



DELAWARE COUNTY REGIONAL PLANNING COMMISSION

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

Philip C. Laurien, AICP, Executive Director

MINUTES

**Thursday, November 20, 2003 at 7:00 PM
Delaware Hayes Services Building,**

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

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of October 30, 2003 RPC Minutes
- Executive Committee Minutes of November 12, 2003
- Statement of Policy

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

- 60-03 ZON William & Robin Doss – Harlem Twp. – 6.44 acres from AR-1 to FR-1
 61-03 ZON Jackrit & Anna Mongkollugsana – OraTwp – 3.47 acres from FR-1 to PC

IV. SUBDIVISION PROJECTS

Township Lots/Acres

Preliminary *(none)*

Preliminary/Final *(none)*

Final

11-03.1	T	Killdeer Meadows, Section 1	Berkshire	15 lots / 09.69 acres
29-98.4.11		Scioto Reserve, Section 4, Phase 11	Concord	58 lots / 20.69 acres
08-03		Highland Lakes East, Section 15	Genoa	06 lots / 02.77 acres
03-01.2.B	W	Grand Oak, Section 2, Phase B	Genoa	35 lots / 52.49 acres
27-98.4.A		Abbey Knoll, Section 4, Phase A	Orange	21 lots / 08.96 acres
72-93.12		Villages of Oak Creek, Phase 12	Orange	29 lots / 08.32 acres
47-00.3.2.A		North Orange, Sec. 3, Ph. 2, Pt. A	Orange	01 lots / 02.68 acres
47-00.2.3.A		North Orange, Sec. 2, Ph. 3, Pt. A	Orange	36 lots / 16.12 acres
09-02.3.A	T	Glen Oak, Section 3, Phase A	Orange	33 lots / 35.98 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- Consideration for approval: Expenditure: Legal Fees \$6,321.50 (Sub. Regs.)

VII. POLICY / EDUCATION DISCUSSION *(none)*

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

I. ADMINISTRATIVE BUSINESS

#Call to Order

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

Roll Call

Representatives present: Gary Spanner, Fred Fowler, Jim Ward, Kris Jordan, Gary Gunderman, Tom Hopper, Robert Brenner, Holly Foust, Dick Gladman, Bill Thurston, Lloyd Shoaf, George Mason, Bonnie Newland and Mike Dattilo.
Alternates present: Paul Snajd, Dusty Gurney, Jack Smelker, and Scott Pike.
Staff present: Phil Laurien, Paul Deel, Scott Sanders, Joe Clase, Da-Wei Liou, Bob Sochor and Stephanie Matlack.

Approval of the October 30, 2003 RPC Minutes

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

November 12, 2003 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 8:30 a.m. *Present:* Dick Gladman, Steve Burke and Holly Foust. (Jim Ward and Leslie Warthman were absent.) *Staff present:* Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

a. October 22, 2003 – Mr. Gladman made a motion to approve the minutes from the previous meeting, seconded by Mr. Burke. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. Old Business

a. Sewer Master Plan Update – Chapters 1-7 are completed. RPC staff has spent 842 hours at a cost through 10/31/03 of \$20,026.96. The draft preliminary findings should be completed on budget. There will be a meeting tonight at the Hayes Service Building (Rm. G35) at 7:00 p.m. to present the maps and discuss densities and future sewer service areas.

4. New Business

a. Financial / Activity Reports for October 2003

Ending balance as of 09/30/03 \$168,980.22

RECEIPTS		October	YTD TOTAL
General Fees (Lot Split)	(4201)	\$370	\$8,770
Insp. Fees (Lot Line Transfer)	(4203)	\$500	\$2700
Fees A (Site Review)	(4202)	\$100	\$1,100
Membership Fees	(4204)		\$146,731
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$4,614.28	\$30,548.27
Charges for Serv. A (Prel. Appl.)	(4230)	\$6,860	\$64,940
Charges for Serv. B (Final. Appl.)	(4231)	\$31,220	\$117,145
Charges for Serv. C (Ext. Fee)	(4232)	\$150	\$750
Charges for Serv. D (Table Fee)	(4233)	\$400	\$4,200
Charges for Serv. E (Appeal/Var.)	(4234)		\$60.
General Sales	(4220)	\$364.60	\$5,874.95
Health Dept. Fees	(4242)	\$2,700	\$8,210
Soil & Water Fees	(4243)	\$651	\$4,305

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Other Reimbursements	(4720)		
Other Reimbursements A	(4721)	\$10.84	\$77.54
Other Reimbursements B	(8092)		
Canceled Warrants	(8099)		
Interfund Revenues	(8701)		
TOTAL RECEIPTS		\$47,940.72	\$395,951.76

Balance after receipts	\$216,920.94
Expenditures	- \$ 54,237.54
End of October balance	\$162,683.40

