



DELAWARE COUNTY REGIONAL PLANNING COMMISSION

Region 30 409 N. Sandusky Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259

Philip C. Laurien, AICP, Executive Director

MINUTES

Thursday, October 30, 2003 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 September 25, 2003 RPC Minutes
Executive Committee Minutes of October 22, 2003, Special Meeting October 30, 2003
Statement of Policy

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

58-03 ZON Harold & Christine Webb - Trenton Twp. - 6.0 acres from FR to RR
59-03 ZON Genoa Twp. Zoning Commission - text amendments

IV. SUBDIVISION PROJECTS

Table with columns: Preliminary/Final, Township, Lots/Acres. Rows include Sage Creek, Scioto Reserve, Keller Pines, Sage Creek, The Ravines of Alum Creek, Scioto Reserve, Twin Acres, The Oaks at Highland Lakes, and McCammon Chase.

Table with columns: Parcel ID, Description, Township, Lots/Acres. Rows include 07-02.3, 13-01.2, 33-98.7, 09-02.3.A, and 16-02.

T=TABLED, W=WITHDRAWN

V. EXTENSIONS

19-02.1/2 Alum Crossing, Section 1 & 2 Orange 97 lots / 50.80 acres

VI. OTHER BUSINESS

- Consideration of approval: 2004 Budget, Membership Fees, Meeting Schedule
Consideration of approval: Legal Fees, Loveland & Brosius \$4,246.65
Consideration of approval: \$2,000-Transfer of Appropriation from Serv.& Charges to Materials & Supplies

VII. POLICY / EDUCATION DISCUSSION (none)

VIII. RPC STAFF AND MEMBER NEWS (none)

I. ADMINISTRATIVE BUSINESS

#Call to Order

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

Roll Call

Representatives: Don Poland, John Schmidt, Gary Spanner, Jim Ward, Steve Burke, Steve Jefferis, Gary Gunderman, Leslie Warthman, Cy Schmidt, Robert Brenner, Holly Foust, Dick Gladman, Marvin Miller, Lloyd Shoaf, and Mike Datillo. Alternates present: Richard Fleming, Scott Pike, and Charles Sheets. Arrived after roll call: Bonnie Newland (R). Staff present: Phil Laurien, Paul Deel, Scott Sanders, Joe Clase, David Wei Liou, Robert Sochor and Stephanie Matlack.

Approval of the September 25, 2003 RPC Minutes

Mr. Ward made a motion to approve the minutes of the last meeting, seconded by Mr. Gunderman. VOTE: Unanimously For, 0 Opposed. Motion carried.

October 22, 2003 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 9:30 a.m. Present: Holly Foust, Leslie Warthman, Dick Gladman, Steve Burke, and Jim Ward. Staff present: Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

a. September 17, 2003 – Mr. Gladman made a motion to approve the minutes of the last meeting. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. Old Business

a. Sewer Master Plan Update – Mr. Laurien stated that the RPC's portion is nearly complete. The Sanitary Engineer is working on writing the last chapter. This documentation will be given to the Commissioners for the consultant. Consultant interviews have been conducted and rankings completed.

b. 2004 Budget / Membership Dues

Mr. Laurien presented highlights of the 2004 proposed budget:

Expenditures:

1. Hospitalization insurance – in September 2001 we had 10 people covered. Now, with marriages, 7 staff and new children it's 17. Our costs have increased from \$33,858 in 2002 to \$76,464 in 2004.
2. Contingency shrinks to \$0.00, but we should have \$50,000 surplus if needed.
3. Capital Outlays and Equipment shrinks to \$0.00 after payment of \$190,288 to renovate offices at 109 N. Sandusky St. for which we

achieved a 20 year lease/extension at \$1.00 per year.

4. Three alternatives for merit increase: 2%, 3%, and 5%. After consideration of potential platting revenues and costs the Executive Committee agreed on the 3% merit raise.
5. Total projected expenditures (costs) for 2004 are \$573,857.

Revenues:

1. Platting revenues are picking up, with \$28,150 in October platting fees. We now project \$230,000 in platting fees through 12/31/03, \$10,000 below our 2003 budget projection of \$240,000, but a big improvement over our mid-year revenues.
2. Contract revenues are up. We project \$65,000 through 12/31/03, \$20,000 over our 2003 budget projections. We project \$68,750 for 2004 contracts (Ashley, Scioto, Liberty, Berlin, Harlem, Genoa)
3. With a rising stock market, the preliminary sewer master plan nearly completed (developers can anticipate future sewer service), interest rates remaining low, and fear of a protracted, full-scale Middle East war now over, we feel safe to estimate another slight rise in platting fees to \$250,000 for 2004. By comparison, platting revenues were \$295,000 in 2001.
4. We now project a cash carry forward of \$132,000 to 2004.
5. We project 2004 revenues to be approximately \$493,000 exclusive of the cash carry forward. Total revenues with the cash carry forward are projected to be \$626,000, with projected expenditures of \$574,000 (3% merit increase).

Conclusion:

Unless there is an unforeseen drop in platting activity, next year's combined revenues and cash carry forward should cover expenses with a modest \$50,000 carry forward to 2005. The long term financial stability of the

DCRPC is heavily dependent on platting fees, which are volatile. It is timely to inquire of our members and our legal counsel about other sources of revenue, such as dues (unchanged since 1990), zoning review fees (charged by some RPC's in Ohio and approved for charge Dec. 1990 but never collected during my tenure 1998-2003), and increased contract fees.

As the 10th fastest growing County in America, we need to plan. Our current staff level of 7 is certainly reasonable, as demonstrated by the heavy contract work load; however, if platting fees and all other revenue sources do not increase commensurate with Commission costs, staffing reductions may be necessary in 2005.

The Committee discussed possible revenue increases by increasing platting fees, contract fees, membership fees and possible additional contracts (Morrow County, Hancock Co.)

Mr. Ward made a motion to recommend approval of an increase in contract rates for new comprehensive plans to \$15,000.00. This rate will include twelve months or a mutually agreed time frame to complete the draft plan, presenting the Township with all chapters and copies of the map, and staff attendance at the public Zoning Commission and Trustee hearings. If additional time or materials are needed beyond the above outline, the Township would be charged at the current staff rate and any direct material costs. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

(Note: The new overhead multiplier for benefits is 39.37%, which includes health insurance, medicare, workers compensation, PERS, dental and life insurance. Previously health care costs were not added to this multiplier. Old factor was 1.2843)

The Committee heard from Mr. Ward there would likely be no increase in medical insurance, or about the same cost as 2003. This reduces our potential health care costs and should save \$12,000 for the RPC. That means that we now are looking at \$62,000 surplus for the end of FY 2004. The Executive Committee was uncomfortable with the narrow margin of cash flow for '04.

