



DELAWARE COUNTY REGIONAL PLANNING COMMISSION

109 N. Sandusky Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259
www.dcrpc.org

Philip C. Laurien, AICP, Executive Director

MINUTES

Thursday, November 17, 2005 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 October 27, 2005 RPC Minutes
- Executive Committee Minutes of November 9, 2005
- Statement of Policy

II. VARIANCES *(none)*

III. PUBLIC CONSTRUCTION PROJECTS *(none)*

IV. ZONING MAP/TEXT AMENDMENTS

- 58-05 ZON James Deitz, Trustee – Berlin Twp. – 37.12 acres from FR-1 to PCD
- 59-05 ZON Romanelli & Hughes – Genoa Twp. – 19.73 acres – Prel. Development plan amendment
- 60-05 ZON Geraldine Mann – Harlem Twp. – 10 acres – AR-1 to FR-1

V. SUBDIVISION PROJECTS

Preliminary *(none)*

Preliminary/Final

26-05	Division #1 of the Park at Greif, Lot# 3868	Liberty	02 lots / 04.41 acres
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Final

01-98.4.B	T Sage Creek, Section 4, Phase B	Berkshire	08 lots / 24.09 acres
13-05.1.A	The Oaks, Section 1, Phase A	Concord	19 lots / 14.45 acres
19-01.2.B	Sheffield Park, Sec. 2, Ph. B	Genoa	53 lots / 32.25 acres
18-03	T Keller Pines	Harlem	31 lots / 22.40 acres
09-02.4	Glen Oak, Section 4	Orange	31 lots / 20.14 acres

T=TABLED, W=WITHDRAWN

VI. EXTENSIONS

16-04	Eagle's Ridge Sections 1-3	Berlin	63 lots / 87.20 acres
28-04	Derby Glen Farms	Liberty	53 lots / 47.90 acres

VII. OTHER BUSINESS

- Consideration for approval: Legal Expenses

VIII. POLICY / EDUCATION DISCUSSION

IX. RPC STAFF AND MEMBER NEW

- Joe Clase – AICP certification

I. ADMINISTRATIVE BUSINESS

▪ Call to Order

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

▪ Roll Call

Representatives present: Paul Snajd, Fred Fowler, Steve Burke, Gary Gunderman, Tom Hopper, Leslie Warthman, David Andrian, Dave Lavallo, Holly Foust, Charles Heimlich, Dick Gladman, Carolyn VanBrimmer, Bill Thurston, Marvin Miller, Lloyd Shoaf, Robert Jones, Bonnie Newland, Mike Dattilo and Larry Starling. *Alternates present:* John Schmidt, Richard Fleming, and Pat Blayney. *Arrived after roll call:* Jim Ward (R). *Staff present:* Phil Laurien, Scott Sanders, Joe Clase, Paul Deel, Da-Wei Liou and Stephanie Matlack.

▪ Approval of the October 27, 2005 RPC Minutes

Mr. Miller made a motion to approve the minutes of the October meeting. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ November 9, 2005 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 8:45 a.m. Present: Holly Foust, Dick Gladman and Steve Burke. Absent: Lloyd Shoaf and Jim Ward. Staff present: Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

- a. **October 19, 2005 – Mr. Gladman made a motion to approve the minutes of the October Executive Committee meetings. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

3. Old Business

a. Contract updates –

- 1.) Brown Twp. – Paul Deel working on. Anticipate completion In Jan. 2006.
- 2.) Concord Twp. – working on complete zoning resolution update
- 3.) Subdivision Regulations – Attorney Don Brosius anticipates final comments to Mr. Laurien by the end of the week.
- 4.) Genoa Twp. – Comp. Plan on hold, draft completed
- 5.) Harlem Twp. – Comp. Plan anticipating completion in April 2006
- 6.) Liberty Twp. – public hearing on Comp. Plan 11/10/05, draft completed
- 7.) Orange Twp. – adult entertainment model code completed
- 8.) Oxford Twp. - Joe Clase working on Comp. Plan. Anticipate completion June 2006
- 9.) Troy Twp. – zoning resolution update 90% complete
- 10.)Morrow Co. – created a GIS based zoning map. Used all of the available free hours, contract sent.
- 11.)Etna Twp. – PRD-2, PRD-3, conservation subdivision overlay, cell tower zoning text revisions completed, used all free hours, contract needed, may be requested by Trustees

