



DELAWARE COUNTY REGIONAL PLANNING COMMISSION

50 Channing Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259

Philip C. Laurien, AICP, Executive Director

MINUTES

**Thursday, October 31, 2002 at 7:00 PM
Delaware Hayes Services Building,**

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

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of September 26, 2002 RPC Minutes
- Executive Committee Minutes of October 23, 2002
- Statement of Policy

II. VARIANCES

17-01.V Michael Linde – Chapman Ravine–Lib.Twp – requesting clear cut reduction

III. ZONING MAP/TEXT AMENDMENTS (none)

IV. SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
23-02	T	Sylvan Retreat	Concord 11 lots / 28.09 acres
24-02		Maxwell Acres	Genoa 02 lots / 05.14 acres
25-02		Netzorg	Harlem 02 lots / 11.83 acres
19-02.1/2		Alum Crossing, Sections 1 & 2	Orange 97 lots / 50.80 acres
09-02.3.A/B		Glen Oak, Sec.3, Ph.'s A & B	Orange 73 lots / 50.98 acres
33-98.7		Village at Alum Creek, Section 7	Orange 96 lots / 64.01 acres
<u>Preliminary/Final</u> (none)			
<u>Final</u>			
43-99.3.A		Harbor Pointe, Section 3, Phase A	Berlin 36 lots / 21.51 acres
43-99.3.B		Harbor Pointe, Section 3, Phase B	Berlin 14 lots / 06.39 acres
22-02		Lanes End	Concord 03 lots / 18.06 acres
22-00		Cambridge	Genoa 60 lots / 28.10 acres
03-01.2.A	T	Grand Oak, Section 2, Phase A	Genoa 31 lots / 14.34 acres
28-99		Hickory Woods	Genoa 14 lots / 33.19 acres
48-00.3.A.I		Genoa Farms, Sec.3, Ph. A, Part I	Genoa 14 lots / 05.52 acres
21-01		La Gioconda	Liberty 04 lots / 08.47 acres
18-02	T	Big Bear Farms, Section 10	Liberty 06 lots / 26.97 acres
07-02.1		McCammom Chase, Section 1	Orange 38 lots / 22.04 acres
15-02.1.A		Estate of Glen Oak, Sec.1, Ph. A	Orange 15 lots / 13.06 acres

15-02.1.B Estate of Glen Oak, Sec. 1, Ph. B Orange 19 lots / 08.11 acres
 09-02.1 Glen Oak, Section 1 Orange 49 lots / 32.14 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS

29-98.4.9 Scioto Reserve, Section 4, Phase 9 Concord 49 lots / 14.56 acres
 05-01 Willow Springs North, Section 2 Orange 61 lots / 40.90 acres

VI. OTHER BUSINESS

- Jim Moore – Airport Zoning and Land Use
- 2003 Budget, Membership Dues, Proposed Platting Fees, Calendar

VII. POLICY / EDUCATION DISCUSSION

I. ADMINISTRATIVE BUSINESS

#Call to Order

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

Roll Call

Representatives: Don Poland, John Schmidt, Fred Fowler, Jim Ward, Gary Gunderman, Cy Schmidt, Andrew Brenner, Holly Foust, Charles Heimlich, Dick Gladman, Marvin Miller, Hansel Waugh, Linda Annette, and Larry DeWitt. *Alternates:* Dusty Gurney, Scott Pike, Sandra Stults, and Ken Baker. *Arrived after roll call:* Gary Spanner (R), and John Rielly (A). *Staff present:* Phil Laurien, Paul Deel, Scott Sanders, Da-Wei Liou, Joe Clase, Bob Sochor, Kevin Huang, and Stephanie Matlack.

Approval of the September 26, 2002 RPC Minutes

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

October 23, 2002 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 8:35 a.m. Present: Holly

Foust, Dick Gladman, Leslie Warthman, Steve Burke and Jim Ward. Staff present: Phil Laurien, Stephanie Matlack and Paul Deel.

2. Approval of Executive Committee Minutes

- a. **September 18, 2002 – Mr. Gladman made a motion to approve the minutes from the September meeting. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

3. Old Business

- a. **Office Space** – Mr. Laurien stated that the lease for 109 N. Sandusky Street has been signed. Bid packets are available and are due Friday (10/25/02). If bids are within 10% of the estimated costs then bids will be awarded. November 15th is the anticipated start date for renovation. The bid estimate is \$391,000 with the RPC’s share at approximately \$200,000. [Update 10/31/02 – Bids totaled \$330,000 without plumbing package (approx. \$20,000). Therefore, total renovation costs should be approximately \$350,000.]

4. New Business

- a. **Financial / Activity Reports for September 2002**

Ending balance as of 08/31/02		\$510,036.29	
<u>Receipts</u>			
	<u>September</u>	<u>YTD</u>	
General Fees (NPA)	\$ 1,720.00	\$ 17,065.00	
Inspec. Fees (Transfer)	\$ 120.00	\$ 800.00	
Fees A (Site Review)	\$	\$ 2,200.00	
Membership Fees	\$	\$139,602.80	
Planning Surcharge (Twp. Assist.)	\$ 438.50	\$ 26,773.16	
Charges for Services A (Prel. Appl.)	\$12,600.00		\$
57,035.00			
Charges for Services B (Final Appl.)	\$ 1,900.00		\$
75,460.05			
Charges for Services C (Ext. Fees)	\$ 150.00	\$ 1,350.00	
Charges for Services D (Table Fees)	\$ 800.00		\$
4,600.00			
Charges for Services E (Appeal/Var)	\$	\$ 1,200.00	
General Sales	\$ 260.45	\$ 5,364.04	
Health Dept. Fees	\$ 2,860.00	\$ 7,710.00	
Soil & Water Fees	\$ 500.00	\$ 4,728.00	

