

Delaware County Regional Planning Commission

109 North Sandusky Street
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 www.dcrpc.org
Scott B. Sanders, AICP Executive Director



MINUTES

Thursday, October 26, 2017 at 6:30 PM

Delaware County Commissioners, 101 N. Sandusky St., Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of September 28, 2017 RPC Minutes
- Executive Committee Minutes of October 18, 2017
- Statement of Policy

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

- 31-17 ZON CCBI Lewis Center LLC - Orange Twp. - 23.3 acres from FR-1 to SFPRD
 32-17 ZON Starfall LLC - Berkshire Twp. - 5.0 acres from A-1 to FR-1
 33-17 ZON Timberlake-Liberty LLC - Berlin Twp. - 3.872 acres from FR-1 to PCD

IV. SUBDIVISION PROJECTS

Township Lots/Acres

Preliminary *(none)*

Preliminary/Final *(none)*

Final

17-16.1	Scioto Ridge Crossing, Section 1	Concord	27 lots/ 12.701 acres
17-16.2	Scioto Ridge Crossing, Section 2	Concord	26 lots / 8.538 acres
13-17	Carter's Farm	Kingston	03 lots / 10.884 acres
17-13	Northstar, Section 3, Phases A & B	Kingston	60 lots / 74.459 acres
17-13.C	Northstar, Section 3 Wilson Road Ext.	Kingston	00 lots / 08.009 acres (ROW)
05-14.2.A	Liberty Trace, Section 2, Phase A	Liberty	25 lots / 15.993 acres
05-14.2.B	Liberty Trace, Section 2, Phase B	Liberty	24 lots / 10.677 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- 2018 Budget - 1st review
- 2018 DCRPC Meeting schedule draft
- Subdivision Regulation amendments to be voted on November 30, 2017

VII. POLICY / EDUCATION DISCUSSION *(none)*

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

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, Ric Irvine, Fred Fowler, Gary Merrell, Steve Burke, Mike Frommer, Tammy Noble, Tom Hopper, Joe Shafer, Dave Stites, Ed Reely, Joe Proemm, Bill Thurston, Ed Snodgrass, Josh Vidor, Mike Dattilo, and Doug Price. Alternates: Jesse Mann, John Piccin, Bill Piper, Dave Jackson, Michelle Boni. Arrived after roll call: Barb Lewis (R). Staff: Scott Sanders, Da-Wei Liou, Phil Bennetch and Stephanie Matlack.

▪ **Approval of the September 28, 2017 RPC Minutes**

Mr. Burke made a motion to Approve the minutes from the last meeting. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained. Motion carried.

▪ **October 18, 2017 Executive Committee Minutes**

1. Call to order

Vice-Chairman George called the meeting to order at 8:45 a.m. Present: Gary Merrell, Susan Kuba, and Jeff George. Mike Frommer arrived late. Mr. Stites was absent. Staff: Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes from September 20, 2017

Due to no quorum of those present at the last meeting, the minutes of the September Executive Committee meeting will be discussed at the November 22nd Executive Committee meeting.

3. New Business

- Financial / Activity Reports for September 2017

REGIONAL PLANNING RECEIPTS		SEPTEMBER	YTD TOTAL
General Fees (Lot Split)	(4201)	\$615.00	\$7,585.00
Fees A (Site Review)	(4202)		\$2,700.00
Insp. Fees (Lot Line Transfer)	(4203)	\$300.00	\$2,900.00
Membership Fees	(4204)		\$226,355.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$4,104.59
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)		\$78,028.60
Charges for Serv. B (Final. Appl.)	(4231)	\$7,700.00	\$60,038.90
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$1,350.00
Charges for Serv. D (Table Fee)	(4233)		\$800.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$1,500.00
Charges for Serv. F (Planned District	(4235)	\$300.00	\$4,200.00

