



Delaware County Regional Planning Commission

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Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, September 29, 2016 at 6:30 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of August 25, 2016 RPC Minutes
- Executive Committee Minutes of September 21, 2016
- Statement of Policy

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

17-16 ZON Metro Development – Berlin Twp. – 45.397 acres from FR-1 to R-3 w/PRD overlay
 18-16 ZON Metro Development – Berlin Twp. – 23.838 acres from FR-1 to R-3 w/PRD overlay
 19-16 ZON Metro Development – Berlin Twp. – 54.183 acres from FR-1 to R-3 w/PRD overlay

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
19-16	Britonwoods, Sections 1 & 2	Genoa	19 lots / 57.23 acres
18-16	T Orange Point Outparcels	Orange	04 lots / 12.48 acres

Preliminary/Final *(none)*

Final

07-05.S	Nelson Farms South	Liberty	06 lots / 07.805 acres
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T=TABLED, W=WITHDRAWN

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- Consideration for Approval – Liberty Twp. Comprehensive Plan update contract - \$5,000

VII. POLICY / EDUCATION DISCUSSION

VIII. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairman Stites called the meeting to order at 6:30 p.m.

▪ **Roll Call**

Representatives: Jeff George, Chet Heid, Susan Kuba, Fred Fowler, Steve Burke, Tammy Noble, Tom Hopper, Joe Shafer, Dave Stites, Tracey Mullenhour, Ed Reely, Bill Thurston, Bonnie Newland, Mike Dattilo and Doug Price. *Alternates:* Jon Melvin, John Piccin, and Michelle Boni. *Arrived after roll call:* Mike Frommer (R). *Staff:* Scott Sanders, Da-Wei Liou, Phil Bennetch, and Stephanie Matlack.

▪ **Approval of the August 25, 2016 RPC Minutes**

Mr. George made a motion to Approve the minutes from the last meeting, seconded by Mr. Price. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.

▪ **September 21, 2016 Executive Committee Minutes**

1. **Call to order**

Chairman Stites called the meeting to order at 8:50 a.m. Present: Dave Stites, Gary Merrell, Mike Frommer and Jeff George. Susan Kuba was absent. Staff: Scott Sanders and Stephanie Matlack.

2. **Approval of Executive Committee Minutes from August 17, 2016**

Mr. George made a motion to Approve the minutes from August 17th. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. **New Business**

- Financial / Activity Reports for August 2016

REGIONAL PLANNING RECEIPTS		AUGUST	YTD TOTAL
General Fees (Lot Split)	(4201)	\$205.00	\$7,850.00
Fees A (Site Review)	(4202)	\$600.00	\$3,900.00
Insp. Fees (Lot Line Transfer)	(4203)	\$600.00	\$3,400.00
Membership Fees	(4204)		\$221,608.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$5,061.65	\$5,454.10
Assoc. Membership	(4206)		
General Sales	(4220)		\$4.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$18,600.00	\$66,343.40
Charges for Serv. B (Final. Appl.)	(4231)	\$4,200.00	\$46,027.10
Charges for Serv. C (Ext. Fee)	(4232)		\$600.00
Charges for Serv. D (Table Fee)	(4233)		\$1,000.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$1,800.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$900.00	\$1,800.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$2,090.00	\$4,480.00
Soil & Water Fees	(4243)	\$775.00	\$4,475.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		

Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)	\$30.00	\$460.20
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$33,361.65	\$369,201.80

Balance after receipts		\$916,964.07
Expenditures	-	\$ 27,712.96
End of August balance (carry forward)		\$889,251.11

Mr. George made a motion to Approve the financial reports as presented for audit. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Site Review
 - 1.) Grauer CAD – Concord Twp. – 2 lots / 44 acres
 - 2.) Canterbury Estates, Lots 2192 & 2193, Div. #2 – Liberty Twp. – 3 lots / 9.01 acres
 - 3.) Harvest Homesteads – Harlem Twp. – 5 lots / 64.5 acres