Other Reimbursements	\$	\$ 216.66
Other Reimbursements A	\$	\$ 288.80
Other Reimbursements B	\$	\$
Canceled Warrants	\$	\$
Inter-fund Revenues	\$	\$
TOTAL	\$ 21,348.95	\$ 344,393.51
Balance after receipts		\$531,385.24
Expenditures		- \$36,909.73
End of September balance		\$494,475.51

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

- b. **October RPC Preliminary Agenda** – Mr. Deel stated that there was 1 variance, 6 preliminary and 13 final applications. 1 Final is requesting a tabling and there is also 1 extension request. The Sylvan Retreat preliminary application may need to be tabled until variances are received from the Township for setbacks. Mr. Deel stated that he was awaiting a response from the County Prosecutor as to whether the applicant needed to obtain signatures on the plat from the adjacent property owners. Mr. Deel said there are several issues to be worked out regarding poor drainage, access, and non-conforming setbacks. There is some concern with Maxwell Acres regarding the CAD frontage. The County Prosecutor has stated that lot frontage must be measured on a public street not on a CAD (common access drive) if not clearly noted in the Township Zoning Resolution.

Mr. Laurien stated that Mr. Jim Moore from the City of Delaware Airport would be discussing land use in the Townships around the airport.

- c. **2003 Budget (Including Membership Dues, Application Fees)**
Mr. Laurien summarized the DCRPC’s 2002 financial year. Platting revenues are down \$90,000 from last year (\$45,000 was lost from the Golf Village Annexation). Renovation costs to 109 N. Sandusky are estimated at \$200,000 (\$60,000 to be paid in 2002 and the remaining \$140,000 in 2003). A significant rebound in platting fees for FY 2003 is not anticipated. 2003 should be the year to increase contract planning work. An additional entry-level planner is proposed to be hired. Joe

Clase has interned with the RPC for 4 years and could hit the ground running. Once the new planner is hired we would suspend any use of student interns to save money until revenues rebound. We proposed to pay for the additional planner with a \$10 per lot increase in platting fees. Membership Dues would remain at \$0.70 per capita. By year-end 2003 our surplus may dwindle to approximately \$130,000. 2004 may be a challenging financial year if platting fees do not rebound. The 2003 operating costs are estimated at 4.1 % over 2002.

Mrs. Warthman made a motion to recommend approval of the 2003 Membership Dues as presented. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Gladman made a motion to recommend approval of the proposed 2003 Budget. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

d. 2003 DCRPC Meetings Schedule – Mrs. Matlack presented the 2003 Regional Planning Commission schedule of meetings. RPC meetings remain the last Thursday of each month, except for November and December due to holidays. Meetings will continue to be held at the Delaware Hayes Services Building (140 N. Sandusky Street, Rm. G35) at 7:00 p.m. The 2003 Meeting schedule will be placed on the web site by November 1st.

5. Other Business

a. Contract Updates – Comprehensive Plans, zoning updates

- (1.) **Shawnee Hills** - Comp. Plan adopted 10/7/02
- (2.) **Troy Twp.** – adopted
- (3.) **Concord Twp.** – Comp. Plan on Chap. 16, estimated completion 2/2003
- (4.) **Kingston Twp.** – Comp. Plan on Chap. 16, estimated completion 2/2003
- (5.) **Berkshire Twp.** – 250 page zoning draft completed, estimated completion 1/2003
- (6.) **Del. Co. Subd. Regulations** – estimated completion 1/2003 (work done, pending legal review)
- (7.) **Trenton Twp.** – Comp. Plan on Chap. 5, estimated completion 1/2004
- (8.) **Sunbury** – Comp. Plan on Chap. 4, estimated completion 2/2004
- (9.) **Olentangy School district** – GIS mapping – ongoing

- (10.) **Genoa Twp.** – zoning, Comp. plan update contract signed, 2003 start
- (11.) **Ashley** – Comp.plan contract signed, 2003 start
- (12.) **Berlin Twp.** – zoning update, contract signed, start 6/2003
- (13.) **Scioto Twp.** – contract approved, awaiting signatures, 2003 start
- (14.) **Liberty Twp.** – contract approved, awaiting signatures, 2003 start

b. Legal Opinion – J.D. Partnership vs. Berlin Twp. case

At a recent meeting, Mr. Loveland questioned Mr. Billings (attorney for Developer Ron Sabatino's J.D. Partners) regarding the still pending but inactive Federal Court lawsuit. The lawsuit appealed the adoption of Berlin Township's Comprehensive Plan, and named DCRPC. Mr. Billings advised him that his clients believe that the Federal lawsuit continues to involve claims for damages and legal fees that J.D. intends to now aggressively pursue. Mr. Billings indicated that his firm would be filing a motion seeking the return of this federal case to be active very soon. Mr. Loveland stated that he would inform Mr. Greg Brunton (RPC attorney) of these statements.

6. Personnel (none)

7. Adjourn

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

Meeting adjourned at 11:00 a.m.

The next Executive Committee meeting will be Wednesday, November 13, 2002 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing St., Delaware, Ohio, 43015

Statement of Policy

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

II. VARIANCES

17-01.V Michael Linde – Chapman Ravine – Liberty Twp. – Requesting clear-cut reduction

Request

The applicant is requesting a clear-cut reduction for the 3-lot Common Access Drive (CAD) in Chapman Ravine Subdivision. This is a variance from Sub. Reg. 306.05(d), which states that trees and shrubs within 16 feet of the CAD centerline shall be removed.