There was no objection to the budget, which had been trimmed tight. Any further trimming would result in less contract work being performed, which

would result in less revenue, an endless spiral.

The Executive Committee discussed a \$10/ lot increase in lot splits and platting fees (per lot). Mr. Laurien was not in favor, saying that the RPC had just raised platting fees by \$10/lot in January 2003. He felt the RPC needed to look at stable long-term revenue. A dues increase might be unpopular, but it would be stable revenue. Dues have not been increased since 1990.

Mrs. Warthman made a motion to recommend approval of a \$10.00 per lot increase on all preliminary, final, combined and no plat applications effective 1/1/04. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mrs. Warthman made a motion to recommend approval of a maximum 3% salary increase for 2004 staff evaluations. Mr. Burke seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Ward). Motion carried.

Mrs. Warthman made a motion to recommend approval of the proposed 2004 budget with corrections as discussed, Mr. Burke seconded the motion. VOTE; Majority For, 0 Opposed, 1 Abstained (Mr. Ward).

The resultant changes would result in a better cash flow and projected year-end surplus of approximately \$100,000.

4. New Business

a. Financial / Activity Reports for September 2003 –

Ending balance as of 08/31/03	\$195,417.49
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Other Reimbursements	(4720)		
Other Reimbursements A	(4721)	\$39	\$26.85
Other Reimbursements B	(8092)		
Canceled Warrants	(8099)		
Interfund Revenues	(8701)		
TOTAL RECEIPTS		\$15,356.36	\$348,011.12

Balance after receipts **\$210,773.85**
Expenditures **\$ 41,793.63**
End of September balance **\$168,980.22**

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

- b. October RPC Preliminary Agenda** – Mr. Laurien presented the preliminary agenda including 2 rezoning/text amendments, 3 preliminary applications, 13 final applications, and 1 extension.
- c. Consideration for purchase: 2004 pocket calendars for Commission representatives**

The Committee agreed to purchase calendars for representatives of the Commission. Calendar will be presented at the December RPC meeting. Mr. Ward suggested having all the RPC meeting dates entered into the calendars like last year. Mr. Laurien stated that the calendars are a nice gesture since the RPC members are not compensated for their time spent throughout the year at the RPC meetings. The total cost for calendars would be \$209.45.

Mr. Ward made a motion to approve the purchase of 2004 pocket calendars, Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- d. Consideration for recommendation:** Loveland & Brosius, legal fees from March through August, \$4,246.65

Mr. Gladman made a motion to recommend approval of legal expenses of

RECEIPTS		September	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,400	\$5775
Insp. Fees (Lot Line Transfer)	(4203)	\$100	\$2000
Fees A (Site Review)	(4202)	\$180	\$720
Membership Fees	(4204)		\$146,731
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$2,756.36	\$19,423.64
Charges for Serv. A (Prel. Appl.)	(4230)	\$2,900	\$50,760
Charges for Serv. B (Final. Appl.)	(4231)	\$5,910	\$56,085.08
Charges for Serv. C (Ext. Fee)	(4232)		\$450
Charges for Serv. D (Table Fee)	(4233)	\$800	\$2,400
Charges for Serv. E (Appeal/Var.)	(4234)		\$600
General Sales	(4220)	\$346	\$4,778.10
Health Dept. Fees	(4242)	\$700	\$4,760
Soil & Water Fees	(4243)	\$225	\$3,254

\$4,246.65, Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

5. Other Business (none)

6. Personnel (none)

7. Adjourn

Having no further business, **Mr. Gladman made a motion to adjourn. Seconded by Mrs. Warthman. VOTE: Unanimously For, 0 Opposed. Motion carried.**

Meeting adjourned at 11:24 a.m.

*The next regular Executive Committee meeting will be Wednesday,
November 12, 2003 at 8:30 a.m. at
109 North Sandusky Street, Delaware, Ohio, 43015*

October 30, 2003 Special Executive Committee Meeting Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 6:50 p.m. Present: Holly Foust, Dick Gladman and Leslie Warthman.

2. Financial

- a.** Consideration of Approval: Transfer of appropriations \$2,000.00 from Services and Charges to Materials and Supplies - **Mr. Gladman made a motion to recommend approval of the \$2,000 transfer of appropriations. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

3. 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 6:55 p.m.

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

58-03 ZON Harold & Christine Webb – Trenton Twp. – 6.0 acres from FR to RR

Request

The applicant is requesting to rezone 6 acres from FR to RR in order to subdivide into two 3-acre lots.

Conditions

Location: North side of Boston Road, west of North County Line Road

Present Zoning: Farm Residential (FR)

Proposed Zoning: Rural Residential (RR)

Present Use: Agriculture

Proposed Use: Residential

Existing Density: 1 du/5 acres

Proposed Density: 1 du/3 acre

School District: Big Walnut

Utilities Available: Individual wells, on-site septic

Soils: BeB – Bennington silt loam, 2-4% slope

CeB – Sloan silt loam, 0-2% slope

PwA – Pewamo silty clay loam, 0-1% slope

General comments

This rezoning would allow the applicant to split two 3-acre sites from an original 91-acre site. Surrounding land use includes mostly agricultural acreage. There are some road-frontage parcels of various sizes in the vicinity that were created prior to Trenton's current 3-acre minimum. Otherwise, nearby residential properties are all at least five acres.

The proposed configuration of the two lots utilizes acreage in the right-of-way of both Boston and North County Line Roads. The Trenton Township Zoning Code does not restrict acreage to land that is exclusive of easements or rights-of-way. This appears to be acceptable. The plan shows that both lots have more than the required 250' of frontage on North County Line Road. Both lots are shown accessing North County Line Road.

The 2003 proposed Trenton Township Comprehensive Plan draft shows the proposed site as residential and recommends the 3-acre lot size.

Staff Recommendation

The *staff* recommends that the 6-acre rezoning from FR to RR, to the RPC, Trenton Township Zoning Commission, and the Trenton Township Trustees, be **Approved**.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Miller made a motion to recommend approval of the rezoning request by Harold and Christine Webb. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

59-03 ZON Genoa Twp. Zoning Commission – text amendments

Applicant: Genoa Township Zoning Commission
Request: Review and comment on proposed Text Amendments

I. General- the Genoa Township Zoning Commission has initiated various revisions to their zoning text. These zoning amendments create no new map changes, but the PD-1 district would be amended.

This submission text is the product of an update by members of the Zoning Commission, and Board of Zoning Appeals assisted by DCRPC.