Zoning)			
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$1,775.00
Soil & Water Fees	(4243)		\$3,350.00
			\$12.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			\$229.66
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non-Revenue Receipts	(4733)	\$8.00	\$270.22
Sale of Fixed Assets	(4804)		\$0.00
TOTAL RECEIPTS		\$9,373.00	\$395,198.97

Balance after receipts		\$949,630.47
Expenditures	-	\$ 39,376.35
End of September balance (carry forward)		\$910,254.12

Mrs. Kuba made a motion to Approve the Financial report as presented subject to Audit. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Site Review
 - 1.) Holland CAD - Brown Twp. - 04 lots / 29.17 acres
- October RPC Preliminary Agenda

Mr. Sanders presented the Committee with the new format of the Monthly Mailing. All the documents for the current monthly agenda can be found at:
http://dcrpc.org/CURRENT_EVENTS/mailing.htm

- 1.) Rezoning:
 - CCBI Lewis Center LLC - Orange Twp. - 23.3 acres from FR-1 to SFPRD
 - Starfall LLC - Berkshire Twp. - 5.0 acres from A-1 to FR-1
 - Timberlake-Liberty LLC - Berlin Twp. - 3.872 acres from FR-1 to PCOD
- 2.) Preliminary: none
- 3.) Preliminary/Final: none
- 4.) Final:
 - Scioto Ridge Crossing, Section 1 - Concord Twp. - 27 lots/ 12.701 acres
 - Scioto Ridge Crossing, Section 2 - Concord Twp. - 26 lots / 8.538 acres
 - Carter's Farm - Kingston Twp. - 03 lots / 10.884 acres
 - Northstar, Section 3, Phases A & B - Kingston Twp. - 60 lots / 76.15 acres
 - Northstar, Section 3 Wilson Road Ext. - Kingston Twp. - 00 lots / 08.009 acres (ROW)
 - Liberty Trace, Section 2, Phase A - Liberty Twp. - 25 lots / 15.993 acres
 - Liberty Trace, Section 2, Phase B - Liberty Twp. - 24 lots / 10.677 acres

5.) Variance / Extension: none

- Director's Report

- 1.) Participated in Regional Data Advisory Committee meeting at MORPC;
- 2.) Met with other agencies regarding plans for the County-wide website contract;
- 3.) Liberty Township Comp Plan – attended roundtable with trustees and ZC – next step is an Open House format;
- 4.) Berkshire Township Comp Plan – Zoning Commission approved to Trustees;
- 5.) Delaware County Trail Committee Plan: next step is an Open House in conjunction with a DGHD Partnership meeting to hit additional health-related stakeholders;
- 6.) 36/37 Corridor Study by NBBJ, attended one of two stakeholder kick-off meetings;
- 7.) Continued to provide Orange Township Comp. Plan group with information;
- 8.) Continuing to develop a project-tracking layer in GIS to share with other internal agencies, may eventually be incorporated into the county's tracking and permitting software that is currently being finalized;
- 9.) Plat update/Sub Regs – November meeting, notice sent.

- 2018 Budget – 2nd review

Mr. Sanders stated that since last month's draft, an Intern (2 semesters) was added to the Budget along with the updated benefits premiums.

Having no questions, Mrs. Kuba made a motion to recommend Approval of the 2018 Budget as presented. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- 2018 Meeting Schedule

The calendar was presented. All RPC meetings to be held on the last Thursday of each month (at 6:30 p.m.) except for December (Dec. 20th). Two RPC meetings (April and October) will be held at the Del. Co. Commissioners meeting room on Sandusky St. due to election room space. One other date (July) is yet to be determined if it will be required to be held at the Commissioners meeting room.

Mr. Merrell made a motion to recommend Approve the meeting 2018 Meeting schedule as presented. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

4. Old Business (none)

5. Other Business (none)

6. Personnel (none)

7. Adjourn

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 9:50 a.m. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, November 22, 2017 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

31-17 ZON CCBI Lewis Center LLC – Orange Twp. – 23.3 acres from FR-1 to SFPRD

I. Request

The applicant, CCBI Lewis Center LLC, representing themselves and two other landowners, is requesting a 23.3-acre rezoning of four adjacent parcels from FR-1 to SFPRD to create a 55-unit single-family detached condominium development, Lewis Center Ravine.