- September RPC Preliminary Agenda
 - 1.) Rezoning:
 - Metro Development – Berlin Twp. – 45.397 acres from FR-1 to R-3 w/PRD overlay
 - Metro Development – Berlin Twp. – 23.838 acres from FR-1 to R-3 w/PRD overlay
 - Metro Development – Berlin Twp. – 54.183 acres from FR-1 to R-3 w/PRD overlay
 - 2.) Preliminary:
 - Britonwoods – Genoa Twp. – 19 lots / 57.23 acres
 - Orange Point Outparcels – Orange Twp. – 4 lots / 12.48 acres
 - 3.) Preliminary/Final: none
 - 4.) Final:
 - Nelson Farms South – Liberty Twp. – 6 lots / 7.805 acres

- Director’s Report
 - 1.) Subdivision Regulations are on the County Commissioners’ October 27 agenda.
 - 2.) Established a new process for reviewing Final Plats prior to circulation for signatures – required a new routing system since it happens outside the normal RPC agenda process;
 - 3.) Finalizing a flowchart that captures the subdivision platting process across the various departments;
 - 4.) Da-Wei and the county IT guys have set up my computer;
 - 5.) Wrote two trail/park grant support letters – one for Preservation Parks and one for a small segment of the Ohio to Erie Trail where it existing Delaware County and travels through Licking County;
 - 6.) Delaware County Trail group (which actually hasn’t met yet) will co-host a stakeholder meeting on October 3 with the Central Ohio Greenways group. Will collect any updated trail plans and update GIS information. Focus is on the Delaware City/southern tier of the county. County group will also reach out to all other townships and villages to seek any input as part of their process;
 - 7.) Began Liberty Township Comp Plan – two meetings since last Executive Committee meeting.

- Amended the process slightly after the first meeting – set up a new web presence to host existing (2006) plan, updated information, and future dates;
- 8.) MORPC Regional Data Advisory Committee met again last week;
 - 9.) Hosted the state planning directors (14 attended) meeting at A.D. Farrow – received updates from CCAO director and Peggy Hall from the OSU Agricultural Extension Legal office. Discussed agri-tourism and other issues;
 - 10.) Also met last week with directors from Franklin, Fairfield, Union (LUC), and Licking Counties to discuss some issue unique to Central Ohio;
- 2017 Budget – 1st review

Mr. Sanders presented the Committee with a draft 2017 budget. This proposed budget estimates 2017 revenues and expenditures based on current trends and current dues structure. Health Insurance rates have not been provided by the County (as of today), so an estimated 10% increase was used to calculate 2017 expenses. Some discussion on membership fees and development fees took place with more to follow. The Executive Committee will make recommendations to the Commission after the October Executive Committee meeting with discussion and approval to take place at the November 17th RPC meeting.

4. **Old Business** (*none*)
5. **Other Business** (*none*)
6. **Personnel** (*none*)
7. **Adjourn**

Having no further business, Mr. George made a motion to adjourn the meeting at 10:25 a.m. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, October 19, 2016 at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

- **Statement of Policy**

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

II. **VARIANCES** (*none*)

III. ZONING MAP/TEXT AMENDMENTS

17-16 ZON Metro Development – Berlin Twp. – 45.397 acres from FR-1 to R-3 w/PRD overlay

I. Request

The applicant Metro Development on behalf of Barbara Schanck Trustee and Mary Elizabeth Amrine, is requesting a 45.397-acre rezoning from FR-1 to R-3 with a PRD overlay to develop a 63-lot single-family subdivision.

II. Conditions

Location: North side of Cheshire Rd, east of Gregory Rd.

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: R-3 with PRD overlay

Present Use(s): Vacant

Proposed Use(s): 63 single-family house lots (Westfield Lakes)

Existing Density: 1 du / acre

Proposed Density: 1.83 du / acre

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: wetland

Soils: BoA Blount Silt Loam 0-2% slope

PwA Pewamo Silty Clay Loam 0-1% slope

III. Introduction

This is one of three related, but separate, zoning proposals all of which are near Cheshire Road near the Berlin Township Hall. This project, to be known as Westfield Lakes, is located north of Cheshire Road and east of Gregory Road, with frontage on each road. The plan shows accesses to both Cheshire and Gregory, with roads circulating through the site. The plan shows roads stubbing both north to undeveloped property, and east toward the future extension of Piatt Road. Open space of 20% is required, where the proposal indicates 40.22%, or 18.26 acres. Of that acreage, 7.7 acres is useable open space in the southwest corner, including a larger detention pond. Another large 6.78-acre open space to the southeast includes another detention pond with a pedestrian path surrounding it. Other open space is distributed throughout the site.