II. Proposed Text Changes to Section 403 Genoa Township Zoning Resolution

~~Proposed deletions are in strike out~~

Proposed new language is in italics

Section 403 Planned Residential District (PD-1)

403.01 Intent and Purpose

The Township recognizes that with increased suburbanization and population growth come increased demands for well organized residential areas which take into account unique natural features, contemporary land use concepts, and a balanced residential environment. The Planned Residential District is intended to promote flexibility of land development for residential purposes while still preserving and enhancing the health, safety, and general welfare of the inhabitants of the Township. Such developments shall be based upon a unified development plan conceived and carried out for the entire site. Maximum density for any development shall not exceed that which is specified in the current Genoa Township Comprehensive Plan for the Planning Area in which the proposed development is located.

403.02 General Requirements

- a) The provisions of this Section and Section 524 shall apply only to a tract of land containing at least twenty-five (25) acres for which an application is made as provided in Section 524, *or as approved per development plan.*
- b) ~~The gross density of land use within a Planned Residential District shall not exceed 2.2 dwelling units per acre.~~ *Determining Density- The permitted density is the number of dwelling units in the development. Applicants shall establish the legally permitted density by multiplying the net developable area (in acres) by 2.2 units per net developable acre and rounding down to the nearest whole number.*
- c) ~~In no event shall the net density within a Planned Residential District exceed six (6) dwelling units per acre if Conservation Development Standards are not used.~~

- c.) ~~d)~~ Single family detached dwelling units shall constitute no less than sixty-five percent (65%) of the total dwelling units in a Planned Residential District (PD-1) if Conservation Development Standards are not used.
- d.) ~~e)~~ Cluster or common wall Single-family zero lot line, attached twin singles, townhouses, or other innovative forms of residential development shall constitute no more than thirty-five percent (35%) of the total number of dwelling units within a Planned Residential District (PD-1) if Conservation Development Standards are not used.
- e.) ~~f)~~ Perimeter requirements shall call for comparable type and value of land use with neighboring districts where feasible.

403.03 Permitted Principal Uses

403.031 Without the use of Conservation Development Standards

Within a Planned Residential District, without the use of Conservation Development Standards, the following uses are permitted subject to the area, size, density, and other provisions set forth in this Resolution.

- a) Single family detached dwellings on lots of ten thousand (10,000) square feet or greater.
- b) Cluster housing and Single-family zero lot line units on portions of the property. The overall density for such portion of the property devoted to cluster housing and related open space shall not exceed the density that would result if those portions of the property were developed for single-family detached units in accordance with 403.02. ~~The portions of the property devoted to cluster housing shall not exceed six (6) units per acre, except as permitted in Section 403.031 (e).~~
- c) Common Wall Single Family Attached Dwelling Units on portions of the property. The overall density for such portion of the property devoted to common wall single family attached dwelling units, as defined in Section 205.032 and related open space shall not exceed the density that would result if those portions of the property were developed for single-family detached units in accordance with 403.02. ~~The portions of the property~~

~~devoted to common wall single family dwelling units shall not exceed six (6) dwelling units per acre.~~

- d) Nonresidential uses of a religious, cultural, educational or recreational nature or character to the extent they are designed and intended to serve the residents of the Planned Residential District. Said facilities may be designed to serve adjoining neighborhoods or residents if they are located in such proximity to the major thoroughfares as to permit access without burdening residential streets.
- e) Public buildings and/or uses which are supported in whole or part by taxes or by special public assessment. Such uses include but are not limited to parks, playgrounds, libraries, schools, fire stations, community centers, water treatment, pumping and storage facilities, and wastewater treatment and pumping facilities.
- f) Forest and wildlife preserves.
- g) Projects specifically designed for watershed protection, conservation of soil or water or for flood control.
- h) Family care homes and group care homes as regulated by Section 512.

403.032 With the use of Conservation Development Standards

- a) Single family detached dwellings.
- b) Cluster housing units.
- c) Common Wall Single Family Attached Dwelling Units.
- d) Single-family zero lot line, attached twin singles, townhouses, or other innovative forms of residential development, provided all density criteria and applicable requirements are met.
- e) Nonresidential uses of a religious, cultural, educational or recreational nature or character. Said facilities must be located with direct access to a major thoroughfare or arterial street as to permit access without burdening residential streets.

- f) Public buildings and/or uses which are supported in whole or part by taxes or by special public assessment. Such uses include but are not limited to parks, playgrounds, libraries, schools, fire stations, community centers, water treatment, pumping and storage facilities, and wastewater treatment and pumping facilities.
- g) Forest and wildlife preserves.
- h) Projects specifically designed for watershed protection, conservation of soil or water or flood control.
- i) Family care homes and group care homes as regulated by Section 512.

403.04 Permitted Accessory Uses

- a) Accessory structures as regulated by Section 505.
- ~~b) Accessory signs as regulated by Article VII.~~
- b.) e) Accessory storage of recreational vehicles, boats, motor homes, equipment, trailers, and other vehicles other than passenger cars as regulated by Section 511.
- c.) d) Private swimming pools together with game courts for the use of occupants and their guests as regulated by Section 508.
- d.) e) Golf courses, as regulated by Section 531, provided that such courses are subsidiary to the primary residential use of the property.
- e.) f) Private recreational facilities, as regulated by Section 537, provided that such facilities are subsidiary to the primary residential use of the property.
- f.) g) A clubhouse and/or multipurpose building shall be allowed as an accessory use on those properties where a golf course is provided, as specified in Section 403.04(e). Such clubhouse and/or multipurpose building may contain a restaurant catering primarily to golf club members and their guests.

- g.) h) Home occupations conducted by the owner in residence of a permitted dwelling as regulated by Section 517.
- h.) i) Parking lots or storage yards for boats and recreational vehicles provided such area is owned or controlled by neighborhood or community associations and use is limited to the residents of the subdivision served.
- i.) j) Temporary uses specified in and regulated by Section 530.

403.05 Prohibited Uses

- a) All uses not specifically authorized as a permitted or conditionally permitted use by the express terms of this Section of the Zoning Resolution are hereby prohibited unless it is specifically determined by the Board of Zoning Appeals that the proposed use is similar to and compatible with other uses permitted within the District.
- b) Outdoor storage of inoperable, unlicensed or unused motor vehicles for a period exceeding seven (7) days is prohibited. Such vehicles, if stored on the premises, shall be enclosed within a building so as not to be visible from any adjoining property or public road.
- c) Except as specifically permitted by Section 515 and Section 530 no mobile home or mobile office shall be placed or occupied in this district.
- d) Adult entertainment and adult entertainment facilities are prohibited.
- e) Homes for adjustment and institutions as herein defined under Residential Care Facilities are prohibited.
- f) Except as specifically permitted by Section 113, no telecommunications tower as defined in Ohio Revised Code Section 519.211(B)(1) shall be allowed in this District.