II. Conditions

Location: South side of Lewis Center Road, south of Olentangy Crossings

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Single Family Planned Residential District (SFPRD)

Present Use(s): Four single-family house

Proposed Use(s): 55 single-family detached condo development with clubhouse and pool

Existing Density: 1 du / 2 acres

Proposed Density: 2.36 du / acre

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: stream/drainage course, floodway, 100-year floodplain, 500-year floodplain, slope \geq 20%,

pond, wetland

Soils: BoA Blount Silt Loam 0-2% slope

GwB Glynwood Silt Loam 2-6% slope

GwC2 Glynwood Silt Loam 6-12 % slope

LyE2 Lybrand Silt Loam 18-25 % slope

LyD2 Lybrand Silt Loam 12-18 % slope

LsA Lobdell Channery Substratum-Sloan. 0-2 % slopes, occasionally flooded

III. Introduction

The proposal shows a single full-access entrance from Lewis Center Road between U.S. 23 and the railroad tracks. A second emergency access drive is shown off Lewis Center Road to the west of the entrance. The streets are laid out in a grid-like pattern, with two going east to west and two going north to south. The units are located inside and around the grid's blocks. Units have a building footprint of at least 1,800 square feet.

Sidewalks are proposed on some of the streets, street trees provided throughout, and 13 parking spaces are distributed throughout. An asphalt multi-use path and mounding are proposed along Lewis Center Road if required by the township. A clubhouse with pool is located near the entrance to the north and a detention basin is located along the eastern edge of the site, where a stream and a wetland are currently located. Nearly 13 acres (55.75%) of open space are being preserved on the southern half of the site, where there is dense tree cover and a stream with 100-year floodplain.

IV. Comprehensive Plan

Orange Township's 2010 Comprehensive Plan indicates this area would be planned single-family at 2 units per acre with centralized water and sewer. At 2.36 dwelling units per gross acre, this proposal exceeds the single-family density recommendation in the Plan. However, this product will attract a demographic that typically generates fewer car trips per day and will have a minimal impact on the school district.

V. Issues

Traffic and access: A letter from Delaware County Engineer's Office is included, stating that the project appears to be feasible, noting that a traffic study will be required as part of the engineering review process. The main access is indicated directly across from an existing commercial entrance to the north. Lewis Center Road has been widened to a three-lane section with a continuous turn-lane from Weeping Rock Drive to Rail Timber Way, where additional lanes have been built leading up to the U. S. 23 intersection.

Drainage: A letter from Civil & Environmental Consultants is included, stating that the stormwater management basin will meet the requirements of Delaware County Engineer's Office and the Ohio Environmental Protection Agency (OEPA). The letter also states, "OEPA will require post-construction water quality treatment for all stormwater runoff from the site..."

Signage: An entrance sign plan is included, and the proposal will comply with the signage section of the code.

Lighting: The application states that "Lighting along the street is not proposed for this SFPRD," while the included Lighting Plan shows seven street pole lights throughout the site. The proposal commits to conform to the zoning resolution.

Sanitary Treatment: A letter from the Delaware County Regional Sewer District is included, stating that “Capacity is currently available to serve the proposed project.”

VI. Divergences

Eight divergences are requested:

1. To allow the density to exceed the maximum of 2 units per gross acre.
Staff Comment: The applicant is claiming the exception found in Section 10.07a)1) because of the project’s adjacency to a condominium project, an office development, the Olentangy School District’s commercial/service buildings, and a retail/commercial facility. The single-family condominium project to the north (Villas of Olentangy) are part of a larger overall mixed-use development plan, but are built as 61 units on 13.5 acres.
2. To allow lot widths of less than required 75' minimum.
Staff Comment: Staff recommends clarifying language, which seems to address front yard setback instead of Lot Width, since these units will not have “lots.”
3. To allow lot depths of less than required 135' minimum.
Staff Comment: Staff recommends clarifying language, which seems to address rear yard setback instead of Lot Depth.
4. To reduce the minimum side yard setback from 12'6" to 10'.
Staff Comment: The application states generally that this is due to this project being a “cluster development” designed to preserve and maintain 55.75% of the site as open space. This should be checked with the Fire Department to ensure the spacing and other construction details adhere to the local fire codes.
5. To reduce the minimum building setback for the applicable class of street from 30' to 18'.
Staff Comment: The application states generally that this is due to this project being a “cluster development” designed to preserve and maintain 55.75% of the site as open space. As these are private streets maintained by the condo association, the typical setbacks don’t usually apply. As long as a car can fit between the sidewalk or curb and the garage, this divergence is reasonable.
6. To allow rear yard setbacks of less than the required 35' minimum.
Staff Comment: The application states generally that this is due to this project being a “cluster development” designed to preserve and maintain 55.75% of the site as open space. This is reasonable, but the layout would be improved if the perimeter setback met this requirement, which it does not.
7. To increase the maximum lot coverage of the building from 25% to 29.18%.
Staff Comment: Staff recommends clarifying the language, which seems to address site coverage of the lots, instead of lot coverage of the building.
8. To allow the building height to exceed the maximum 35'.
Staff Comment: The application states that, due to the unique topographical character of the property, some buildings have walkout basements to the rear, which may exceed the maximum height. This is reasonable and usually measured from the first main floor.

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by CCBI Lewis Center LLC from FR-1 to SFPRD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to:*

- 1.) Clarification of lot width, lot depth, and lot coverage divergence requests;
- 2.) ~~Checking with the Fire Department regarding the safety of 10' building separation;~~ removed by Mr. Sanders during his presentation.
- 3.) Clarifying the “rear yard” setback divergence and encouraging the 35' standard as a perimeter setback.

Commission / Public Comments

Mr. Steve Martin, attorney for the applicant, along with Paul Cugini and Todd Faris, Faris Planning & Design were present. Mr. Martin stated with regards to setbacks, the last project of detached condos in Orange Twp. he represented, he was told to treat the project as if they were lots. He explained he would clarify this with the township. Mr. Cugini explained their goal was to preserve the rear tree line.

Mr. Burke asked if there was a plan for a bike path or walking trail. Mr. Martin stated that there was a potential path just to the south of Lewis Center right-of-way but wanted to leave the treed area unmaintained and as-is.

Mrs. Kuba made a motion to recommend Conditional Approval of the rezoning by CCBI Lewis Center LLC, subject to staff recommendations #1 and #3. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

32-17 ZON Starfall LLC – Berkshire Twp. – 5.0 acres from A-1 to FR-1

I. Request

The applicant, Starfall LLC, is requesting a 5-acre rezoning from A-1 to FR-1 for a future lot split.

II. Conditions

Location: 9560 SR 37 East, Sunbury

Present Zoning: Agriculture (A-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): one single-family house

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

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 2.5 acres

School District: Big Walnut Local School District

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

Critical Resources: stream/drainage course, wetland

Soils: BeA Bennington Silt Loam 0-2% slope

BeB Bennington Silt Loam 2-4% slope

CaB Cardington Silt Loam 2-6 % slope

CaC2 Cardington Silt Loam 6-12 % slope

AmD2 Amanda Silt Loam 12-18 % slope

III. Introduction

This is a straight rezoning and does not require a development plan. However, a preliminary copy of a lot split survey indicates that this parcel will be split into two lots, 2.33 acres and 2.66 acres.

According to the survey, this parcel has 403 feet of frontage along State Route 37. Berkshire Township's zoning resolution requires 1.95 acres exclusive of all easements and rights-of-way, and frontage of 175 feet for 2-3 acres. The eastern lot will qualify as a flag lot. Both lots will be using a Shared Access Point, which will require the filing of cross-easements and maintenance agreements, per Sub. Reg's. Section 305.02.