Minimum lot area in the R-3/PRD designation is 10,890 s.f. where the proposed lots are a minimum of 11,059 s.f., but that only applies to one lot, most are no smaller than 11,200 s.f.

IV. Process and Comprehensive Plan

This is a rezoning to a PRD overlay on an R-3 district. Berlin Township has three zoning districts which provide the density and open space requirements. Each district establishes a lot size and also sets a maximum density for a proposal. The PRD then allows flexibility in layout and provides other Development Plan requirements similar to Planned Residential district language throughout the county. In the Berlin Township Zoning Code, the R-3 district requires a minimum lot size of 10,890 square feet (0.25 acres). It allows a maximum density of 1.85 units per Net Developable Acre. The applicant is choosing to use the R-3/PRD standards for each of the three proposals, while matching the recommended densities as noted on the Comprehensive Plan.

Berlin Township's 2011 Comprehensive Plan indicates this area would be residential at a density of 1.85 units per net developable acre. This proposal indicates 1.83 units per net developable acre. The plan also indicates the need for a bikepath system along Piatt and Cheshire Roads.

V. Issues

Traffic and access: Accesses may be appropriate, with a single access to Cheshire and one at Gregory. Staff strongly supports the proposed access to the east, which provides potential access to the Piatt Road extension, and the connection to the north. The overall development of the adjacent properties will need to be considered to determine whether the road connections are located at viable locations. They appear to be.

Street network details: Discussion with the County Engineers has resulted in the following information regarding the future transportation plans for the overall area. The extension of Piatt Road from Cheshire Road to Berlin Station Road will be a county project by resolution of the County Commissioners. Engineering and right-of-way acquisition is scheduled from 2016-2018, with construction August 2018 - August 2019.

As part of that engineering and construction, a roundabout will be constructed at Piatt and Cheshire Roads. New intersections will need to provide for proper spacing from the roundabout and approaches.

The county anticipates that in the future an overpass will be built on Cheshire Road over the double railroad crossing. New intersections will need to allow for proper spacing for the proposed slope of the overpass approach. When the overpass is built, Gregory Road will end in a cul-de-sac to the south, or at its southern-most access to adjacent property.

Drainage: The site generally flat and will require careful consideration and design for stormwater management.

Signage and Landscaping: The plan indicates a cross-buck fence near the entry as well as a single-post entry sign at both entrances. These appear acceptable and should set the tone for a consistent look throughout this portion of Berlin Township.

Pedestrian access: As noted above, a multi-use path is proposed along both Cheshire and Piatt Roads with a smaller path shown surrounding the detention pond.

Sanitary Treatment: A letter is included from the Sanitary Engineer's office indicating that capacity is conditionally available and explaining access options. It also notes that the county will be conducting improvements to the Peachblow pump station and force main, which may impact sequencing and phasing.

Divergences: No divergences are being requested.

VI. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Metro Development for 45.397 acres from FR-1 to R-3 with PRD overlay to the DCRPC, Berlin Twp. Zoning Commission, and Berlin Twp. Trustees, *subject to:*

- 1.) *Continuing to work with the County Engineer's office in location and timing of the Cheshire Road access, taking into consideration the slope of a future railroad overpass;*
- 2.) *Allowing some flexibility in the Development Plan during zoning approval in the event minor changes are required during the Subdivision Platting process.*

Commission / Public Comments

Mr. Josh McKeever with Faris Planning was present to represent the applicant. He stated that they are aware of the potential future overpass and will continue to work with all agencies involved.

Mr. Heid questioned if there was a proposed bike path along Gregory Road. Mr. McKeever confirmed that there was an 8' pedestrian path along the proposed project on Gregory Road. Mr. Piccin stated that the County Engineer is requesting pedestrian paths to be 10' wide in order to comply with the current standards. He mentioned that 8' would require a variance. Mr. McKeever stated that he did not see a problem with amending the plans to have a 10' path.