4. New Business
a. Financial / Activity Reports for October 2005

REGIONAL PLANNING RECEIPTS		OCTOBER	YTD TOTAL
General Fees (Lot Split)	(4201)	\$185.00	\$10,745.00
Fees A (Site Review)	(4202)	\$570.00	\$3,290.00
Insp. Fees (Lot Line Transfer)	(4203)	\$60.00	\$1,260.00
Membership Fees	(4204)		\$218,369.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$6,558.62	\$41,756.37
Associate Membership Fees	(4206)		\$3,000.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$708.70	\$109,860.27
Charges for Serv. B (Final. Appl.)	(4231)	\$25,047.70	\$83,207.74
Charges for Serv. C (Ext. Fee)	(4232)	\$900.00	\$3,150.00
Charges for Serv. D (Table Fee)	(4233)		\$3,000.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,200.00
General Sales	(4220)	\$121.20	\$2,280.47
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$100.00	\$18,310.00
Soil & Water Fees	(4243)	\$225.00	\$4,738.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$0.30
Other Reimbursements A	(4721)	\$0.40	\$76.08
Other Misc. Revenue (GIS maps)	(4730)	\$148.00	\$3,212.80
Misc. Non Revenue Receipts	(4733)		
Sale of Fixed Asset	(4804)		\$0.00
TOTAL RECEIPTS		\$34,624.62	\$507,456.03

Balance after receipts	\$155,682.57
Expenditures	- \$ 40,711.39
End of October balance	\$114,971.18

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

b. November RPC Preliminary Agenda – Mr. Laurien stated that the agenda included 1 rezoning application, 1 prel./final, 5 finals, and 2 extension requests.

c. Review of updated resolution establishing meeting procedures and methods of notification – Mr. Laurien explained that the resolution presented incorporated Comments made from the Executive Committee members. Mrs. Matlack stated the procedure would be mailed to the full Commission for a vote at the December RPC meeting.

6. **Other Business** (none)

7. **Personnel** (none)

8. **Adjourn**

Mr. Gladman made a motion to adjourn the meeting. Mr. Burke seconded the motion. VOTE: 0 Opposed.

Motion carried.

Meeting adjourned at 10:10 a.m.

The next regular Executive Committee meeting will be Wednesday, December 21, 2005 at 8:30 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015

• **Statement of Policy**

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

II. VARIANCES (none)

III. PUBLIC CONSTRUCTION PROJECTS (none)

IV. ZONING MAP/TEXT AMENDMENTS

58-05 ZON James M. Dietz Trustee – Berlin Twp. – 37.12 acres from FR-1 to PCD

I. Request

The applicant, Attorney Jackson Reynolds on behalf of Peter Manos (deceased) and James M. Dietz (Trustee), is requesting a rezoning of 37.12 acres from FR-1 to PCD to allow for the development of 80 condominium units and 10 acres (5 lots) of commercial office or retail development. The applicant is requesting initial approval of the zoning map change to PCD as part of the two-step zoning process. The applicant will be required to submit a final development plan prior to issuance of any building permits for this site.

II. Conditions

Present Zoning: Farm Residential District (FR-1)

Proposed Zoning: Planned Commercial and Office District (PCD)

Present Use: Single-family residence, agriculture and woods

Proposed Use: 5 commercial lots, 20 condominium buildings, a clubhouse

Existing Density: 1 unit per acre

Proposed Density: 5 units per net developable acre

School District: Olentangy Local School District

Utilities Available: Del-Co Water, Delaware County Sanitary Sewer

Soils: BoA: Blount silt loam, 0 to 2% slopes

GwB: Glynwood silt loam, 2 to 6% slopes

GwC2: Glynwood silt loam, 6 to 12% slopes, eroded

LsA: Lobdell substratum complex, 0 to 2% slopes, occasionally flooded

LyD2: Lybrand silt loam, 12 to 18% slopes, eroded

III. Project Description

The preliminary development plan indicates a single intersection with U.S. 23 that will be limited to right-in/right-out access with a northbound deceleration lane, as required by the Ohio Department of Transportation (ODOT). ODOT has reviewed and approved a traffic study for this development, but reserves the right to make additional comments when the final development plan is submitted.