Staff Comments

Chapman Ravine is a three-lot CAD subdivision on Chapman Road on the east side of the Olentangy River. The three lots have a total acreage of 8.286 acres (4.504, 1.548, and 1.623 acres). The lot closest to Chapman Road retains ownership of the land between Chapman Road and the river. The site is mostly wooded with woods to the south and east.

Chapman Ravine received final approval on July 25th, 2002. The CAD crosses the front lot from southwest to northeast so the driveway does not exceed 10 % slope. The CAD is in the process of being constructed on the site.

There are thirteen (13) trees that the applicant has identified as being within the 16 foot required clearance. These trees are numbered 1, 3, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19 and 20 on the variance plan. There are an additional eleven (11) trees that have been trimmed to keep their branches from damaging emergency vehicles. There are a total of 24 trees included in this variance request.

The following table was submitted by Patridge Surveyors and Engineers to specify individual distances of trees from the CAD centerline.

Tree Number	Offset from Centerline	Station	Within 16 feet
1	14' L	0+50	Yes
2	21' R	0+30	No
3	16' L	1+33	Yes
4	31' L	1+63	No
5	26' R	1+79	No
6	21' L	1+89	No
7	13' L	2+33	Yes
8	11.2' L	2+50	Yes
9	10.5' L	2+76	Yes
10	13.5' L	3+00	Yes
11	12' L	3+50	Yes
12	18.5	3+50	No
13	17' L	3+74	No
14	18' R	3+74	No
15	13.5' L	4+35	Yes
16	12.4' R	4+88	Yes
17	11.5' R	5+21	Yes
18	11' R	6+95	Yes
19	14' L	7+17	Yes
20	14.4' L	7+35	Yes
21	17' R	7+48	No
22	16.4' L	7+50	No
23	25' R	7+52	No
24	17' L	7+64	No

Facts

1. The Delaware County Subdivision Regulations specify in section 306.05 that there shall be “tree and shrub removal within 16 feet of CAD centerline”. There are numerous trees within this 16-foot swath.
2. The requirement for 10 feet of clear area along roads is an ASHTO (American Society of Highway Officials) requirement, according to the County Engineer. There are numerous county and township roads where this 10' standard is not met, thereby making it seem excessive on private low speed roads, especially CADs.
3. CADs are subdivisions, which confers responsibility and may confer limited liability on the county for the actual road standards. Although private, CADs

are open to the residents, fire and police, visitors and delivery people. They must be built to a reasonable standard of safety.

4. Trees that are too close to the CAD are a danger to the traveling public, especially in wet or icy conditions. It would be inappropriate to reduce this clear area setback to zero, but 10 feet seems excessive on such a low-speed semi-private road. After considerable discussion, the County Engineer and staff agreed that reduction of tree and shrub removal from 10' to 4' in most cases would be reasonable and safe.
5. A four-foot setback from the edge of the paved CAD will permit many trees adjacent to this CAD to remain. However, there are a few trees that will still have to be cleared prior to CAD approval.

Criteria for a variance

The burden is on the applicant to demonstrate in writing, each of the following:

- 1) The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other parties.

Findings: These 24 trees will not be detrimental to the public health, safety and welfare or injurious to other parties as long as those located within four feet (4') of the CAD surface or those interfering with sufficient drainage are removed. Trees numbered 5, 13, 14, 16, 17, 18, 22 and 23 may have to be removed to accommodate the drainage ditch. The Liberty Twp. Fire Chief has inspected the CAD and questionable trees and branches have been removed. A letter of endorsement has been provided.

- 2) The conditions upon which this variance request is based are unique to the property for which this variance is sought.

Findings: The extreme slopes on the site required this CAD configuration versus the more immediate route. This route forces the CAD to cross the path of many trees that are not necessary to be removed.

- 3) Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.

Findings: Removing these 24 trees would produce an unnecessary economic burden to the applicant, if required. They are located in the front lot's front yard and add aesthetic appeal to the subdivision and surrounding properties. The Commission has approved a reduction from 16' to 10' from centerline in the past.

- 4) The granting of this variance will not vary the provisions of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.

Findings: This variance will still allow regular traffic and emergency vehicles sufficient access to the lots within this subdivision. The variance will not affect any local zoning regulation or comprehensive plans.

Staff Recommendation

Staff recommends to the RPC that the request by Michael Linde for a variance for a reduction in the clear-cut requirement for the CAD in Chapman Ravine be **granted** from sixteen feet (16') to ten feet (10') from the centerline of the CAD, as long as those trees that remain do not interfere with proposed CAD drainage, and a 20 foot wide by 12 foot high cleared swath remains for emergency access.

Commission / Public Comments

Mr. DeWitt inquired if there was a type of tree requirement to ensure future access to the site. Bob Patridge stated that the trees have been trimmed and should not require maintenance for quite a few years.

Mr. Ward made a motion for conditional approval of the variance for a reduction in the clear-cut requirement for the CAD in Chapman Ravine, subject to staff comments. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

III. ZONING MAP/TEXT AMENDMENTS (none)

IV. SUBDIVISION PROJECTS

Preliminary

23-02 Sylvan Retreat – Concord Twp. - 11 lots / 28.09 acres

Applicant: Dale and Diane Ladow
Consultant: Floyd Browne Associates

Staff Comments

The applicant has requested a 90-day tabling in order to resolve platting and zoning issues.

Staff Recommendation

Staff recommends *approval* of the 90-day table request for Sylvan Retreat.