403.06 Dimensional Requirements

403.061 Dimensional Requirements without Conservation Development

Standards.

a) Minimum yard requirements:

~~front, side, and rear yards for single family detached dwellings on lots of 10,000 square feet or greater shall be designed so that no residential dwelling is closer than twenty (20) feet to any other residential dwelling. Other permitted uses shall have front, side, and rear yards each of which is at least forty (40) feet. No buildings shall be located closer than fifty (50) feet to any residential district boundary line or thirty (30) feet to any street right of way.~~

- 1.) **Minimum lot size**: Ten thousand (10,000) square feet for single family detached dwellings on fee simple ownership lots. Attached units or detached condominiums, or other permitted uses as approved per the final development plan.
- 2.) **Minimum Front Setbacks**- Single family detached dwelling Units shall be set back a minimum of forty (40) feet from the street right of way. Front load garages shall be set back a minimum of ten (10) feet behind the front building line of the dwelling unit, or may be flush with the dwelling unit front if the dwelling unit sets back a minimum of fifty (50) feet from the street right of way. Side load garages shall be setback a minimum of forty (40) feet from the street right of way. Attached dwelling units or other permitted uses as approved per the final development plan.
- 3.) **Minimum Lot Width at the building line**- Eighty-five (85) feet for single family detached dwelling units on fee simple ownership lots. Attached dwelling units or other permitted uses as approved per the final development plan.
- 4.) **Minimum Side yards**- Ten feet each side, with no encroachments, including chimneys, air conditioning units, etc., for single family detached dwellings on fee simple ownership lots. In all other cases, the minimum sideyard separation between buildings containing dwelling units shall be eleven (11) feet, or as approved per the final development plan.
- 5.) **Driveway Setbacks**- Two feet from side lot line. Side-load garages shall provide at least 24 feet of paved apron, exclusive of the 2 foot

side lot line for single family detached dwellings on fee simple ownership lots. Attached units or detached condominiums as approved per the final development plan.

- 6.) **Minimum Rear yard**- 30 feet for single family detached dwellings on fee simple ownership lots. 15 feet for garages (attached or detached) and accessory buildings. Attached dwelling units or other permitted uses as approved per the final development plan.
- 7.) **Building Height Requirement**- No principal building in this district shall exceed thirty-five (35) feet in height, as defined in Section 204.07 of the Genoa Township Zoning Resolution.

- b) Floor space requirements: each residential dwelling hereafter erected in this district shall have a minimum floor area per dwelling unit as specified in Section 526.
- c) ~~Minimum yard requirements: Front, side and rear yards for Common Wall and Cluster Housing shall be designed so that no residential building is closer than eleven (11) feet to any other residential building. Other permitted uses shall have front, side, and rear yards each of which is at least forty (40) feet. No buildings shall be located closer than twenty five (25) feet to any street right of way or fifty (50) feet to any residential district boundary line.~~
- c.) ~~There shall be an open space no-build setback of 200 feet measured from the centerline of a major thoroughfare or arterial street to any lot line(s) of the house lots created within the PD-1 zone.~~

403.062 Dimensional Requirements with Conservation Development Standards.

The Genoa ~~Planning and~~ Zoning Commission may, as a part of the PD-1 with Conservation Development Standards review process, require specific dimensional requirements if in their opinion such requirements are in the best interests of the health and welfare of the general Township.

- a) Minimum yard requirements: Residential yards shall be as approved per

the final development plan. ~~Residential, none.~~ Other permitted uses shall have front, side, and rear yards each of which is at least fifty (50) feet. No building shall be located closer than fifty (50) feet to any residential district boundary line. There shall be an open space no-build setback of 200 feet measured from the centerline of a major thoroughfare or arterial street to any lot line(s) of the house lots created within the PD-1 zone.

- b) Floor space requirements: each residential dwelling hereafter erected in this district shall have a minimum floor area per dwelling unit as specified in Section 526.

III. Staff Comments

- 1. The most significant changes are to:
 - reduce the density by making the new formula based upon the density factor times the number of net developable acres, rather than gross acres.
 - front setbacks are modified to prevent “snout” houses.

IV. Staff Recommendation

Staff recommends **Approval** of the proposed revisions to Section 403 of the Genoa Township Zoning Resolution to the DCRPC, and the Genoa Township Zoning Commission and Trustees.

Commission / Public Comments

Mr. Gladman made a motion to recommend approval of the text amendments for Genoa Twp., seconded by Mr. Miller. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

01-98.4 Sage Creek, Section 4 - Berk./Trenton Twp.'s - 20 lots / 61.93 acres

Applicant: SJDJ, Ltd.

Subdivision Type: Single Family Residential (CAD)

Location: East and west side of Trenton Rd., north of Sage Creek Dr., Berkshire and Trenton Twp.

Current Land Use: Woods/agriculture

Zoned: Farm Residential (FR-1) – Berkshire; Rural Residential (RR) - Trenton

Utilities: Del-Co water and private septic with mound systems

School District: Big Walnut

Engineer: CPS Consulting Group

Staff Comments

Sage Creek, Section 4 contains 20 lots on 61.93 acres. Trenton Road bisects the subdivision, with 11 lots located on the east/north side and 9 lots on the west side. It includes 3 CADs serving 3, 5, and 5 lots respectively. Six lots to the east will access Trenton Road directly. A single lot on the west side of the development will be combined with a 60' reserve strip in Sage Creek, Section 3, Phase B to the west and will access Sweet Clover Lane. The lots range from 2.1 acres to 4.6 acres with all of the lots in Trenton Township exceeding the minimum of 3 acres required by zoning (Berkshire requires a minimum 1 acre lots). The CAD easement in Trenton Twp. must be extended 250' into the rear lot to provide legal frontage. All lots will utilize mound systems and be served by Del-co water. The wooded ravine and creek along the north side of the site will be preserved within a "No-build" easement.

This site is mostly wooded and contains a creek flowing from east to west, which ultimately feeds into the Hoover Reservoir. Surrounding land use includes single-family residential and agriculture. Other sections of Sage Creek are located to the west and south.

A technical review was held on October 21, 2003, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of **Sage Creek, Section 4**, subject to the CAD easement in Trenton Twp. being extended 250' into the rear lot, to the RPC.

Commission / Public Comments

Mr. Mark Cameron of CPS Consulting was present to represent the applicant. He stated that he concurred with staff comments.

Mr. Gladman made a motion for conditional Preliminary approval of Sage Creek, Section 4, subject to staff comments. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-98.4.12 Scioto Reserve, Sec. 4, Ph. 12 – Concord Twp. - 50 lots / 21.08 acres

Applicant: Home Road, Ltd.