A parallel access road is depicted about 450' east of U.S. 23. This road is proposed to stub at the north property line and stop 75 feet short of the south property line where a ravine crosses the site. The condominiums will primarily take access off a loop street that extends east from the access road and the commercial lots north of the entrance will take access from a proposed street to extend west from the access road. A fire access roadway, with bollards, is being proposed from the condominium loop to the access road to provide a secondary exit in the event of an emergency.

A one hundred and fifty (150) foot wide electric easement crosses this site from east to west and will be used primarily as open space. The applicant has delineated 13.4 acres of permanent open space to satisfy the 20% PCD open space requirement. This will be owned and maintained by the homeowners association as well as a proposed clubhouse facility. The application indicates that the condominiums will be phase 1 and the commercial lots will be developed as lots are sold.

The surrounding uses include a mobile home park to the north, vacant agricultural field and woods to the east, and additional woods to the south. A self storage business and a furniture showroom are located to the west across U.S. 23.

IV. Issues

1. **Parallel Access Road:** The parallel access road does not match the intent of the 1999 Berlin Township Comprehensive Plan which indicated that this road would be approximately 250 foot east of its proposed location on the north property line.

Staff Comment: There has been a significant collaboration between landowners Don Sherman, Jeff Hinds, Schumacher Homes, ODOT District 6, Delaware County and Berlin Township to provide for improved access management on U.S. 23 between Peachblow and Shanahan Roads. A continuous north-south backage road from Peachblow to Shanahan has been planned and some road right-of-way has already been dedicated. This property is a key link to this north-south road. It is important that the design accommodate this north-south road. The proposed design fails to do this.

The applicant should move the proposed roadway to the east to accommodate the recommendations of the Comprehensive Plan. The road should also stub to the southern property line. The applicant may need to relocate the southern portion of the roadway to the east as well if topography will not permit this stub at this location.

2. **Design and Road Layout:** The development design is not sensitive to the ravine that crosses through this site. The plan indicates a potential for 3 stream crossings with roadways. The condominium buildings are lined-up (soldier-style) along sides the power easement.

Staff Comment: Consideration should be given to limiting the number of stream crossings by reconfiguring the internal road network. Having the condominium development take access off the

parallel access road after it crosses the stream will eliminate the need for one crossing. The fire access could be provided to a stub in the southwest corner of the mobile home park to the north to eliminate another crossing. Consideration should also be given to avoid the barracks-style layout of condominium buildings in the final development plan.

3. Net Developable Acreage Calculation: Net developable acreage calculations appear to be incorrect.

Staff Comment: The applicant used a 50 foot stream buffer instead of the typical 20 foot buffer, which will credit them some density. However, the applicant didn't include steep slopes (>20%) in the calculation, which will reduce the residential density allowed. After the road is relocated, this density calculation will need to be redone. Some of the 80 condominium units may not be permitted and, if so, should be removed.

4. Utilities: The Delaware County Sanitary Engineer's office has indicated that this development will utilize the Perry Taggart sewer line.

Staff Comment: The applicant should be aware that he will be responsible for the cost of extending sewer to this site if he desires to develop the proposed plan before the service is available.

5. Divergence Request: The applicant is requesting a divergence to the building and pavement setbacks for the commercial lots along the access road. The request would reduce the building setbacks from 100 feet to 60 feet and the pavement setbacks from 60 feet to 36 feet.

Staff Comment: Staff does not support this divergence request because the proposed access road needs to be relocated to the east. If the road is relocated, the Township may consider the divergence appropriate

6. Plat Required: A subdivision plat will be required within 3 years after zoning approval or the development plan will expire.

Staff Comment: RPC will review a subdivision plat for this development indicating 6 lots and the proposed public access road, including the entrance from U.S. 23.