Commission / Public Comments

Mr. Miller made a motion to approve the 90-day tabling of Sylvan Retreat, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

24-02 Maxwell Acres – Genoa Twp. - 02 lots / 05.14 acres

Applicant: Michael Martin
Subdivision Type: Single-family Residential (CAD)
Location: South side of Plumb Road 1500’ west of Rome Corners Rd., Genoa Twp.
Current Land Use: Single-family residential
Zoned: Rural Residential District, (RR)
Utilities: Del-Co water and private septic systems
School District: Big Walnut
Engineer: Hoy Surveying

Staff Comments

Maxwell Acres is a proposed CAD subdivision containing 2 lots on 5.14 acres. An existing house will remain on 2.9 acres to the rear. The remaining 2 acres along Plumb Road will own the CAD to allow more room for the secondary leach field in the front yard of the rear lot. Both lots will be served by Del-Co water and individual on-site septic systems.

The surrounding land use is mostly large lot residential along Plumb Road in Genoa Township (south side of Plumb Road) and Berkshire Township (north side of Plumb Road). The proposed Hickory Woods subdivision (14 lots/33 acres) is located to the immediate west. The property and surrounding area in Genoa is zoned Rural Residential, which requires a 2 acre minimum lot size. The land in Berkshire is zoned Farm Residential (1 acre minimum) and Agricultural (5 acre minimum).

A technical review was held on October 22nd, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of the **Maxwell Acres Subdivision**, to the RPC.

Commission / Public Comments

Mr. Dave McCoy of Hoy Surveying was present to represent the applicant.

Mr. Gladman made a motion for Preliminary approval of Maxwell Acres Subdivision, seconded by Mr. Miller. VOTE: Unanimously For, 0 Opposed. Motion carried.

25-02 Netzorg – Harlem Twp. - 02 lots / 11.83 acres

Applicant: Eric and Adele Netzorg
Subdivision Type: Single-family Residential (CAD)
Location: Between 2515 & 2615 on the East Side of Green-Cook Road
Current Land Use: Agriculture/Wooded
Zoned: Agricultural Residential District (AR-1)
Utilities: Del-Co Water & Private Septic Systems
School District: Big Walnut
Engineer: Brad Patridge, Patridge Surveying

Staff Comments

The applicant is requesting preliminary approval of Netzorg. The original parcel is a flag lot with a 60’ access strip to Green-Cook. Located on the east side of Green-Cook Road, the two-lots in the subdivision will gain access from

a 1,300 foot CAD. The CAD will be constructed with three bypass areas. Homes will be served with on-site septic systems. Both lots exceed 5 acres, the minimum required by the Township. Surrounding land uses include agriculture with large lot single-family residential.

A technical review was held on October 22, 2002. The applicant has addressed all the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of **Netzorg Subdivision**, to the RPC.

Commission / Public Comments

Mr. Brad Patridge of Patridge Surveying was present to represent the applicant. Mr. Miller inquired if this was the final layout. Mr. Patridge stated that a house has been relocated and this is the final layout.

Mr. Gladman made a motion for Preliminary approval of Netzorg Subdivision, seconded by Mr. Miller. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

Applicant: Rockford Homes, Inc.
Subdivision Type: Single-family Residential
Location: West side of S. Old State Road, 4000' north of Orange Road, Orange Twp.
Current Land Use: Agriculture
Zoned: Single Family Planned Residential District, (SFPRD)
Utilities: Del-Co water and public sanitary sewer
School District: Olentangy
Engineer: Sands Decker Ltd.

Staff Comments

Alum Crossing includes 97 single-family lots on 50.8 acres on the west side of S. Old State Road between the Village at Alum Creek (to the north) and the Glen Oak development (to the south). This subdivision will be developed in 2 sections. The overall density is 1.91 units/acre with 9.46 acres (18.6%) of open space in 4 reserve lots. Alum Crossing Drive is the main spine of the

development and includes a boulevard entryway. Veronica Drive and Snapdragon Way provide connections to the Estates of Glen Oak to the south. Shady Lake Court is a cul-de-sac extending to the northeast and Orangelake Drive is a loop street from Shady Lake Court to Alum Crossing Drive. Orangelake then continues to the southwest into a cul-de-sac. Rocklake Court is a third cul-de-sac, extending to the northwest from Orangelake Drive. Stormwater will be retained by a large retention pond within the open space reserve on the east side of the subdivision along S. Old State Road.

The surrounding land use is PRD subdivisions to the north and south (Village at Alum Creek and Glen Oak). The land to the west is owned by Del-Co Water company. The Conrail Railroad tracks are also located to the west. The land to the east is vacant, but is expected to be residential in the future. Most of the area is zoned SFPRD but there are scattered FR-1 lots along S. Old State Road.

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

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the **Alum Crossing Subdivision**, to the RPC, subject to resolving the Building Department's issues with Lot 31.

Commission / Public Comments

Mr. Scott Sands of Sands Decker Engineers was present to represent the applicant. Mr. Gladman inquired why driveways aren't shown as requested by the Technical Review Committee. Mr. Sands stated that they are aware of the request and no driveways will be placed within forty feet of any intersection. Mr. Gladman also inquired why "no build" notes have not been placed within the reserves. Mr. Sands stated that the statement would be added to the final plat.

Mr. Miller made a motion for conditional Preliminary approval of Alum Crossing Subdivision, subject to staff comments and the no-build and driveways notes being added to the final plat, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-02.3.A/B Glen Oak, Section 3, Phases A & B – Orange Twp. – 73 lots / 50.98 acres

Applicant: Dominion Homes
Subdivision Type: Single-family Residential
Location: North side of Orange Road, about 2500 feet west of South Old State Road.
Current Land Use: Former Agriculture
Zoned: Single Family Planned Residential District (SFPRD)
Utilities: Del-Co Water and Public Sewer
School District: Olentangy
Engineer: Kevin Kershner; R.D. Zande & Associates, Inc.