Further subdivision of this lot (unless combined with other land) will be accomplished through the No Plat lot split process, allowing township and county agencies the opportunity to review and approve the proposed lots.

Staff has generally supported rezoning requests from 5 acres to 2 as land is utilized in a more efficient manner. Staff also recommends that the applicant consult with the Delaware General Health District to determine the feasibility of on-site treatment on the site.

IV. Comprehensive Plan

Berkshire Township's 2008 Comprehensive Plan indicates this area would be Planned Office, which is different from what is being proposed. Continuing a pattern of residential use is a reasonable request for this site, given the existing homes to the east and the current lack of public sewer.

V. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Starfall LLC from A-1 to FR-1 to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees, *subject to*:

- 1.) *Utilization of a single-access point as indicated.*

Commission / Public Comments

Mr. Joe Clase, Plan 4 Land, was present to represent the applicant.

Mr. Stites questioned the flow of the stream. Mr. Clase stated that there would be a 20' easement of the intermittent stream. He has worked with the SWCD office on this issue.

Mr. Price made a motion to recommend Conditional Approval of the rezoning by Starfall LLC, subject to staff recommendation. Mr. Heid seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

33-17 ZON Timberlake-Liberty LLC – Berlin Twp. – 3.872 acres from FR-1 to PCD

I. Request

The applicant, Timberlake-Liberty LLC, is requesting a 3.872-acre rezoning from FR-1 to PCD for the development of a commercial center.

II. Conditions

Location: 124 and 130 Hyatts Rd.

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Commercial/Office District (PCD)

Present Use(s): Two single-family lots

Proposed Use(s): Commercial Center

Existing Density: 1 du / acre

Proposed Density: N/A

School District: Olentangy Local School District

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

Critical Resources: none

Soils: BoA Blount Silt Loam 0-2% slope

GwB Glynwood Silt Loam 2-6% slope

III. Introduction

The proposal is for a commercial center which includes the conversion of two existing buildings into a 1,580 square foot animal clinic and a 3,117 square foot bookstore, and the addition of a 7,236 square foot “health barn” meeting and education center. This is an expansion of the All Life Center for Integrative Well Being, an adaptive re-use project on the Judith Hook property immediately south of this site across Hyatts Road in Orange Township. A single full access drive is proposed, which loops around the site and connects the three uses. There are a total of 39 parking spaces provided.

IV. Comprehensive Plan

Berlin Township’s 2010 Comprehensive Plan indicates this area would be single-family residential at a density of 1.85 units per net developable acre, which is different from the proposal. However, the site is impacted by commercial buildings to the north, making the continuation of residential uses improbable. Also, land immediately to the east with frontage on U.S. 23 is currently owned by a development interest with existing homes being rented. If safe access can be provided, this is a reasonable use.

V. Issues

Traffic and access: A letter from the Delaware County Engineer’s Office is included, stating “The general concept of the development appears feasible.” A Traffic Study will be required.

A letter from the Berlin Township Fire Department is also included, listing a number of requirements for fire access and safety purposes.

Drainage: The County Engineer’s letter notes that the developer will need to verify that an adequate drainage outlet exists or provide one, and follow all Drainage, Erosion, and Sedimentation Control requirements.

Signage: A signage plan was not submitted, but an exhibit showing the existing All Life Center signage across Hyatts Road from the site is included. The signage will be minimal and conform to the code.

Lighting: A lighting plan was not submitted, but an exhibit showing the existing All Life Center lighting used across Hyatts Road from the site is included. The lighting will conform to the code.

Sanitary Treatment: A letter from Delaware General Health District is included, stating it “does not foresee any issues using the existing septic systems.” The Health District will require an application to be submitted for an operational permit per septic system. The application notes that in an effort to improve sanitary service to the general area, a pump station is proposed in the southeastern corner of the site. This will provide sanitary access to sites across U.S. 23. The intent is to continue the on-site systems for the existing structures and build the larger Health Barn when sanitary sewer access is provided to the site in conjunction with the pump station (proposed to be operational by the end of 2018). A pump temporary holding tank could be used in the meantime. A letter from the Sanitary Engineer’s office is not included in the application, but staff has one.