7. Drainage: Drainage is a significant concern for all of the lands along the east side of U.S. 23 from Peachblow Road on the north to Shanahan Road on the south. There is a very large drainage area that flows through the trailer park and then through this property to its natural outlet through a large culvert pipe under U.S. 23.

Staff Comment: The trailer park has blocked the drainage on lands to the north, causing significant flooding problems on the Sherman property. The enclosed (and undersized) drainage at the trailer park will have to be reconstructed to permit the necessary flows to release.

As a result the drainage design for this property should take into consideration that larger flows are expected when the drainage problem is remedied to the north in the trailer park. Storm water detention should be off-ravine, meaning that there should be no damming of the stream through the property.

V. Criteria for Approval

The Zoning Commission and Trustees may approve a Planned Commercial and Office Development zoning map amendment provided they find that the proposed development complies with all of the following requirements:

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

Staff comment: Yes, if the plan is modified to demonstrate appropriate setbacks along the access road and the net developable acreage calculations are revised.

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

Staff comment: Yes, if the parallel access road is relocated to the east and stubbed to the southern property line.

3. That the proposed development advances the health, safety and morals of the township and the immediate vicinity.

Staff comment: Yes, if the all staff comments are addressed, including a resolution of on-site and off-site drainage issues.

4. That the proposed development is in keeping with the existing land use character and physical development potential of the area.

Staff comment: Yes.

5. That the proposed development will be compatible in appearance with the remainder of the district; and

Staff comment: Yes.

6. That the minimum open space as required herein has been provided.

Staff comment: Yes.

VI. DCRPC Staff Recommendation

Staff recommends **Conditional Approval** of the application by James M. Dietz for rezoning 37.12 acres from FR-1 to PCD to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, *subject to:*

1. *The parallel access road being appropriately relocated to the east to accommodate the recommendations of the Comprehensive Plan and extended to stub to the south property line. This north-south road shall be a public street.*
2. *Reconfiguring the internal road network and building pads to be more sensitive to the ravine that crosses the site.*
3. *The net developable acreage calculations being modified to include steep slopes (>20%) and removing any condominium units exceed the permitted density.*
4. *Increasing the building and pavement setbacks along the access road to reflect those required by the Berlin Township Zoning Code*

5. *Resolving the on-site and off-site drainage issues related to blocked drainage on the trailer park property.*

Commission / Public Comments

Mr. Jack Reynolds, attorney for Mr. Dietz was present. He stated that they have worked with ODOT to locate the north/south road. It is intended to be a public road. He appreciated the layout suggested by Mr. Clase and will take it into consideration. They have received no response from the trailer park owners regarding that connection to the north. Mr. Laurien said that there have been a lot of discussions about this parallel access road. The sooner it can be built, the better. When Jeff Hines dedicates the right of way (to the north), in time, ODOT will put in the signal. If the trailer park will not cooperate in this parallel access road, the County may need to get involved to lay out that portion of the roads across their property.

Mrs. Warthman made a motion to recommend conditional approval of the rezoning requested by Mr. Dietz subject to staff comments. Mr. Miller seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained. Motion carried.

59-05 ZON Romanelli & Hughes – Genoa Twp. – 19.73 acres – Development plan amendment

This application is a request to change the Development Plan for Section 3 of The Villages at Highland Lakes, originally approved in May, 2000. An amendment was submitted by M/I Homes earlier in the year for single-family residential lots but was withdrawn in April, 2005. This amendment seeks to permit 52 condominiums in two-unit buildings (no change in density).

I. Conditions

Location: across from 6515 Big Walnut Road, Genoa Twp.

Present Zoning: Planned Residential District (PD-1)

Proposed Zoning: Planned Residential District (PD-1)

Present Use: Former farmland and woods

Proposed Use: 52 Condominium units

Proposed Density: 2.63 units per acre

School District: Olentangy

Utilities Available: Del Co Water, Delaware County sanitary sewer

Soils: Bennington (BeA), Cardington (CaB), Pewamo (PwA), and Sloan (SnA)

II. Background

In May, 2000, Planned Communities requested a zoning change to PD-1 for 192.83 acres on Big Walnut and Worthington Roads to develop a 344-unit residential subdivision consisting of 231 single-family and 113 single-family detached condominium units. The gross density is 1.8 units per acre. The single-family homes and two sections of condominiums have been platted, leaving 52 condominiums to be platted with this development plan amendment.