Mr. George made a motion to recommend Approval of the 45.397 acres from FR-1 to R-3 with PRD overlay, subject to:

- 1.) *Continuing to work with the County Engineer's office in location and timing of the Cheshire Road access, taking into consideration the slope of a future railroad overpass;*
- 2.) *Allowing some flexibility in the Development Plan during zoning approval in the event minor changes are required during the Subdivision Platting process; and*
- 3.) *Comply with current standards for Pedestrian path sizing.*

Mr. Shafer seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

18-16 ZON Metro Development – Berlin Twp. – 23.838 acres from FR-1 to R-3 w/PRD overlay

I. Request

The applicant Metro Development on behalf of Barbara Schanck Trustee and Mary Elizabeth Amrine, is requesting a 23.838-acre rezoning from FR-1 to R-3 with a PRD overlay to develop a 30-lot single-family subdivision.

II. Conditions

- Location:** South side of Cheshire Rd., east of Piatt Rd.
Present Zoning: Farm Residential (FR-1)
Proposed Zoning: R-3 with PRD overlay
Present Use(s): Vacant
Proposed Use(s): 30 single-family house lots (Southwoods)
Existing Density: 1 du / acre
Proposed Density: 1.48 du / net developable acres
School District: Olentangy Local School District
Utilities Available: Del-Co Water and central sanitary sewer
Critical Resources: Streams/Drainage Course
Soils: BoA Blount Silt Loam 0-2% slope
Bob Blount Silt Loam 2-4% slope
PwA Pewamo Silty Clay Loam 0-1% slope
LyD2 Lybrand Silt Loam 12-18% slope
GwB Glynwood Silt Loam 2-6% slope

III. Introduction

This is one of three related but separate zoning proposals, all of which are near Cheshire Road near the Berlin Township Hall. This project, to be known as Southwoods, is located south of Cheshire Road and east of Piatt, with a single access on Piatt. The plan shows the road entering the site to a T intersection with a second road that ends to the north in a cul-de-sac and provides for a future connection to undeveloped land to the east. Open space of 20% is required, where the proposal indicates 44.22%, or 10.54 acres. Of that acreage, 6.1 acres appears

to be a potentially “active” area along Piatt while 1.88 acres is a natural area with preserved trees and a detention pond. Minimum lot area in the R-3/PRD designation is 10,890 s.f. where the proposed lots are a minimum of 12,000 s.f.

IV. Process and Comprehensive Plan

This is a rezoning to a PRD overlay on an R-3 district. Berlin Township has three zoning districts which provide the density and open space requirements. Each district establishes a lot size and also sets a maximum density for a proposal. The PRD then allows flexibility in layout and provides other Development Plan requirements similar to Planned Residential district language throughout the county. In the Berlin Township Zoning Code, the R-3 district requires a minimum lot size of 10,890 square feet (0.25 acres). It allows a maximum density of 1.85 units per Net Developable Acre. The applicant is choosing to use the R-3/PRD standards for each of the three proposals, while matching the recommended densities as noted on the Comprehensive Plan.

Berlin Township’s 2011 Comprehensive Plan recommends this area for residential uses at a density of 1.5 units per net developable acre. The plan also indicates the need for a bikepath system along Piatt and Cheshire Roads.

V. Issues

Traffic and access: By itself, this is a fairly small development where a single access is probably appropriate. Staff strongly supports the proposed access to the east, which provides access to land owned by Homewood. The overall development of the adjacent properties will need to be considered to determine whether the road connections are located at viable locations. They appear to be.

Street network details: Discussion with the County Engineers has resulted in the following information regarding the future transportation plans for the overall area. The extension of Piatt Road from Cheshire Road to Berlin Station Road will be a county project by resolution of the County Commissioners. Engineering and right-of-way acquisition is scheduled from 2016-2018, with construction August 2018 - August 2019.

As part of that engineering and construction, a roundabout will be constructed at Piatt and Cheshire Roads. New intersections will need to provide for proper spacing from the roundabout and approaches

The county anticipates that in the future an overpass will be built on Cheshire Road over the double railroad crossing. New intersections will need to allow for proper spacing for the proposed slope of the overpass approach. When the overpass is built, Gregory Road will end in a cul-de-sac to the south, or at its southern-most access to adjacent property.

Drainage: The site generally slopes from west to east, with a stream passing through the eastern end of the project. This stream and the riparian areas on either side are preserved as open space. The road stub crosses this stream, which will require a properly-designed culvert.