Subdivision Type: Single-family Residential

Location: North of Kellogg Drive, Concord Twp.

Current Land Use: Woods/former agriculture/wetland

Zoned: Planned Residential District, (PRD)

Utilities: Del-Co water and sanitary sewer with land application, County maintenance

School District: Olentangy

Engineer: Lenell Sniechowski, R. D. Zande & Associates, Inc.

Staff Comments

This application is for the continued development of Scioto Reserve Subdivision. Section 4, Phase 12 includes 50 single-family lots on 21.08 acres (2.37 du/acre). It also contains a 6.58 open space reserve (31.21%) for passive green space. An existing wetland and woods will be preserved in the open space. This phase includes the extension of Kellogg Drive from the south to the north boundary. Other streets include Verbena Court (cul-de-sac) and Lilac Lane, which loops from Kellogg Drive to Daylily Drive to the north in Phase 11. The lots are typically 9,100 s. f.

Surrounding land uses include other phases of Scioto Reserve to the north,

west, and south and agriculture to the east. The phase to the north and the golf course are the only remaining sections of the overall development that have yet to receive preliminary plan approval. Because the golf course was calculated as part of the developments open space, it must be platted. Staff will recommend that Phase 12 and the future phase to the north not be given final plat approval until the golf course has been platted.

A technical review was held on October 21, 2003, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the **Scioto Reserve, Section 4, Phase 12**, to the RPC, *subject to the golf course being platted, as part of this Phase 12.*

Commission / Public Comments

Mrs. Lenell Sniechowski of RD Zande was present to represent the applicant. She stated that she concurred with the staff comments.

Mr. Laurien asked when would the golf course be platted. Mrs. Sniechowski stated prior to final plat approval of this project. She stated that the golf course owners are aware of this requirement. The plat is currently being prepared by her office. Mr. Laurien wanted it to be clear that the staff recommendation is that the golf course be platted prior to Scioto Reserve, Section 4, Phase 12 receiving final plat approval. Mrs. Sniechowski agreed.

Chairwoman Foust asked if this project goes right up to the Township line. Mrs. Sniechowski said that the Township line is the eastern boundary of this project. Chairwoman Foust asked if there are any stub streets in this section to the east. Mrs. Sniechowski stated that there would be a stub street in the future section to the north. Chairwoman Foust asked if it would be adjacent to one of the larger parcels in Liberty Twp. or one of the smaller ones. Mrs. Sniechowski said it would go into one of the smaller lots. Chairwoman Foust asked Mrs. Sniechowski to look into moving the stub to one of the larger tracts. She agreed.

Mr. Miller made a motion for conditional preliminary approval for Scioto Reserve, Section 4, Phase 12, subject to the golf course being included as part of the final plat. Mr. Gunderman seconded the motion. VOTE:

Unanimously For, 0 Opposed. Motion carried.

18-03 Keller Pines – Genoa and Harlem Twp.’s - 31 lots / 22.42 acres

Applicant: Brad Keller
Subdivision Type: Single-Family Residential
Location: Westside of Harlem Rd., about ½ mile south of Woodtown Rd.
Current Land Use: Agriculture / Wooded
Current Zoning: PRD in Harlem Twp. & RR in Genoa Twp.
Utilities: Del-Co Water and County Sewer
School District: Big Walnut
Engineer: EMH&T

Staff Comments

Keller Pines includes 31 lots on 22.42 acres. All homes are proposed on 20.62 acres in Harlem Township, with three lots protruding west onto 1.80 acres of Genoa Township. The proposed subdivision has an overall density of 1.38 du/acre with 3.4 acres of reserves. Harlem Township approved the rezoning for this site earlier this year.

The site contains three roads, Evergreen Drive (to be renamed), Keller Pines Court and White Fir Lane. Evergreen Drive is the main entrance to the site from Harlem Road. It turns south after entering the site and stubs into the south property line. Nine lots access it from the east. Keller Pines Court is a cul-de-sac street that extends west from Evergreen Drive and provides access to twelve lots. White Fir Lane is a loop street that access from Evergreen Drive and loops back to reconnect with Evergreen Drive. It provides access for another ten lots. A 15-foot access easement is proposed across the edge of Reserve “C” for access to a future single-family home to the west.

There are four open space reserve lots included in this subdivision. Reserves “A” (0.5 acres) and “B” (0.3 acres) line both sides of Evergreen Drive along the subdivision’s entrance from Harlem Road. Reserve “C” (1.3 acres) is located in the middle of the site and includes a retention pond. White Fir Lane circles Reserve “D” on the southern portion of the subdivision. All

reserves are proposed to be owned and maintained by the Keller Pines Homeowners Association.

Surrounding land uses include large-lot single-family homes to the north and east. The lot to the south is wooded with a wooded/open field to the west that is the future site for a single-family home. Hoover Woods Subdivision, approved in 1989, is located to the northwest of this site.

A technical review was held on October 21, 2003, after which the applicant has addressed all of the required changes, except the following:

- *The acreage table for this development is inaccurate. The indicated 20.619 acres appear to account for only that land within Harlem Township. This changes the gross density to 1.38 du/acre. A breakdown should be supplied on the lots and in the site statistics table indicating lot acreage divided between Genoa and Harlem Townships. Other site statistics should also be updated (if necessary).*
- *The Delaware County Map Department did not approve the use of Evergreen Drive. This road needs to be renamed.*
- *Many lot lines still need distances added across the northern boundary of the subdivision.*
- *Several surveying errors need to be corrected on the plan.*
- *The “No Build Zone” within Genoa Township needs to be labeled on the plat as “No Disturb” for preservation of the existing trees.*
- *Based on the revised Preliminary Plan (dated October 28, 2003) Genoa Township is requiring a rezoning of the 1.804 acres within Genoa Township to Suburban Residential (SR). This rezoning needs to occur prior to the application for final plat approval.*

Staff Recommendation

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

Commission / Public Comments

Mr. Drew Sanderell with EMH & T was present to represent the applicant.

Mr. Brenner asked why the west property line is so irregular. Mr. Sanderell stated that the west boundary line follows the topography.

Chairwoman Foust inquired why rezoning issues were not resolved prior to preliminary approval. Mr. Laurien stated that Mrs. Warthman (Genoa Twp. Zoning Officer) made the determination based upon the revised survey and preliminary plan (received 10/28/03) that it triggered the need for rezoning. Mrs. Warthman stated that she had previously requested the amount of acreage of this project that was in Genoa Twp. and was never given the information. If it less than 2 acres it needs to be rezoned. She stated she didn't feel this should hold the approval process up but that it does need to go through the rezoning process prior to application for final plat approval.