III. Development Plan

The application shows duplex units with front-projecting garages, some of which are side-load. One access is provided to Ketterington Lane and a second is provided to Alston Grove Drive. Internal roads are private.

The 19.7-acre site includes 8.81 acres of open space when the right-of-way is subtracted, more than the code requires. The overall Oaks at Highland Lakes development provides more than 70 acres of park and open space. An existing creek is preserved along the site's southeast boundary and a treeline across the center of the development is preserved. An existing detention pond is next to the small tributary.

Landscape specifications are included showing planting areas and a horse fence along Big Walnut Rd. within a 125' landscape/no-build buffer (buildings are setback an additional 50').

IV. Divergences

Two divergences are requested:

1. The applicant proposes sidewalks on one side of the street where Section 524.17 of the code requires all residential developments be provided with sidewalks on both sides of the street and;
2. The applicant request a reduction in the front setback from 25' to 20'. The development plan shows that this affect approximately 22 units.

Staff Comments: The proposed footprints with full-projecting garages are snout houses. This is a housing style that received much debate during the review and update of the Genoa Comprehensive Plan in 2004.

Although the 2004 Comp Plan has not yet been adopted, the Zoning Commission seemed to strongly support banning snout houses in PRDs (see Appendix A, Item 2, Genoa Draft Comp Plan).

If anything, a divergence from 25' to 20' should only be granted, subject to the following:

1. That a 5' tree lawn be provided between the sidewalk and the street;
2. That garages must set back behind the front setback of the house: ideally, for a 20' house setback, the garage setback would be 32'.

V. Other issues

1. The design shows stormwater inlets at the curb, which indicates curb-and-gutter design but does not show a street cross-section. The township should adopt the County Engineer's design manual standard cross sections and require they be used on private streets, as the quality of the street base and surface is totally up to the developer. Paving should be designed to last 20 years. This must be done as a condition of zoning.
2. Additional setback has been provided for the future realignment of Big Walnut Road. A realignment will bring the curve to current county standards. An exhibit from the Engineer's office shows a conceptual alignment. The landscape plan shows extensive mounding and landscaping in this area.

Staff comment: The applicant's engineer should continue to work with the County Engineer's office to determine exactly how much additional right-of-way will be needed and adjust any landscape plans accordingly. Mounds should not be approved in the area where the future realigned road will be located.

VI. Compliance with Comprehensive Plans

The 1998 Genoa Township Comprehensive Plan places this property in Planning Area 1. It recommends that this area be developed as single-family residential up to 1.8 units per acre or 2.2 units per acre if conservation standards are used. The proposal generally complies with the plan regarding density and residential land use. The proposed Genoa Comprehensive Plan has debated whether the 21-acre parcel to the west should be multi-family residential or commercial. No connection is provided to this parcel as shown on the previous M/I proposal. A pedestrian connection is mandatory. A street connection is desirable.

VII. Criteria for approval

“Approval for planned development rezoning will be granted only when the plan for the project is such that public health, safety, comfort, morals and general welfare will be promoted”, as it pertains to Section 524.23 of the Township Zoning Resolution.

Staff finding: Staff finds that the request for PD-1 is in general conformance with the Genoa Township 1998 Comprehensive Plan and is compatible with the surrounding land use. There is adequate utility service available and the overall development has direct access to two major streets so it will not create traffic on minor residential streets outside the district. However, divergence not appropriate, public street connection to west not provided.

VIII. DCRPC Staff Recommendation

Staff recommends *Denial* of the development plan amendment on 19.731 acres on Big Walnut Road to the RPC, Genoa Township Zoning Commission, and Genoa Township Trustees, for the reasons noted in Section III - VII.