VI. Divergences

Six divergences are requested:

1. To waive the requirement of a minimum tract size of 10 acres.
Staff Comment: No reasoning is provided, but this is reasonable given the surrounding uses.
2. To reduce the minimum side yard building setback from residentially zoned property from 100' to 40' on west property line.
Staff Comment: The application states that buffering plans and other methods will be developed to the satisfaction of neighbors and Zoning Commission.
3. To waive the requirement of a minimum 100' rear yard setback from any residential zoning district.
Staff Comment: Not necessary, because rear of property is not adjacent to any residential zoning.
4. To allow the sidewalks to not be separated by a 5' landscaped area.
Staff Comment: If the township requires the walkways, the divergence is requested because the walkways serve Handicap Parking and are part of drop off.
5. To allow the overall wall-to-wall unit parking depth to be 58' instead of 62'-64'.
Staff Comment: No reasoning is provided but likely based on the width constraints on the site. A similar request in a previous rezoning resulted in an acknowledgement that if parking spaces are at least 18' in length and the drive aisles are at least 22' in width, the resulting 58' is acceptable.
6. To waive the requirement of a 6' high hedge, fence, or mound, plus a tree per 30' along the frontage of an arterial street.
Staff Comment: The application states there are overhead powerlines that preclude any plantings that have any significant height under them. Headlight screening landscape and lower level plantings will be utilized. Staff concurs.

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Timberlake-Liberty LLC from FR-1 to

PCD to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, *subject to:*

- 1.) Clarify that safe access for customers as well as access and safety features noted by the Fire Department can be achieved;
- 2.) Clarify that the timing of the Health Barn and sanitary pump station is satisfactory to the Township.

Commission / Public Comments

Mr. Mike Shade, attorney for the applicant was present. Mr. Shade explained this project is an extension of the project to the south. The book store is the relocated Phoenix Book Store from Clintonville and will contain specialized materials for health, wellness and faith based products. The animal clinic will be by referral only and use traditional veterinary methods along with non-traditional new methods of care. There is also a plan for assistance to wounded veterans.

Mr. Merrell made a motion to recommend Conditional Approval of the rezoning by Timberlake-Liberty LLC, subject to staff recommendations. Mrs. Lewis seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary (none)

Preliminary/Final (none)

CONSENT AGENDA

Final

17-16.1 Scioto Ridge Crossing, Section 1 – Concord Twp. - 27 lots/ 12.701 acres

I. Conditions

Applicant: M/I Homes
Subdivision Type: Single-Family Planned Residential
Location: North of Hyatts Rd., South of Clark Shaw Rd.
Zoned: Planned Residential District
Preliminary Approval: August 25, 2016
Utilities: Del-Co Water, central sanitary sewer
School District: Buckeye Valley
Engineer: Advanced Civil Design

II. Staff Comments

Scioto Ridge Crossing is a 162-lot single-family subdivision with frontage on South Section Line Road. Its main access is through the approved Clarkshaw Moors project, of which, Section 1 is already recorded with

access via Clark-Shaw Road. Section 1 of Scioto Ridge Crossing includes two accesses from Clarkshaw Moors going west, Grouse Point and Quail Landing. Grouse Point comes to a T-intersection and is connected to Quail Landing by a north-south road, Pheasant Run.

Open space being platted totals 5.932 acres. This includes a thin area on the eastern boundary, a detention basin and walking trail to the west, and a detention basin and walking trail to the south. Lots are typically 55' wide by 130' deep, and sidewalks are provided on both sides of streets.