Staff Comments

Glen Oak, Section 3 includes a continuation of Blue Holly Drive, which is one of the main collector streets for Glen Oak. Primrose Avenue also continues from Section 2 to the south and will continue into future phases to the north. New East/West roads include Boxwood Lane, Daffodil Place and Impatiens Way. The elementary school site of 27.96 acres will be platted with the Section 3 Phase B final application. A park, including a large area of mature trees, will be located north of the school site in a future section.

A technical review was held on October 22, 2002, after which the applicant has addressed all the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of **Glen Oak, Section 3, Phases A&B**, to the RPC.

Commission / Public Comments

Mr. Kevin Kershner of R.D. Zande and Associates was present to represent the applicant.

Mr. Gladman made a motion for Preliminary approval of Glen Oak, Section 3, Phases A&B, seconded by Mr. Miller. VOTE: Unanimously For, 0 Opposed. Motion carried.

33-98.7 Village at Alum Creek, Sec. 7 – Orange Twp. - 96 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. The design is a slight change in layout as a result of a land swap with Del-Co Water Company. A new reservoir will be constructed in the southwest corner of the original site. New land has been added to the plan to the north. This section includes 96 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. Medforde Loop is to the south and two new culs-de-sac, Kornsby Court and Wellson Court, access a 4.6-acre reserve. A portion of Cheyenne Creek Drive also continues into this section. 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.

A technical review was held on October 22, 2002, after which the applicant has addressed all the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of **The Village at Alum Creek, Section 7**, to the RPC.

Commission / Public Comments

Mr. Jeff Strung of EMH & T was present to represent the applicant. Mrs. Stults inquired about the nature of the wetlands on the site. Mr. Strung stated that these wetlands were actually ponds.

Mr. Ward made a motion for Preliminary approval of The Village at Alum

Creek, Section 7, seconded by Mr. Miller. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (none)

CONSENT AGENDA

Final

43-99.3.A Harbor Pointe, Section 3, Phase A – Berlin Twp. - 36 lots / 21.51 acres

Applicant: M/I Schottenstein Homes, Inc.
Subdivision Type: Single-family Residential
Location: East side of Africa Rd., about 1,000 feet south of Cheshire Rd., Berlin Twp.
Current Land Use: Agriculture/Wooded
Zoned: Planned Residential District (PRD)
Utilities: Del-Co water and public sanitary sewer
School District: Olentangy
Engineer: John Wicks, EMH&T

Staff Comments

The applicant is requesting the continued platting of Harbor Pointe Subdivision. The applicant received overall preliminary approval on October 28th, 1999 for 189 lots on 154.4 acres. As of October 1st, 2002, 85 lots have been recorded in this development.

Section 3, Phase A contains 35 single-family lots and a 4.1 acre open space lot on 21.51 acres. The average lot size is 0.406 acres at a total density of 1.63 units per acre. This phase includes an eastern extension of Bayside Ridge Drive to Section 3, Phase B. Pointewood Loop is extended to the south from Bayside Ridge Drive and contains Pointewood Court cul-de-sac on its interior.

Surrounding land uses include Meadows of Cheshire to the north, a wooded ravine to the south, previous phases of Harbor Pointe to the west and future phases to the east.

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

Staff Recommendation

Staff recommends *Final approval* of **Harbor Pointe, Section 3, Phase A**, to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the Final plat for Harbor Pointe, Section 3, Phase A. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

43-99.3.B Harbor Pointe, Section 3, Phase B – Berlin Twp. - 14 lots / 06.39 acres

Applicant: M/I Schottenstein Homes, Inc.
Subdivision Type: Single-family Residential
Location: East side of Africa Rd., about 1,000 feet south of Cheshire Rd.
Current Land Use: Agriculture/Wooded
Zoned: Planned Residential District (PRD)
Utilities: Del-Co water and public sanitary sewer
School District: Olentangy
Engineer: John Wicks, EMH&T

Staff Comments

The applicant is requesting the continued platting of Harbor Pointe Subdivision. The applicant received overall preliminary approval on October 28th, 1999 for 189 lots on 154.4 acres. As of October 1st, 2002, 85 lots have been recorded in this development.

Section 3, Phase B contains 14 single-family lots on 6.39 acres. The average lot size is 0.367 acres at a total density of 2.19 units per acre. This phase includes an eastern extension of Bayside Ridge to future phases and the southern stub of Pointewood Loop to Section 3, Phase A to the south.

Surrounding land uses include Meadows of Cheshire to the north, Section 3, Phase A, previous phases of Harbor Pointe to the west and future phases to the east.

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

Staff Recommendation

Staff recommends *Final approval* of **Harbor Pointe, Section 3, Phase B**, to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the Final plat for Harbor Pointe, Section 3, Phase B. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

22-02 Lanes End - Concord Twp. - 03 lots / 18.06 acres

Applicant: RJS Construction Services, LLC
Subdivision Type: Single-family residential (CAD)
Location: South side of Cook Road approx. 300' east of Union County line
Current Land Use: Agriculture/Wooded
Zoned: Farm Residential District (FR-1)
Utilities: Del-co water and private septic systems
School District: Dublin
Engineer: Tim Huffman, Floyd Browne Associates

Staff Comments

The applicant is requesting final plat approval of Lanes End, a proposed 3-lot CAD subdivision of 18.06 acres in Concord Township. The subdivision was given conditional preliminary approval on September 26th, 2002, subject to the applicant resolving drainage concerns. The existing swale running through lot 6129 will be routed further outside the future pond, and the drainage easement for the swale has been increased from 20 feet to 30 feet. Also, the secondary leach field on lot 6187 has been moved from the rear corner to be alongside the primary leach field near the front of the lot.