Signage and Landscaping: The plan indicates a cross-buck fence near the entry as well as a single-post entry sign. These both appear acceptable and should set the tone for a consistent look throughout this portion of Berlin Township.

Pedestrian access: As noted above, a multi-use path is proposed along Piatt Road with a smaller path shown on the west side of the detention pond.

Staff comment: Access should also be provided from the western edge of the cul-de-sac out to the multi-use path. Tree preservation area may need to be noted along the northern edge of open space.

Sanitary Treatment: A letter is included from the Sanitary Engineer’s office indicating that capacity is available and explaining access options. It also notes that the county will be conducting improvements to the Peachblow pump station and force main, which may impact sequencing and phasing.

Divergences: No divergences are being requested.

VI. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Metro Development for 23.838 acres from FR-1 to R-3 with PRD overlay to the DCRPC, Berlin Twp. Zoning Commission, and Berlin Twp.

Trustees, subject to:

- 1.) *Consideration of extending a path from the end of the cul-de-sac to the west to connect to the path along Piatt Road.*
- 2.) *Allowing some flexibility in the Development Plan during zoning approval in the event minor changes are required during the Subdivision Platting process.*

Commission / Public Comments

Mr. Josh McKeever with Faris Planning was present to represent the applicant. He agreed with staff recommendations.

Mrs. Kuba made a motion to recommend Approval of the 23.838 acres from FR-1 to R-3 with PRD overlay, subject to:

- 1.) *Consideration of extending a path from the end of the cul-de-sac to the west to connect to the path along Piatt Road.*
- 2.) *Allowing some flexibility in the Development Plan during zoning approval in the event minor changes are required during the Subdivision Platting process; and*
- 3.) *Comply with current standards for Pedestrian path sizing.*

Mr. Fowler seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

19-16 ZON Metro Development – Berlin Twp. – 54.183 acres from FR-1 to R-3 w/PRD overlay

I. Request

The applicant Metro Development on behalf of Barbara Schanck Trustee and Mary Elizabeth Amrine, is requesting a 54.183-acre rezoning from FR-1 to R-3 with a PRD overlay to develop a 57-lot single-family subdivision.

II. Conditions

Location: North side of Cheshire Rd, west of Piatt Rd.

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: R-3 with PRD overlay

Present Use(s): Vacant

Proposed Use(s): 57 single-family house lots (Eaststone Crossing)

Existing Density: 1 du / acre

Proposed Density: 1.24 du / net developable acre

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: wetland

Soils: BoA Blount Silt Loam 0-2% slope
PwA Pewamo Silty Clay Loam 0-1% slope
GwB Glynwood Silt Loam 2-6% slope

III. Introduction

This is one of three related, but separate, zoning proposals all of which are near Cheshire Road near the Berlin Township Hall. This project, to be known as Eaststone Crossing, is located north of Cheshire Road and east of Gregory Road, with a single access on Cheshire.

The plan shows the road entering the site along the western portion of the Cheshire Road frontage with other roads circulating throughout the L-shaped site. Six stubs are proposed to undeveloped adjacent property. Open space of 20% is required, where the proposal indicates 42.61%, or 23.09 acres. Of that acreage, there is a large 6.88-acre open field at the southeast corner, a 3.4-acre area along the southwest corner with detention, and a .99-acre landscaped central open space. Other open space areas are located around the periphery of the site, preserving an existing treeline, and providing pedestrian connections. Minimum lot area in the R-3/PRD designation is 10,890 s.f. where the proposed lots are a minimum of 15,000 s.f.

IV. Process and Comprehensive Plan

This is a rezoning to a PRD overlay on an R-3 district. Berlin Township has three zoning districts which provide the density and open space requirements. Each district establishes a lot size and also sets a maximum density for a proposal. The PRD then allows flexibility in layout and provides other Development Plan requirements similar to Planned Residential district language throughout the county. In the Berlin Township Zoning Code, the R-3 district requires a minimum lot size of 10,890 square feet (0.25 acres). It allows a maximum density of 1.85 units per Net Developable Acre. The applicant is choosing to use the R-3/PRD standards for each of the three proposals, while matching the recommended densities as noted on the Comprehensive Plan.