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 **Scioto Ridge Crossing, Section 1** to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Scioto Ridge Crossing, Section 1. Mr. Proemm seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

17-16.2 Scioto Ridge Crossing, Section 2 – Concord Twp. - 26 lots / 8.538 acres

I. Conditions

- Applicant: M/I Homes
- Subdivision Type: Single-Family Planned Residential
- Location: North of Hyatts Rd., South of Clark Shaw Rd.
- Zoned: Planned Residential District
- Preliminary Approval: August 25, 2016
- Utilities: Del-Co Water, central sanitary sewer
- School District: Buckeye Valley
- Engineer: Advanced Civil Design

II. Staff Comments

Scioto Ridge Crossing is a 162-lot single-family subdivision with frontage on South Section Line Road. Its main access is through the Clarkshaw Moors project, of which Section 1 is already recorded with access via Clark-Shaw Road. Section 2 of Scioto Ridge Crossing includes the continuation of Pheasant Run heading west from Section 1 and part of Quail Landing. A third road, Bobwhite Trace, connects the two curving north and west.

Open space being platted totals 1.456 acres on the northeastern edge of the project, which includes mounding. Lots are typically 50'-55' wide by 130' deep, and sidewalks are provided on both sides of streets.

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 **Scioto Ridge Crossing, Section 2** to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Scioto Ridge Crossing, Section 2. Mr. Proemm seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

13-17 **Carter's Farm – Kingston Twp. - 03 lots / 10.884 acres**

I. Conditions

- Applicant:** John Hill Jr. Trustee
- Subdivision Type:** 3 lot Common Access Driveway
- Location:** West Side of Carter's Corner Rd., South of SR 521
- Zoned:** Farm Residential (FR-1)
- Preliminary Approval:** July 27, 2017
- Utilities:** Del-Co Water, private on-lot treatment systems
- School District:** Buckeye Valley
- Surveyor/Engineer:** Scioto Land Surveying

II. Staff Comments

Carter's Farm is a 3-lot Common Access Driveway Subdivision located on Carter's Corner Road. The CAD enters the site from Carter's Corner Road heading west. The lots will utilize on-site waste treatment systems as there is no sanitary available at this time. Critical resources include a stream that runs through the site from the north heading southwest. All lots are at least 2 acres in size.

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 **Carter's Farm** to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Carter's Farm. Mr. Proemm seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

17-13 Northstar, Section 3, Phases A & B – Kingston Twp. - 60 lots / 74.459 acres

I. Conditions

Applicant: Northstar Lot Development, LLC.
Subdivision Type: Single-Family Residential
Location: East side of Wilson Rd.
Zoned: Planned Residential District (PRD)
Preliminary Approval: November 11, 2013
Utilities: Del-Co Water, central sanitary sewer
School District: Big Walnut
Engineer: Terrain Evolution

II. Staff Comments

This is the first section of the overall Northstar development to be platted in Kingston Township. It consists of 59 residential lots on 74.459 acres, of which open space makes up 44.936 acres. All open space is passive and adjacent to almost 100% of the lots. Included in this section is a separate lot for a Del-Co water tower. Access comes from Northstar, Section 2, Phase A to the south, with a second access located directly on Wilson Road, across from the Northstar Wastewater Treatment Plant. All internal streets will be curb-and-gutter and include a sidewalk on both sides.

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 Northstar, Section 3, Phases A and B to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Northstar, Section 3, Phases A and B. Mr. Proemm seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

17-13.C Northstar, Section 3 Wilson Road Extension – Kingston Twp. - 00 lots / 08.009 acres (ROW)

I. Conditions

Applicant: Northstar Lot Development, LLC.
Subdivision Type: roadway extension
Location: extension of Wilson Rd., north of Berkshire Twp. line
Zoned: Planned Residential District (PRD)
Preliminary Approval: November 11, 2013
Utilities: Del-Co Water, central sanitary sewer
School District: Big Walnut
Engineer: Terrain Evolution

II. Staff Comments

This is the widening of Wilson Road adjacent to Northstar Section 3 to two 18' lanes and a 2' paved shoulder and only includes right-of-way.