The lot sizes are 2.432 acres, 5.917 acres and 9.651 acres with the largest lot owning the CAD. Surrounding land use is mostly large lot residential along Cook Road as well as to the south in the Abbey Glen subdivision. To the west is agriculture in Union County.

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 **Lanes End**, to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the Final plat for Lanes End. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

Applicant: Cambridge Land Investments, LLC
Subdivision Type: Single-family Residential
Location: East side of South Old 3C Rd., about 290 feet North of Hawksbeard Dr.
Current Land Use: Vacant/ Open Space/ Cell Tower
Zoned: Planned Development (PD-1)
Utilities: Del.Co. Water and public sanitary sewer
School District: Westerville
Engineer: HLG Engineering and Surveying

Staff Comments

Cambridge Subdivision will gain access from South Old 3 C Hwy and will connect to the Shellbark Ridge subdivision to the south. Cambridge includes 60 lots on 28.10 acres. The minimum lot size is 10,000 square feet with a gross density of 2.14 du/acre. The subdivision is surrounded mainly by residential homes including the Shellbark Ridge, Phase 1 subdivision to the south, Covington Meadows to the north, Bon View Subdivision to the west and open space to the east. Heritage Middle School is located to the west on South Old 3 C Hwy. The surrounding zoning is PD-1 to the south and north, with RR (Rural Residential) to the east and SR (Suburban Residential) to the west.

The subdivision contains 7.281 acres of open space (26%) in four reserve lots. The easterly open space lot will also contain a fenced off area with a cell tower with an easement for maintenance. Upper Cambridge Way provides access from Old 3 C Hwy and extends through the site, stubbing to the east. All subdivision streets will have sidewalks on both sides, even in front of the open space areas, as well as sidewalks along Old 3 C Hwy. Foxglove extends from Shellbark Ridge to connect with Upper Cambridge Way. Chiddingstone Lane is a loop street from Upper

Cambridge to Foxglove Place.

The two western open space lots are at the entrance of Upper Cambridge Way from Old 3-C Highway. The eastern open space lot contains a detention basin providing surface water management for the site.

The subdivision was given conditional preliminary approval on June 29th, 2000. The final application was submitted prematurely in October 2000 and subsequently tabled twice before being withdrawn. Cambridge final plat was resubmitted August 2002, but was again tabled in order to resolve staff checklist comments and to transfer the adjacent 60' strip to the adjoining property owner (a requirement of the preliminary plan approval).

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 **Cambridge** Subdivision, to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the Final plat for Cambridge Subdivision. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

03-01.2.A Grand Oak, Sec. 2, Ph. A – Genoa Twp. - 31 lots / 14.34 acres

Applicant: Shawn Mason, Centex Homes
Engineer: Adam Long, EMH&T, Inc.

Staff Comments

The consultant has requested to table this application for 30 days.

Staff Recommendation

Staff recommends *approval* of the 30-day tabling of **Grand Oak, Section 2, Phase A**, to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 30-day tabling request for Grand

Oak, Section 2, Phase A. Mr. DeWitt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

28-99 Hickory Woods – Genoa Twp. - 14 lots / 33.19 acres

Applicant: Ms. Denise Ranck
Subdivision Type: Single-family Residential
Location: At and behind 6670 Plumb Road, Genoa Twp.
Current Land Use: Single-family house, power line, and woods
Zoned: Rural Residential District, (RR)
Utilities: Del-Co water and private septic systems
School District: Big Walnut
Engineer: Scioto Land Surveying Service, Inc.

Staff Comments

The applicant is requesting final plat approval of Hickory Woods subdivision in Genoa Township. The plat contains 14 lots on 33.19 acres. The subdivision received conditional preliminary approval on May 30th, 2002. The applicant has addressed the conditions of preliminary approval; including widening the cul-de-sac and placing a power line easement note on the plat.

Hickory Woods subdivision (f. k. a. Ranck Subdivision) contains a proposed 1,500' LDLV cul-de-sac to serve 14 lots on 33.19 acres. The lots range from 2 to 3.6 acres in size with most of the lots slightly larger than the 2-acre minimum required in the Rural Residential District. A major AEP electric line runs through the site from northeast to southwest affecting Lots #6707 (3.6 acres) and #6695 (2.3 acres). The new road will cross over this electric easement, as will the leach fields on Lot #6695. No homes will be within the 150-foot easement. The existing farmhouse at 6670 Plumb Road will remain on Lot # 6694.

The surrounding land use includes agriculture to the west, south and north, a few scattered single-family residences to the east along Plumb Road and I-71 to the west. The 2-acre tract in the northeast corner was approved as a NPA lot split and has been recorded.

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 **Hickory Woods** Subdivision to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the Final plat for Hickory Woods. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

48-00.3.A.I Genoa Farms, Section 3, Phase A, Part I – Genoa Twp. - 14 lots / 05.52 acres

Applicant: Dominion Homes
Subdivision Type: Single Family Residential
Location: West side of Old 3C Highway about 650 feet north of Freeman Road
Current Land Use: Former Agricultural
Zoned: PD-1 Conservation Development
Utilities: Del-Co water and Delaware County Sanitary Sewer
School District: Westerville
Engineer: R.D. Zande & Associates, Inc.