Mr. Miller made a motion for Preliminary approval of Keller Pines, subject to staff comments. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (none)

CONSENT AGENDA

Chairwoman Foust asked if the Commission wished to remove any of the finals from the consent agenda. Hearing none, she asked for a motion.

Mr. Gladman made a motion for Final approval of Sage Creek, Section 3, Phase B, Scioto Reserve, Section 1, Phase 7, Scioto Reserve, Section 1, Phase 8, Twin Acres, The Oaks at Highland Lakes, Phase 5, The Oaks at Highland Lakes, Phase 6, McCammon Chase, Section 2, McCammon Chase, Section 3, Walnut Woods, Section 2, Village at Alum Creek, Section 7, and Byers Meadows. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Ward made a motion to approve the table requests for The Ravines of Alum Creek (90 days) and Glen Oak, Section 3, Phase A (30 days). Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final

01-98.3.B Sage Creek, Sec. 3, Ph. B – Berkshire Twp. - 11 lots / 22.65 acres

Applicant: Trenton Land Co.
Subdivision Type: Single Family Residential
Location: East-side of Sunbury Road north of the Berkshire/Genoa Twp. line
Current Land Use: Woods
Zoned: Farm Residential District (FR-1)
Utilities: Del-Co water and private septic
School District: Big Walnut
Engineer: Bischoff Miller & Associates, Inc.

Staff Comments

Sage Creek, Section 3, Phase B contains 11 lots on 22.65 acres on the east side of Sunbury Road, north of the Berkshire/Genoa Township line. It includes the completion of a loop street, Sweet Clover Lane (private) from Section 1 to Section 2 to the south. The lot sizes range from 1.369 acres to 2.339 acres and will utilize Del-Co water and individual septic systems with mounds. The wooded ravine along the north side of the site will be preserved with a “No-build” easement. A 60’ reserve at the southeast corner will be incorporated into a future lot to the east in Sage Creek, Section 4. Phase A & B received preliminary approval in September 2001 (19 lots total).

This site is heavily wooded and contains a stream flowing from east to west, which ultimately feeds into the Hoover Reservoir. Surrounding land use includes mostly single-family homes. To the north is Mathews (CAD) Subdivision and to the east is a large wooded tract to be developed with single family homes. To the south and southeast is Sage Creek, Section 1 and 2 and to the west is Sage Creek, Section 3, Phase A.

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 **Sage Creek, Section 3, Phase B** to the

RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Sage Creek, Section 3, Phase B. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

16-03 The Ravines of Alum Creek – Berlin Twp. - 67 lots / 38.22 acres

Applicant: J. D. Partnership and T & R Properties, Inc.
Engineer: Bischoff Miller & Associates

Staff Comments

The applicant has requested to extend their previous tabling. They have used 60 of their available 180 days.

Staff Recommendation

Staff recommends *approval* of the 90-day tabling request for **The Ravines of Alum Creek** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the table request for The Ravines of Alum Creek (90 days). Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-98.1.7 Scioto Reserve, Sec. 1, Ph. 7 – Concord Twp. - 33 lots / 11.78 acres

Applicant: Joshua Investment Company
Subdivision Type: Single-family Residential
Location: End of Tree Lake 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: 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. Phase 7 consists of 32 lots on 11.78 acres (2.72 du/acre). It includes the termination of Tree Lake Boulevard and new streets Bridge Crossing Court and Glenmeir Court. A 2.13 acre open space reserve is provided north of Tree Lake Boulevard. 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. Phase 7 and 8 received preliminary approval September 26, 2002.

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 **Scioto Reserve, Section 1, Phases 7**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Scioto Reserve, Section 1, Phase 7. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-98.1.8 **Scioto Reserve, Sec. 1, Ph. 8 – Concord Twp. -29 lots / 09.80 acres**

Applicant: Joshua Investment Company
Subdivision Type: Single-family Residential
Location: End of Tree Lake 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. Phase 8 consists of 27 lots on 9.80 acres (2.75 du/acre). It includes the extension of Bridge Crossing Court and Glenmeir Court with both terminating in cul-de-sacs. Open space (1.75 acres) is provided between the cul-de-sacs. Most lots back up to the golf course or open space. This Phase is surrounded by golf course on three sides with Phase 7 located to the south. Phase 7 and 8 received preliminary approval September 26, 2002.

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 **Scioto Reserve, Section 1, Phases 8**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval Scioto Reserve, Section 1, Phase 8. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-03 **Twin Acres – Genoa Twp. - 02 lots / 05.71 acres**

Applicant: Dave Pettit
Subdivision Type: Single Family Residential (CAD)
Location: North of Paul Road, approx. 1200 feet east of Old 3C Highway
Current Land Use: Vacant/Wooded and brush
Zoned: SR (Suburban Residential)
Utilities: Del-Co Water, public sewer system
School District: Westerville
Engineer: Mike Williamson, Cornerstone Engineering

Staff Comments

Twin Acres is a two-lot subdivision utilizing a Common Access Drive

extending north from the end of Paul Road. The original parcel, which has an access strip with a 50' width, was created prior to the current zoning requirement that lots have 60 feet of frontage. The applicant has been granted a variance to the CAD width standard of 60'. This subdivision was given preliminary approval on July 31, 2003.

The plan includes a Common Access Drive width of 20-feet, which was required by the Genoa Township Fire Chief. The northern lot (Lot 6983) is 2.047 acres and the southern lot (Lot 6982) is 3.667 acres. Individual driveways will be 15 feet, with adequate turning radii in front of each house. A pond is located on Lot 6982 and a water storage tank is shown on Lot 6983. Lots will utilize these water storage facilities for sprinkler systems.

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 **Twin Acres** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Twin Acres. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

**44-00.5 The Oaks at Highland Lakes, Phase 5 – Genoa Twp. -44
lots / 37.61 acres**

Applicant: M/I Homes
Subdivision Type: Single-family residential
Location: On the south side of Big Walnut Rd., east of Worthington Rd., Genoa Township
Current Land Use: Woods/wetland/former agriculture
Zoned: Planned Residential District (PD-1)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: R.D. Zande and Associates

Staff Comments

The Oaks at Highland Lakes, Phase 5 is south of Phase 1 and contains 44 lots on 37.61 acres (1.17 du/acre). It extends Alston Grove Drive to the south with the street looping back toward the north connecting with the westerly extension of Clearview Avenue from Phase 3 (located east of Phase 5). Prospect Lane is a short street connecting to both Alston Grove and Clearview. Two large reserve lots provide open space (21.38 acres) for the entire development. Reserve "D" (9.27 acres) includes an existing wetland and proposed landscape buffer along Worthington Road. A temporary emergency access easement will be provided along the north side of Reserve "D" and crosses a residential lot. This easement will be vacated when Phase 4 is platted, providing access for the overall development to Big Walnut Road. Reserve "G" (12.12 acres) wraps around the south and east side of Phase 5. It will include a retention basin and landscape mounding along the south. The overall preliminary plan was approved in November 2000.