Berlin Township's 2011 Comprehensive Plan indicates this area would be residential at a density of 1.25 units per net developable acre. This plan proposes a density of 1.24 units per net developable acre. The plan also indicated the need for a bikepath system along Piatt and Cheshire Roads.

V. Issues

Traffic and access: By itself, this is a fairly small development with limited road frontage and only one access is appropriate. Staff strongly supports the numerous accesses to the west and east. When Piatt Road is built within the next year, this development will likely have at least one access from Piatt at a properly spaced intersection.

Street network details: Discussion with the County Engineers has resulted in the following information regarding the future transportation plans for the overall area. The extension of Piatt Road from Cheshire Road to Berlin Station Road will be a county project by resolution of the County Commissioners. Engineering and right-of-way acquisition is scheduled from 2016-2018, with construction August 2018 - August 2019.

As part of that engineering and construction, a roundabout will be constructed at Piatt and Cheshire Roads. New intersections will need to provide for proper spacing from the roundabout and approaches

The county anticipates that in the future an overpass will be built on Cheshire Road over the double railroad crossing. New intersections will need to allow for proper spacing for the proposed slope of the overpass approach. When the overpass is built, Gregory Road will end in a cul-de-sac to the south, or at its southern-most access to adjacent property.

Staff Comment: *The County Engineer's office indicates that the current Cheshire Road access may be too close to the roundabout to allow for an east-bound left turn lane. This access could be shifted to the eastern frontage, swapping the open space and adding it to the west. Ideally, this site would be developed in conjunction with the Tom Roll property to the west, allowing full access from the Piatt Road extension.*

Drainage: The site is generally flat, with surface drainage flowing toward a ditch that zig-zags across the site from north to south. The stream and the riparian areas on either side are preserved in open space, although there are three roads that are proposed to cross it. This ditch was identified as carrying significant drainage from acreage to the north when the Glenmead development (directly north of this site) was being reviewed.

Signage and Landscaping: The plan indicates a cross-buck fence near the entry as well as a single-post entry sign. These both appear acceptable and should set the tone for a consistent look throughout this portion of Berlin Township.

Pedestrian access: As noted above, a multi-use path is proposed along Cheshire Road with a smaller path connecting through two open spaces.

Sanitary Treatment: A letter is included from the Sanitary Engineer's office indicating that capacity is available and explaining access options. It also notes that the county will be conducting improvements to the Peachblow pump station and force main, which may impact sequencing and phasing.

Divergences: No divergences are being requested.

VI. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Metro Development for 54.183 acres from FR-1 to R-3 with PRD overlay to the DCRPC, Berlin Twp. Zoning Commission, and Berlin Twp.

Trustees, subject to:

- 1.) *Consideration of tree preservation language to be added to the open space dedication.*
- 2.) *Continuing to work with the County Engineer's office in location and timing of the Cheshire Road access, taking into consideration the location of the proposed roundabout at Piatt and Cheshire;*
- 3.) *Allowing some flexibility in the Development Plan during zoning approval in the event minor changes are required during the Subdivision Platting process.*

Commission / Public Comments

Mr. Josh McKeever with Faris Planning was present to represent the applicant. He stated that they would continue to work with the County Engineer on the entrance.

Mr. Price made a motion to recommend Approval of the 54.183 acres from FR-1 to R-3 with PRD overlay, subject to:

- 1.) *Consideration of tree preservation language to be added to the open space dedication.*
- 2.) *Continuing to work with the County Engineer's office in location and timing of the Cheshire Road access, taking into consideration the location of the proposed roundabout at Piatt and Cheshire;*
- 3.) *Allowing some flexibility in the Development Plan during zoning approval in the event minor changes are required during the Subdivision Platting process; and*
- 4.) *Comply with current standards for Pedestrian path sizing.*

Mr. George seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

19-16 Britonwoods, Sections 1 & 2 – Genoa Twp. - 19 lots / 57.23 acres

I. Conditions

Applicant: ELTI Development Group LLC
Subdivision Type: Single Family Residential
Location: East side of Redbank Rd., north of Gorsuch Rd.
Current Land Use: Vacant, existing homes
Zoned: Rural Residential (RR)
Utilities: Del-Co water and private on-lot treatment systems
School District: Big Walnut
Engineer: Varo Engineering

II. Staff Comments

Britonwoods is a 19-lot single family residential subdivision with frontage on Red Bank Road. It has two entrances off the east side of Red Bank Road between Center Village Road and Gorsuch Road; one on the north end of the site and one on the south end. The two roads enter the site from the west heading east, then forming a loop and connecting at the northeast corner of the site. One cul-de-sac extends off the southern road and ends at the southeast corner of the site.