Staff Comments

Genoa Farms, Section 3, Phase A, Part 1 consists of a portion of Genoa Farms Boulevard and 14 lots. It also includes a 3.015-acre reserve along State Route 3. A portion of a walking path network is planned for this open space. Capacity existed for Sections 1 and 2 when those sections received their final approval. Both sections have since been recorded. The preliminary approval was granted to Section 3 with the condition that offsite improvements would be made to the sewer system within the Medallion subdivision to the southeast. Conditional preliminary approval was granted to Sections 1, 2 and 3 on December 28, 2000. The 14 lots in this section were part of the taps available from the existing line. Improvements as required in the overall preliminary must be completed prior to any further lots being subdivided in Genoa Farms.

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 **Genoa Farms, Section 3, Phase A, Part I** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the Final plat for Genoa Farms, Section 3, Phase A, Part I. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

21-01 La Gioconda – Liberty Twp. - 04 lots / 08.47 acres

Applicant: Vista Land Co., LLC
Subdivision Type: Single-family residential (CAD)
Location: South side of Clark Shaw Rd., about 3600 ft. West of Liberty Rd.
Current Land Use: Vacant/Agriculture
Zoned: Farm Residential (FR-1)
Utilities: Del-Co Water & on site septic
School District: Olentangy
Project Engineer: Scioto Land Surveying

Staff Comments

La Gioconda is a subdivision utilizing a Common Access Drive and containing 4 lots on 8.45 acres. It is located on the south side of Clark Shaw Road approximately 3,500 feet west of Liberty Road and ½ mile west of the CSX railroad tracks. The site is very flat with drainage generally flowing to the north into a roadside ditch. The 3 front lots are each approximately 1.6 acres and the rear lot is 3.4 acres including the CAD. All lots will utilize an on-site septic system and Del-co water. The preliminary was approved by Court order on June 5, 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 **La Gioconda** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the Final plat for La Gioconda Subdivision. Mr. Brenner seconded the motion. VOTE: Unanimously For,

0 Opposed. Motion carried.

18-02 Big Bear Farms, Section 10 – Liberty Twp. - 06 lots / 26.97 acres

Applicant: Capitol Square Ltd.
Consultant: Ed Miller, EMH & T

Staff Comments

The consultant has requested a 90-day table of the final plat for Big Bear Farms, Section 10 in order to obtain final signatures.

Staff Recommendation

Staff recommends *approval* of the 90-day table request for **Big Bear Farms, Section 10** to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 90-day tabling request for Big Bear Farms, Section 10. Mr. DeWitt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

07-02.1 McCammon Chase, Section 1 – Orange Twp. - 38 lots / 22.04 acres

Applicant: Alum Creek, Inc.
Subdivision Type: Residential
Location: 3031 & 3350 E. Orange Road
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

McCammon Chase Section1 contains 38-lots on 22.04 acres on the north side of Orange Road east of S. Old State Road. It is currently zoned Single Family

Planned Residential surrounded with other Planned Residential and some remaining Farm Residential. The current land use is partially wooded, with an existing residence, pond and an open field fronting on Orange Road. The house will remain on a lot and the pond will be shared by two lots. A wide ravine runs across the site from east to west along with the sanitary sewer line. The land is zoned Single Family Planned Residential and the proposed gross density is 1.42 lots per acre.

The overall plan for McCammon Chase calls for a boulevard entrance, Abbey Knoll Drive, north from Orange Road. McCammon Chase Drive crosses Abbey Knoll Drive, and loops to the west in this section. Jennifer Ann Drive will be a loop in the southern part of the development. McCammon Chase received conditional preliminary approval on March 28, 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 **McCammon Chase, Section 1** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the Final plat for McCammon Chase, Section 1. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-02.1.A Estate of Glen Oak, Section 1, Phase A – Orange Twp. – 15 lots / 13.06 acres

Applicant: Dominion Homes, Inc.
Subdivision Type: Residential
Location: North of East Orange Road, West of South Old State Road
Current Land Use: Former agriculture
Zoned: SFPRD (Single Family Planned Residential District)
Utilities: Del-Co water and county sanitary
School District: Olentangy
Engineer: EMH&T

Staff Comments

Estate of Glen Oak, Section 1, Phase A consists of 15 house lots and two reserves, one of which is a large retention pond. Ashcreek Drive is the boulevard entrance to this portion of Glen Oak. There will be at least 300 feet of setback between the first home and South Old State Road. Veronica Place is a cul-de-sac to the south and Greenspire Drive begins with this phase. This section provides one connection to the adjacent property to the north (Alum Crossing). This project received preliminary approval on June 27, 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 **Estate of Glen Oak, Section 1, Phase A** to the RPC

Commission / Public Comments

Mr. Ward made a motion to approve the Final plat for Estate of Glen Oak, Section 1, Phase A. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-02.1.B Estate of Glen Oak, Section 1, Phase B – Orange Twp. - 19 lots / 08.11 acres

Applicant: Dominion Homes, Inc.
Subdivision Type: Residential
Location: North of East Orange Road, West of South Old State Road
Current Land Use: Former agriculture
Zoned: SFPRD (Single Family Planned Residential District)
Utilities: Del-Co water and county sanitary
School District: Olentangy
Engineer: EMH&T

Staff Comments

Estate of Glen Oak, Section 1, Phase B consists of 19 house lots on 8.111 acres. Ashcreek Drive continues west to an intersection with Snapdragon Way. Greenspire Drive also continues south and Blue Holly Drive begins in this phase. Blue Holly will eventually lead to Orange Road through other sections

of Glen Oak. Snapdragon Way connects to the undeveloped land (future Alum Crossing) to the north. The RPC granted preliminary approval of this project on June 27, 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 **Estate of Glen Oak, Section 1, Phase B** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the Final plat for Estate of Glen Oak, Section 1, Phase B. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-02.1 Glen Oak, Section 1 – Orange Twp. - 49 lots / 32.14 acres