Staff would recommend *conditional approval* subject to the following:

1. *The township should adopt the County Engineer’s design manual standard cross sections and require they be used on private streets. Paving should be designed to last 20 years;*
2. *The applicant should continue to work with the County Engineer’s office to determine exactly how much additional right-of-way will be needed and adjust any landscape plans accordingly. Mounds should not be approved in the area where the future realigned road will be located;*
3. *A street connection is desirable to be provided through this parcel from Ketterington Lane to the undeveloped acreage to the west;*
4. *That the sidewalks be provided on one side of the street with a 5’ treelawn located between the sidewalk and the street;*
5. *That the divergence from 25’ to 20’ should only be granted if the garage setback is a minimum of 12’ behind the front setback of the house: 20’ house, 32’ garage.*

Commission / Public Comments

Mr. Hans Guker with Advanced Civil Design was present to represent the applicant. He agreed with the

RPC staff regarding the street being designed using the County Engineer’s design standards. Mr. Guker said that they provided a drawing showing that an additional 25’ of ROW could be achieved. With regards to the street connection to the undeveloped land, Mr. Guker stated that the original plan did not show a connection from this development to the west. There are no plans for that parcel. Since this project will be a private, gated community, the developer did not want the connection to an unspecified parcel.

Mr. Laurien stated that since the connection to the west was removed, if the Township decides to make that parcel commercial then road connectivity will be an issue. Mrs. Warthman stated an amendment was recently passed eliminating the connections to the north and west. It was not desirable to the Township to connect commercial through a condominium site. Mr. Laurien stated that it sounds good for today but is not going to work for the future.

Mr. Guker stated the plan does show sidewalks and a treelawn located on one side of the street. A treelawn will also be provided on the other side that does not have the sidewalk. This development is a twin/single condo unit. One has a front loaded garage and the other has a side load.

Mr. Gunderman stated that there are many issues to be resolved including a possible redesign with public streets.

Mr. Gunderman made a motion to recommend denial of the rezoning by Romanelli & Hughes, based on the staff report. Mr. Shoaf seconded the motion. VOTE for Denial: Majority For. Motion carried.

60-05 ZON Geraldine Mann – Harlem Twp. – 10 acres – AR-1 to FR-1

I. Request

The applicant, Geraldine Mann, is requesting a 10-acre rezoning from AR-1 to FR-1.

II. Conditions

Location: 5102 Harlem Road, Harlem Township

Present Zoning: Agricultural Residential (AR-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): Single-family Residence / Wooded

Proposed Use(s): Single-family residential

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 2 acres

School District: Big Walnut Local School District

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

Critical Resources: Streams south of the site

Surrounding land uses: Scattered single-family residences and agricultural land

Soils: BeA: Bennington Silt Loam (0 to 2% slopes)

BeB: Bennington Silt Loam (2 to 4% slopes)

CnA: Condit Silt Loam (0 to 1% slopes)

SsA: Smothers Silt Loam (0 to 2% slopes)

SsB: Smothers Silt Loam (2 to 4% slopes)

III. Issues

Current zoning does not allow any further division of this parcel, due to frontage requirements. This lot has 220 feet of frontage on Harlem Road, which does not meet the 300 foot frontage requirement for lots being more than 5 acres. Rezoning this parcel to FR-1 will not allow for additional build lots to be subdivided, unless it is platted with a public road or a common access drive (CAD) to create frontage for additional lots. Staff anticipates that the applicant will request a CAD subdivision, to yield no more than four single-family 2 acre lots.

The proposed Willow Creek subdivision is adjacent to this site to the south. It has been rezoned to FR-1, approved for subdivision and is expected to be recorded in the couple of weeks. The RPC generally is not in favor of side by side CAD's and may not support a CAD on this property. The applicant should submit a sketch plan to the RPC for review and comment prior to rezoning the property.

The 1988 Harlem Township Comprehensive Plan shows the proposed site as residential. The plan recommends that residential development in this area but does not recommend minimum lot acreage. The landowner should consult with the Health Department to assure that there is adequate area for additional septic systems. Some soil types on this property may not be suitable for on-site septic treatment.