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 Oaks at Highland Lakes, Phase 5**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of The Oaks at Highland Lakes, Phase 5. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

**44-00.6 The Oaks at Highland Lakes, Phase 6 – Genoa Twp. -22 lots
/ 12.61 acres**

Applicant: M/I Homes
Subdivision Type: Single-family residential
Location: On the south side of Big Walnut Rd., east of Worthington Rd., Genoa Township
Current Land Use: Wooded/former agriculture
Zoned: Planned Residential District (PD-1)

Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: R.D. Zande and Associates

Staff Comments

The Oaks at Highland Lakes, Phase 6 is east of Phase 1 and contains 22 lots on 34.90 acres (0.63 du/acre). It extends Sierra Drive southeast, terminating in a cul-de-sac. A second cul-de-sac (Mosaic Way) extends east of Sierra Drive. Two large reserve lots provide open space (21.38 acres) for the entire development. Reserve “C” (15.42 acres) is a woodland preserve that will be owned by the Genoa Township Land Conservation Association. It will include a mulch walking path. Reserve “F” (4.30 acres) is an active open space area that will include recreational amenities. It will be owned and maintained by the Oaks Homeowners Association. The overall preliminary plan was approved in November 2000.

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 Oaks at Highland Lakes, Phase 6**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of The Oaks at Highland Lakes, Phase 6. VOTE: Unanimously For, 0 Opposed. Motion carried.

07-02.2 McCammon Chase, Sec. 2 – Orange Twp. - 34 lots / 16.07 acres

Applicant: Bill Westbrook, Alum Creek, Inc.
Subdivision Type: Single-Family Residential
Location: North side of E. Orange Rd., about ½ mile west of Bale-Kenyon Rd.
Current Land Use: Wooded with one existing residence and open field on frontage.
Zoned: Single Family Planned Residential District (SFPRD)

Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: EMH&T

Staff Comments

This is the second phase of McCammon Chase, a 91-lot subdivision on 64 acres in Orange Township on the north side of Orange Road east of S. Old State Road. McCammon Chase received preliminary approval on March 28, 2002.

Section 2 includes the eastern extension of McCammon Chase Drive and the completion of the southern loop, Jennifer Ann Drive. Lots on the northern line of this section abut a large reserve and include a 40’ no-build zone to the rear to act as a buffer. Streets will have sidewalks. A large area of unmaintained reserve is to the north of the site within a ravine. A reserve is also located along Orange Road to act as a buffer between the road and the houses. A detention pond is located adjacent to the southwest corner of this section.

The current land use is partially wooded, and an open field fronting on Orange Road. A wide ravine runs just north of this section from east to west along with the sanitary sewer line.

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 **McCammon Chase, Section 2**, to the RPC

Commission / Public Comments

Mr. Gladman made a motion for Final approval of McCammon Chase, Section 2. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

**07-02.3 McCammon Chase, Sec. 3 – Orange Twp. - 25 lots /
26.15 acres**

Applicant: Bill Westbrook, Alum Creek, Inc.
Subdivision Type: Single-Family Residential
Location: North side of E. Orange Rd., about ½ mile west of
Bale-Kenyon Rd.
Current Land Use: Wooded
Zoned: Single Family Planned Residential District (SFPRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: EMH&T

Staff Comments

This is the third phase of McCammon Chase, a 91-lot subdivision on 64 acres in Orange Township on the north side of Orange Road east of S. Old State Road. McCammon Chase received preliminary approval on March 28, 2002. The land is zoned Single Family Planned Residential and the proposed gross density is 1.42 lots per acre.

Section 3 is currently wooded. A wide ravine and stream run across the southern portion of this section. The stream is listed as Waters of the U.S. The Army Corps of Engineers has approved the fill crossing. A large area of unmaintained reserve (13.3 acres) crosses the site within the ravine. Another reserve lot (0.91 acres) is in a wooded area along the northern edge of the site.

This section includes the northern extension of Abbey Knoll Drive and the construction of Westbrook Place to the subdivision's northern boundary. The southern lots that abut the large reserve include a 40' no-build zone to their rear to act as a buffer. Streets will have sidewalks.

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 **McCammon Chase, Section 3**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of McCammon Chase, Section 3. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

**13-01.2 Walnut Woods, Section 2 – Orange Twp. - 30 lots / 23.33
acres**

Applicant: Bigler Company, LTD
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.

Surrounding Land Use

North: I-71 and USA Lands

West: I-71 and USA Lands

East: Vacant wooded land / Genoa Township & Section 1

South: Big Walnut Rd. and proposed new condo development

Staff Comments

Walnut Woods is a 37 lot subdivision of 28.71 acres on the northeast corner of I-71 and Big Walnut Road. The site is wooded with one large ravine and small creeks, which are tributaries of the Alum Creek to the southeast. Walnut Woods was given preliminary approval on June 28, 2001.

The applicant is requesting final plat approval of Section 2, which includes 28 lots on 23.33 acres. Section 2 is west of Section 1 and includes the construction of Whispering Ridge Drive which will be a cul-de-sac with a Common Access Drive (CAD) at its terminus. Whispering Ridge Drive aligns with a street for condo development to the south and there will be a widening of Big Walnut Rd. The CAD at the northern terminus of Walnut

Ridge Dr. will be 20' wide and paved, draining to a small creek along its northern edge. There are two reserve lots making up 8.46 acres of open space, one in the ravine and one being a buffer from I-71. The ravine reserve lot includes a walking path and gazebo, providing the residents in the subdivision pedestrian access between both streets.

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 2** to the RPC.

Commission / Public Comments

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

33-98.7 Village at Alum Creek, Section 7 – Orange Twp. - 95 lots / 64.01 acres

Applicant: M/I Shottenstein Homes, Inc.
Subdivision Type: Single-family Residential
Location: West of South Old State Road, about 700 feet South of Lewis Center Road
Current Land Use: Former Agriculture
Zoned: Single Family Planned Residential District (SFPRD)
Utilities: Del-Co Water and Public Sewer
School District: Olentangy
Engineer: Jeff Strung; EMH&T

Staff Comments

Village at Alum Creek, Section 7 represents the last section of this subdivision. This section was given preliminary approval on October 21, 2002. This section includes 93 lots and two reserve lots. Each reserve will contain a retention pond. Sotherby Crossing enters the site from the existing sections of the development and circulates throughout Section 7. Cheyenne Creek Drive is to the south and two new culs-de-sac, Kormsby Court and

Wellson Court, access a 4.6-acre reserve. Weatherby Drive is a new street toward undeveloped land to the northwest that will eventually connect to the future Home Road extension as it passes to the south of Lewis Center and across the railroad tracks.