Applicant: Dominion Homes
Subdivision Type: Single-family residential
Location: North side of Orange Road, 850 feet east of CSX Railroad tracks
Current Land Use: Agriculture/vacant land
Zoned: Single Family Planned Residential District (SFPRD)
Utilities: Del-co water and Delaware County sewer
School District: Olentangy Schools
Project Engineer: RD Zande and Associates

Staff Comments

Glen Oak, Section 1 contains 49 lots on 32.19 acres along Orange Road directly adjacent to the Summerfield Village development. The entrance (Holderman Street) aligns with the entrance to the Villages of Oak Creek to the south, approximately 2000 feet east of the CSX Railroad tracks. This street will eventually connect with the main spine road (Blue Holly Drive) of the overall development in the future Phase 2 directly to the west. Primrose Avenue is an east-west street along the southern portion of this section that will connect the future spine road to the west with Holderman Street to the east. Primrose Avenue will then continue to the north into another future section. Daisy Lane is a short north-south street extending from Primrose Avenue to Holderman Street. This section includes 12.03 acres of open space. An 8' bike path will be constructed in the open

space along Orange Road and a 4' limestone path will be provided throughout all of the open space. This application received conditional preliminary approval from the RPC on April 24, 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 **Glen Oak, Section 1** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the Final plat for Glen Oak, Section 1. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS

29-98.4.9 **Scioto Reserve, Section 4, Phase 9 – Concord Twp. - 49 lots / 14.56 acres**

Applicant: Home Road LTD.

Consultant: Lenell Sniechowski, RD Zande

Staff Comments

The consultant has requested a 90-day extension of the preliminary application in order to obtain zoning signatures.

Staff Recommendation

Staff recommends *approval* of the 90-day extension of **Scioto Reserve, Section 4, Phase 9** to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 90-day extension request for Scioto Reserve, Section 4, Phase 9. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

05-01 **Willow Springs North, Sec. 2 – Orange Twp. - 61 lots / 40.90 acres**

Applicant: M/I Schottenstein Homes

Consultant: Matt Kirk, EMH & T

Staff Comments

The consultant has requested a 6-month extension of the preliminary application in order to complete final application requirements.

Staff Recommendation

Staff recommends *approval* of the 6-month extension of **Willow Springs North, Section 2** to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 6-month extension request Willow Springs North, Section 2. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

▪ **Jim Moore – Airport Zoning and Land Use**

Mr. Jim Moore, Delaware City Council / Airport Commission and Mr. Jim Jennings, Delaware City Planning Dept. presented what's going on with land use around the Delaware Airport within the City of Delaware and asked for assistance from the surrounding townships in land use planning and control around the airport.

Mr. Moore stated that the airport is an asset to the city and its surrounding areas. Concord Township, Delaware Township, Liberty Township and Scioto Township were identified as having a direct land use impact on the airport. Delaware City is encouraging manufacturing around the airport, because it prohibits residential development that is not compatible with airport planning.

There are three direct issues that the city is asking townships to consider in

their planning processes. The first issue is zoning, to ensure that residential development is kept a minimum of 5,000 feet from the end of the runways to the east and west and 2,500 feet from the sides of the runways to the north and south. The second issue pertains to building heights within four miles of the airport. The FAA has a height suggestion ratio of 1:100, which means that structures one thousand feet from the airport should be no higher than ten feet and structures two thousand feet from the airport should be no higher than twenty feet and so on. Mr. Moore recommended that the surrounding townships place this restriction in their zoning code to ensure proper airport planning. Mr. Laurien stated that the DCRPC could assist in the production of a GIS map that would demonstrate these height restrictions. The last (third) issue includes the approval of towers in the surrounding areas of the county. Cell towers and other towers should be held to these same height restrictions. Mr. Moore also suggested that the townships consider zoning restrictions comparable to that of the City, where color and style are restricted.

Mr. Moore stated that the city is currently working on their Master Plan that will contain language for airport planning and expansion within the City of Delaware.

▪ **2003 Budget, Membership Dues, Proposed Platting Fees, Calendar**
Mr. Laurien stated that staff is expecting a slow down in platting within the county in the next year. Some of the RPC's expected platting income has been going to the cities of Powell and Dublin, due to recent annexations. The RPC may be using surplus funds this year and next, due to the platting slowdown. Mr. Laurien stated that he wanted staff to use this next year for more proactive planning in completing planning contracts with the county's townships and municipalities to ensure future land use control. In order to complete these contracts quicker and more efficiently, Mr. Laurien stated that he would like to see an additional staff member added and platting fees increased by \$10 per lot. The first platting fee increase in 6 years. The costs to renovate the staff's future office space appear to be lower than expected

Mr. Brenner made a motion to keep membership dues the same for next year (\$0.70 per capita). Mr. Miller seconded the motion. **VOTE: Unanimously For, 0 Opposed. Motion carried.**

Mr. Miller made a motion to adopt the new fee schedule (additional \$10.00 per lot on lot splits, preliminary and final applications). Mr. Spanner seconded the motion. **VOTE: Unanimously For, 0 Opposed. Motion**

carried.

Mr. Miller made a motion to approve the 2003 DCRPC budget as presented. Mr. Spanner seconded the motion. **VOTE: Unanimously For, 0 Opposed. Motion carried.**

VII. POLICY / EDUCATION DISCUSSION (none)

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

Meeting adjourned at 8:20 p.m.

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

The next regular meeting of the Delaware County Regional Planning Commission will be Thursday, November 21, 2002, 7:00PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.