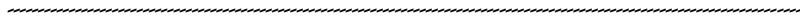
The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

III. Staff Recommendation

Staff recommends *Final Approval* of Northstar, Section 3 Wilson Road Extension to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Northstar, Section 3 Wilson Road Extension. Mr. Proemm seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



05-14.2.A Liberty Trace, Section 2, Phase A - Liberty Twp. - 25 lots / 15.993 acres

I. Conditions

- Applicant:** Pulte Homes
- Subdivision Type:** Single-Family Residential
- Location:** East side of Old Liberty Rd., between Liberty Rd. and Home Rd.
- Zoned:** FR-1 (Farm Residential)
- Preliminary Approval:** April 24, 2014
- Utilities:** Del-Co Water, central sanitary sewer
- School District:** Olentangy
- Engineer:** EMH & T

II. Staff Comments

Liberty Trace is a large subdivision zoned Planned Residential by Liberty Township in December of 2013. It is located on either side of the portion of Liberty Road that was relocated by the County. Section 2, Phase A is located on the southwest side of Liberty Road and includes the continuation of White Cap Drive, which heads west, curves north, and ends in a cul-de-sac. All lots in this section take their frontage from this road. A second road, part of Schoen Lake Drive, extends off White Cap Drive heading east and ends in a stub.

Open space being platted totals 4.829 acres and is located to the north along Liberty Road, to the west along Old Liberty Road, and to the south along Home Road. Lots are typically 90' wide by 140' deep, and sidewalks are provided on both sides of streets.

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 Liberty Trace, Section 2, Phase A to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Liberty Trace, Section 2, Phase A. Mr. Proemm seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

05-14.2.B Liberty Trace, Section 2, Phase B – Liberty Twp. - 24 lots / 10.677 acres

I. Conditions

Applicant: Pulte Homes
Subdivision Type: Single-Family Residential
Location: East of Old Liberty Rd., between Liberty Rd. and Home Rd.
Zoned: FR-1 (Farm Residential)
Preliminary Approval: April 24, 2014
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: EMH & T

II. Staff Comments

Liberty Trace is a large subdivision zoned Planned Residential by Liberty Township in December of 2013. It is located on either side of the portion of Liberty Road that was relocated by the County. Section 2, Phase B is located on the southwest side of Liberty Road and includes the completion of Schoen Lake Drive, heading east and west. It also includes the completion of Summerland Loop, which curves south and then north, connecting to Schoen Lake Drive on both ends.

No open space is being platted in this section. Lots are generally 90'-100' wide by 140'-150' deep, and sidewalks are provided on both sides of streets.

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 Liberty Trace, Section 2, Phase B to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Liberty Trace, Section 2, Phase B. Mr. Proemm seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- 2018 Budget – 1st review

Mr. Sanders presented the first draft of the 2018 Budget. There are no major expenses anticipated. Traditional expenses include continuing education and related travel, unexpected building maintenance, general materials and supplies. This proposed budget continues to remain conservative in revenue estimates. The current projected carry forward into 2018 and anticipated continuance of steady platting allowed the Executive Committee to again recommend a 30¢ credit on dues paid the previous year. The proposed budget includes the cost of hiring an Intern to assist with some GIS mapping. The County is considering purchasing software that each office would need to contribute a portion to. There should be a more concrete number available before the vote next month.

- 2018 DCRPC meeting schedule

The meeting schedule was distributed. The meetings will again be held at 6:30 p.m. at the Willis Building, except for those months notated on the schedule. This is due to Elections office use of the meeting room.

- Subdivision Regulation amendments to be voted on November 30, 2017

Mr. Sanders reminded the Commission that the hearing and vote would take place at the November 30th RPC meeting. The proposed amendments were available at the meeting and could also be found at www.dcrpc.org.

VII. POLICY / EDUCATION DISCUSSION (none)

VIII. RPC STAFF AND MEMBER NEWS (none)

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 7:09 p.m. Mrs. Lewis seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, November 30, 2017, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.