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 Village at Alum Creek, Section 7**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Village at Alum Creek, Section 7. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-02.3.A Glen Oak, Sec. 3, Ph. A – Orange Twp. - 33 lots / 35.59 acres

Applicant: Dominion Homes
Engineer: Kevin Kershner; R.D. Zande & Associates, Inc.

Staff Comments

The applicant is requesting a 30-day tabling of Glen Oak, Section 3, Phase A to work out ownership issues.

Staff Recommendation

Staff recommends *approval of the 30-day tabling request* for **Glen Oak, Section 3, Phase A**, to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the table request for Glen Oak, Section 3, Phase A (30 days). Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

16-02 Byers Meadows – Radnor Twp. - 03 lots / 33.04 acres

Applicant: Frank Goode
Subdivision Type: Residential (CAD)
Location: 3481 Byers Road
Current Land Use: Single-family residence and large detached garage
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and on-site septic
School District: Buckeye Valley
Engineer: Floyd Browne Associates

Staff Comments

Byers Meadows was originally approved in August 2002. It is being resubmitted to shorten the CAD 100' to avoid crossing a drainage swale. This revision changes some lot lines and acreage. The County Zoning Inspector has approved the changes. Byers Meadows is a proposed 3 lot CAD subdivision on the south side of Byers Road 1100' west of State Route 203. The current property is a flag lot with 120 feet of frontage. The CAD is approximately 1100 feet long with three passing areas, and terminates in front of a small swale that runs west to east. The new lot sizes are 22.73, 5.40, and 4.91 acres with the largest lot containing the 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 **Byers Meadows** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Byers Meadows. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS

19-02.1/2 Alum Crossing, Sections 1 and 2 – Orange Twp. - 97 lots / 50.80 acres

Applicant: Rockford Homes
Consultant: Sands Decker Ltd.

Staff Comments

The applicant has requested a 6-month extension of the preliminary approval of Alum Crossing, Sections 1 and 2. Preliminary approval was granted in October 2002.

Staff Recommendation

Staff recommends *approval* of the *6-month extension* request for **Alum Crossing, Sections 1 and 2** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the 6-month extension for Alum Crossing, Sections 1 and 2. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

- Consideration of approval: 2004 Budget, Membership Fees, Meeting Schedule
Mr. Laurien presented the proposed budget that was recommended by the Executive Committee.

Mr. Laurien stated that the main thing about next year's budget is that the office renovation expenditures are done. Subdivision platting is down from last year. A couple years ago platting fees generated \$300,000. This year's budget projected \$230,000 in platting fees. We are currently at \$160,606 but hope to rise to at least \$220,000. This points out the need to have some less volatile, long term funding sources. It has been 13 years since a membership dues increase. Although it is not the popular choice, dues are stable revenue, but bring in less than 1/3 of the

total revenues. Next year will be a very tight budget. The Executive Committee recommended a \$10 per lot increase for subdivision reviews. This would add approximately \$37,000 in platting fees. Also, Master Plan contracts will increase to \$15,000 (from \$10,000). Discussions were also conducted on doing consultant work for extraterritorial areas within Ohio or an adjacent state (Ch.723 ORC). After much discussion the Committee is recommending a 3% maximum increase for staff merit raises. There are no monies allocated in capitol outlays or contingency.

Projected expenditures for 2004: \$561,113

Projected revenues for 2004: \$663,120 (includes 2003 carry forward and platting fee increases)

Approximate carry forward to 2005: \$102,007

Mr. Laurien stated that he was not necessarily in favor of the \$10 per lot increase since it was raised at the beginning of 2003. He does agree that until there are other stable sources of income, it's not prudent to go into next year with a narrow margin. He believes that upon the completion of the Sewer Master Plan, platting would increase.

Chairwoman Foust thanked the Executive Committee, Mr. Laurien and Mrs. Matlack for all their hard work to get the budget where it is.

Mr. Miller asked that rather than increasing platting fees by \$10 per lot, if we increase them by \$20 or \$50 per lot, what effect would that have on platting? The world seems to want to move to Delaware County and there is no cheap housing in Delaware County. With the cost of lots going for \$50,000 over near Powell, adding another \$50 per lot seems to be rather insignificant to the developer but it would have a significant effect on our budget. Or do you think increasing the platting fees by \$50 per lot would stop people from wanting to file a plat? Mr. Laurien said he didn't think it would deter people from developing. Mrs. Warthman stated that she thought that the small "mom & pop" subdivisions were ones that it would effect unfairly with a significant increase. Mr. Miller then asked about a two-tier platting price. The pricing per lot could be tied to the number of lots being platted or to the density of the plat. This two-tier pricing should be discussed with legal counsel.

Mr. Miller made a motion to approve the \$10.00 per lot increase for

platting fees (effective January 1, 2004). Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Miller made a motion to approve the 2004 Budget as presented. Mr. Poland seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration of approval: Legal Fees, Loveland & Brosius \$4,246.65
Mr. Gladman made a motion to approve the legal fee expenditure of \$4,246.65. Mr. Poland seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.
- Consideration of approval: \$2,000-Transfer of Appropriation from Services & Charges to Materials & Supplies – **Mr. Ward made a motion to approve the transfer of appropriation from Services and Charges to Materials and Supplies for \$2,000.00. Mr. Cy Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**
- Ohio Resource and Conservation Development District – is offering 2 half price tickets for the Jennifer Mc Sweeny land use workshop. You have to apply for registration by tomorrow. Tickets are \$60 each. The RC&D will pay half the ticket price. The workshop will be held Thursday November 6th. Please contact Commissioner Debbie Martin for details.
- Sewer Master Plan Update – We are in the home stretch on the preliminary findings. Consultants have been selected and are currently negotiating which firm will do what. Two firms were asked to work together on this project. There will be a follow-up meeting to present the preliminary findings, November 12th at 7:00 p.m. in this room. Notices will be mailed out tomorrow.
- Subdivision Regulation Amendments – (after 3 years) have been reviewed by legal counsel. Meetings will begin in the near future with the Advisory Committee members. Mr. Laurien expects the final amendments to be ready for adoption the first of next year.

VII. POLICY / EDUCATION DISCUSSION (none)

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

Having no further business, *Mrs. Warthman made a motion to adjourn the meeting, seconded by Mr. Pike. VOTE: Unanimously For, 0 Opposed. Motion carried.*

Meeting adjourned at 7:50 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, November 20, 2003, 7:00PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.