Surrounding land uses include scattered single-family homes along Harlem Road surrounded by woods and agricultural fields. FR-1 zoning would be in character with the neighborhood.

IV. Staff Recommendations

Staff recommends **Approval** of this rezoning case from AR-1 to FR-1 for Geraldine Mann to the DCRPC, the Harlem Township Zoning Commission and the Harlem Township Trustees.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Miller made a motion to recommend approval of the rezoning by Geraldine Mann. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. SUBDIVISION PROJECTS

Preliminary (none)

Preliminary/Final

26-05 Division #1 of the Park at Greif, Lot# 3868 – Liberty Twp. - 02 lots / 04.41 acres

Applicant: Equity Real Estate/Greif Bros. Corp. of Ohio, Inc.
Subdivision Type: Commercial
Location: Greif Parkway, Liberty Twp.
Current Land Use: Vacant
Zoned: Planned Commercial (PC)
Utilities: Del-Co water and public sanitary sewer
School District: Olentangy
Engineer: Civil & Environmental Consultants, Inc.

I. Staff Comments

The proposed development is a subdivision of an existing lot in The Park at Greif to accommodate the Brookshire Banquet Facility. The parking lot will have two curb cuts on a one-way loop section of Greif Parkway. The facility will include an 11,230 s.f. building with outdoor event area and paved patios. The stormwater management system includes underground detention. Staff received a letter from the fire chief approving of the circulation plan.

A technical review was held on October 18, 2005, after which the applicant has addressed all of the required changes.

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

II. Staff Recommendation

Staff recommends *Preliminary and Final Approval* of **Division #1 of The Park at Greif, Lot #3868** to the RPC.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Miller made a motion for Preliminary and Final approval of Division #1 of the Park at Greif, Lot # 3868, seconded by Mr. Starling. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Final

01-98.4.B T Sage Creek, Section 4, Phase B – Berkshire Twp. - 08 lots / 24.09 acres

Applicant: Bill Schlanger
Engineer: CPS Consulting Group

I. Staff Comments

The applicant has requested a 90-day tabling to resolve engineering issues. The application was previously tabled in September. This is the second table request.

II. Staff Recommendation

Staff recommends *Approval* of the 90-day tabling for Sage Creek, Section 4, Phase B to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the 90-day tabling of Sage Creek Section 4, Phase B. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

13-05.1.A The Oaks, Section 1, Phase A – Concord Twp. - 19 lots / 14.45 acres

Applicant: The Oaks Real Estates Development, LLC.
Subdivision Type: Single-family Residential
Location: 7931 Harriott Road, Concord Township.
Current Land Use: Twin Oaks Golf Course.
Zoned: Planned Residential District, (PRD)
Utilities: Del Co Water, Tartan Fields sanitary sewer w/ land application
School District: Dublin
Engineer: RD Zande

I. Staff Comments

This is the initial phase of The Oaks, a proposed subdivision of 43 lots on 34.78 acres (1.24 units/acre). The development is located on the south side of Harriott Road approximately 2,100' west of Concord Road. Surrounding land use includes the Tartan Fields subdivision to the south and west, Woods of Glen Erin to the east, and large lot single family residences along Harriott Road. The site was previously used as the Twin Oaks golf course. Preliminary approval was granted in April 2005.

Section 1, Phase A consists of 19 lots on 14.45 acres. It includes a portion of the main road (Allen Drive) accessing the site. Shatto Lane is a cul-de-sac extending to the east. An open space reserve (1.403 acres) is located at the front of the development and will contain an existing pond, which will be utilized for stormwater management. A second open space reserve (1.223 acres) is located to the southeast and includes a shallow ravine. This reserve will also serve as stormwater retention. The lots in this section range from one third to one half acre in size and will utilize Del-Co water and the Tartan Fields sanitary treatment facility.

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

II. Staff Recommendation

Staff recommends *Approval* of the Final plat for **The Oaks, Section 1, Phase A** to the RPC.

Commission / Public Comments

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

19-01.2.B Sheffield Park, Sec. 2, Ph. B – Genoa Twp. - 53 lots / 32.25 acres

Applicant: Virginia Homes

Subdivision Type: Single Family Residential

Location: West side of Worthington Road, north of Jaycox Road, Genoa Twp.

