of **Sheffield Park** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the 6-month extension of Sheffield Park, seconded by Mr. Gunderman. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

▪ **Access Management Standards – Thoroughfare Plan**

Mr. Laurien provided the Commission with a copy of Attorney Don Brosius's opinion of the status of the Thoroughfare Plan and what needs to be done to move forward with re-approving it. In Mr. Brosius's opinion, the Thoroughfare Plan was not properly adopted and is unenforceable at this time. It has not been partially adopted. Although it may be readopted with or without the Appendices, we need hearings to do so. In an e-mail from County Engineer Chris Bauserman, he states that he is proposing the Access Management Guidelines in Appendix 9 be removed and replaced with 3 paragraphs that reference the recent passage of House Bill 366. Mr. Laurien suggested that the Thoroughfare Plan hearing be at our next month's meeting (10/31/02).

Mr. Miller asked if the Commission is being asked to approve the Thoroughfare Plan and all the Appendices except for number 9. Mr. Laurien stated yes. Mr. Miller does not agree with attaching the Appendices to the Plan. He feels the

technical information in the Appendices is hard to understand and feels it is too much to ask the Commission to review and approve. Mr. Miller stated that unless someone can educate the Commission and the public as to the impact and content of the Appendices, then he would urge the Commission to consider the Plan (Volume I) but delete all references to the Appendices.

Mr. Gunderman asked if the Commission could approve the Plan without first seeing the revised Plan excluding the Appendices and all references to it. Mr. Laurien stated that he believes the motion could be worded as such to approve the Plan without the Appendices. (Subsequent opinion from Attorney Brosius suggests a clean document be printed for the public hearing with all references to the Appendix deleted.)

Mr. Pike stated that the County Engineer is ready for consultants to study Alternative 1 and the extension of the Sawmill Parkway for right-of-way acquisitions. He stated that they are willing to remove Section 10 (traffic impact study guidelines) and adopt it as a separate section to the Engineering standards or possibly the Subdivision regulations.

Regarding the urgency in adopting this plan, Mr. Laurien stated that the City of Delaware has adopted the Plan. Land continues to be subdivided and each month we see some lands potentially in the path of the Plan. One example is the Glenn Road extension in the Scotland Yard subdivision.

Mr. Ward stated that the Thoroughfare Plan discussion should be completely separate from the regular RPC meeting. Chairwoman Foust asked for a suggestion on a meeting date. *Mr. Pike made a motion to set November 14, 2002 (Thursday) as a public meeting on the re-adoption of the Thoroughfare Plan. Mr. Spanner seconded the motion. HAND VOTE: 17 For, 5 Opposed. Motion carried.*

**Chairwoman Foust stated that if the Hayes Building conference room was not available for that date the meeting would be held at the Delaware JVS. A notice will be mailed to the Commission members and a legal ad would be placed 30 days prior to the hearing.

▪ Chairwoman Foust offered condolences on behalf of the Commission to the family of Lowell Hetzner who passed away September 18, 2002. Flowers were sent on behalf of the Commission. Mr. Hetzner was a representative to the RPC from Radnor Township for over 20 years.

VII. POLICY / EDUCATION DISCUSSION *(none)*

Mr. Miller made a motion to adjourn the meeting. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Meeting adjourned at 8:20 p.m.

The next regular meeting of the Delaware County Regional Planning Commission will be Thursday, October 31, 2002, 7:00 p.m. at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.

The Thoroughfare Plan special meeting will be held Thursday, November 14, 2002 7:00 p.m. at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.