Three reserve areas are being created. One is a 1.78-acre parcel adjacent to Red Bank Road, north of the southern entrance, and a second is a 1.03-acre parcel adjacent to Red Bank Road, south of the southern entrance. This second area will include a bio retention cell. The third is a 0.07-acre strip east of a road at the northeast corner of the site, which will provide right-of-way when the adjacent property develops. Sidewalks are expected to be on at least one side of the road, and ponds are proposed on three of the buildable lots.

Genoa Township has identified a number of items, some based on accuracy and some based on a lack of detail, that need to be resolved before the project can proceed. Some issues related to existing structures that are intended to remain and detention areas proposed in the front yard areas of one or more lots, may require a variance through the BZA in order to be in compliance with the proposed configuration of the site.

A technical review was held on September 20, 2016, after which the applicant has addressed all of the required changes except as noted.

III. Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Britonwoods, Sections 1 and 2** to the DCRPC, *subject to resolving all compliance issues noted by Genoa Township and submitting a revised Preliminary Plan to all agencies prior to proceeding with engineering.*

Commission / Public Comments

Mr. Steve Lenker was present to answer questions from the Commission.

Mr. Price made a motion for Conditional Preliminary Approval of Britonwoods, Sections 1 and 2, subject

to:

- 1.) *Resolving all compliance issues noted by Genoa Township; and*
- 2.) *Submitting a revised Preliminary Plan to all agencies prior to proceeding with engineering.*

Mr. Heid seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.

18-16 **Orange Point Outparcels – Orange Twp. - 04 lots / 12.48 acres**

I. Conditions

Applicant: Orangepointe, LLC
Engineer: EMH & T

II. Staff Comments

The applicant has requested a 30-day tabling of Orange Point outparcels in order to address issues raised at the Technical Review meeting.

III. Staff Recommendation

Staff recommends *Approval* of a 30-day tabling for **Orange Point Outparcels** to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mr. George made a motion for Approval of a 30-day tabling for Orange Point Outparcels. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (*none*)

CONSENT AGENDA

Final

07-05.S **Nelson Farms South – Liberty Twp. - 06 lots / 07.805 acres**

I. Conditions

Applicant: Nelson Farms Associates, LLC
Subdivision Type: Single Family Residential
Location: South side of Haverhill Court, west of Olentangy River Rd.
Current Land Use: Vacant
Zoned: FR-1 (Farm Residential)
Preliminary Approval: May 25, 2006 (overall preliminary)
Utilities: Del-Co Water and central sanitary sewer
School District: Olentangy
Engineer: EMH & T

II. Staff Comments

Nelson Farms South is a Common Access Driveway that was approved as part of an amended Preliminary Plan in May, 2006. Earlier that year, this property which was then referred to as the “Stilson Tract” was granted a variance for the construction of six lots on a CAD with access to Haverhill Court and two lots on a CAD with access to S.R. 315. That variance was approved on January 26, 2006. At this time it appears the property with access to 315 will be developed as a single parcel.

As noted, the CAD takes access from Haverhill Court and provides frontage to six lots. Each lot is at least one acre in size. An existing drainage easement which protects an existing drainage area, is located across the back of four of the lots. All lots will share equally in the maintenance of the CAD, per a Maintenance Agreement which will be recorded and referenced on the plat.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **Nelson Farms South** to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Nelson Farms South. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- Consideration for Approval – Liberty Twp. Comprehensive Plan update contract - \$5,000

Mr. Shafer made a motion to Approve the contract between the DCRPC and Liberty Twp. for \$5,000 for the Comprehensive Plan update. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION *(none)*

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

Having no further business, Mr. Price made a motion to adjourn the meeting at 7:15 p.m. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, October 27, 2016, 6:30 PM at the Delaware County Commissioners office, Conference Room, 101 N. Sandusky Street, Delaware, Ohio 43015.

Dave Stites, Chairman

Stephanie Matlack, Executive Administrative Assistant