Current Land Use: Vacant

Zoned: Planned Residential District (PD-1)

Utilities: Del-Co water and public sewer

School District: Olentangy Local School District

Engineer: EMH&T

I. Staff Comments

Sheffield Park, Section 2, Phase B continues Fox Hollow Drive to the west. It includes a loop called Normandy Drive which serves 20 lots. It also includes a small cul-de-sac, Wicklow Court, which serves 8 lots. The large, 9.655-acre open space to the north includes some stormwater retention as well as a continuation of the overall network of asphalt bike paths. This portion of the overall site is a slightly rolling open field with a swale which will be located within a drainage easement.

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

II. Staff Recommendation

Staff recommends *Final Approval* of **Sheffield Park, Section 2, Phase B** to the RPC.

Commission / Public Comments

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

18-03 T Keller Pines – Harlem Twp. - 31 lots / 22.40 acres

Applicant: Keller Pines, LLC.

Engineer: EMH&T

Staff Comments

Keller Pines LLC requests a 90-day tabling of the final plat in order to resolve sanitary sewer issues.

Staff Recommendation

Staff recommends *Approval* of the 90-day tabling for **Keller Pines** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the 90 day tabling of Keller Pines. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-02.4 Glen Oak, Section 4 – Orange Twp. - 31 lots / 20.14 acres

Applicant: Dominion Homes
Subdivision Type: Single Family Residential
Location: North side of Orange Road, 700' west of South Old State Road.
Current Land Use: former agriculture
Zoned: Single Family Planned Residential Development
Utilities: Del-Co Water and Delaware County Sanitary Sewer
School District: Olentangy
Engineer: Kevin Kershner, R.D. Zande & Associates

I. Staff Comments

Glen Oak Section 4 is in the southwest corner of the overall Glen Oak development. It includes 30 house lots surrounded by passive open space, which also provides a buffer between the lots and the railroad tracks to the west. A bike path will be constructed within the open space along Orange Road. Overhead electric lines run along the north portion of this section and are located within the open space. The design includes an extension of Holderman Street, which loops through this section, connecting at either end with Blue Holly Drive. The preliminary plan was approved in September 2003.

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

II. Staff Recommendation

Staff recommends *Approval* of the Final plat for **Glen Oak, Section 4** to the RPC.

Commission / Public Comments

Mr. Gunderman made a motion for Final approval of Glen Oak, Section 4. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. EXTENSIONS

16-04 Eagle's Ridge Sections 1-3 – Berlin Twp. - 63 lots / 87.20 acres

Applicant: Grover Johnson

Engineer: ADR and Associates

I. Staff Comments

Preliminary approval for Eagle's Ridge Sections 1-3 was given November 18, 2004. The applicant is requesting a 6-month extension in order to relocate overhead electric lines on the site.

II. Staff Recommendation

Staff recommends *Approval* of the 6 month extension for **Eagle's Ridge Sections 1-3** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the 6 month extension for Eagle's Ridge, Sections 1-3. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

28-04 Derby Glen Farms – Liberty Twp. - 53 lots / 47.90 acres

Applicant: The Homewood Corporation
Engineer: EMH&T

I. Staff Comments

Preliminary approval for Derby Glen Farms was given December 16, 2004. The applicant is requesting a 6-month extension in order to finalize the engineering plans.

II. Staff Recommendation

Staff recommends *Approval* of the 6-month extension for **Derby Glen Farms** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the 6-month extension for Derby Glen Farms. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. OTHER BUSINESS

- Consideration for approval: Legal Expenses – *Mr. Shoaf made a motion to approve the legal expenses of \$2,926.42 for Loveland & Brosius. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

VIII. POLICY / EDUCATION DISCUSSION (*none*)

IX. RPC STAFF AND MEMBER NEWS

- Joe Clase – received his AICP certification – congratulations Joe!

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

Meeting adjourned at 8:05 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, December 29, 2005, 7:00 PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G35, Delaware, Ohio 43015.