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

b. November RPC Preliminary Agenda – Mr. Laurien presented the preliminary agenda. 2 rezoning/text amendments and 9 final applications.

c. Contract Updates

- (1.) **Ashley and Scioto Twp.’s** – complete first meetings
- (2.) **Harlem Twp.** – awaiting signed contract
- (3.) **Genoa Twp.** – begin working on update to comprehensive plan
- (4.) **Berkshire Twp.** – model zoning code complete, Attorney Don Brosius reviewing version 6
- (5.) **Liberty Twp.** – update comprehensive plan and zoning code, possibly 2004, waiting for Twp. to indicate they are ready.
- (6.) **Sunbury** –last chapter of comprehensive plan complete, next step zoning commission review
- (7.) **Berlin Twp.** – working on Cheshire P.U.D.
- (8.) **Kingston and Trenton Twp.’s** – plans have been completed – not adopted
- (9.) **Troy Twp.** – will have a meeting to reconsider densities on the comp. plan, some revisions may be needed for the Shapter lands on Rt. 23.
- (10.) **Hancock County** – possible planning contract, meeting with interim Planning Director this week.

d. **Consideration for recommendation: Loveland & Brosius, legal fees for subdivision regulation review - \$6,321.50 - Mr. Burke made a motion to recommend approval of the legal expenditure, Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

5. **Other Business** (none)

6. **Personnel** (none)

7. **Adjourn**

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

Meeting adjourned at 9:25 a.m.

The next regular Executive Committee meeting will be Wednesday, December 10, 2003 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. **ZONING MAP/TEXT AMENDMENTS**

60-03 ZON William & Robin Doss – Harlem Twp. – 6.44 acres from AR-1 to FR-1

I. Request

The applicant is requesting to rezone 6.44 acres from AR-1 to FR-1 in order to subdivide into lots at a 2-acre minimum size.

II. Conditions

Location: North side of Adams Road, 850 west of Harlem Road

Present Zoning: Agricultural Residential (AR-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use: Residential

Proposed Use: Residential

Existing Density: 1du/5 acres

Proposed Density: 1 du/2 acre

School District: Big Walnut

Utilities Available: Del Co water, on-site septic

Soils: BeA – Bennington silt loam, 0-2% slope

BeB – Bennington silt loam, 2-4% slope

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

CeB – Centerberg silt loam, 2-6% slope

III. General comments

This rezoning would allow the applicant to split the existing residential site into two parcels, utilizing a new 60-foot access strip taken from the existing frontage. Surrounding land use includes large-lot housing and agricultural acreage. A 95-acre parcel immediately west of this site has been subdivided recently into 12 large road-frontage and flag-lot parcels, ranging in size from 5.002 acres to 23 acres. Each of those lots utilize existing frontage on Adams Road.

The lot width is approximately 342 feet at Adams Road and narrows to 252 feet at the rear of the lot. This width should allow for the development of a second lot to the rear. The existing home has a setback of approximately 150 feet, with open, remaining land to the north. A small stream meanders across the site from east to west.

The 1988 Harlem Township Comprehensive Plan shows the proposed site as residential and recommends the 2-acre lot size.

Staff Recommendation

The staff recommends that the 6.44-acre rezoning from AR-1 to FR-1, to the RPC, Harlem Township Zoning Commission, and the Harlem Township Trustees, be **Approved.**

Commission / Public Comments

No one was present to represent the applicant.

Mr. Gladman made a motion to recommend conditional approval of the rezoning request by William and Robin Doss. Mr. Spanner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

61-03 ZON Jackrit & Anna Mongkollugsana – Orange Twp. – 3.47 acres from FR-1 to PC

I. Location

3773 East Powell Road, between Bale Kenyon & Worthington Rd., Orange Township

II. Request

The applicant is requesting a zoning map change from Farm Residential to Planned Commercial for 3.47 acres in Orange Township for a proposed retail Christmas shop. The applicant is also asking for a variance to the existing landscaping requirement (to Section 21.10) for structures located within 100 feet of a residential zone.

III. Conditions

- Present Zoning:** Farm Residential District (FR-1)
- Proposed Zoning:** Planned Commercial and Office District (PC)
- Present Use(s):** Vacant school house and garage
- Proposed Use(s):** Retail Christmas Shop
- Existing Density:** 1 du/acre
- Proposed Density:** N/A
- School District:** Olentangy Local School District
- Utilities Available:** Del-Co Water and County Sewer
- Soils:** AmF – Amanda Silt Loam (25 to 50% slopes)
 - CaB – Cardington Silt Loam (2-6% slopes)
 - RoA – Rossburg Silt Loam (0 to 2% slopes) occasionally flooded
 - W - Water

IV. Description

This property lies on the northeast side of East Powell Road with Alum Creek River along its eastern border. The eastern half of the site contains severe slopes that lower into the 100-year floodplain. These same slopes wrap around the site on the adjacent parcel to the north. The applicant is not proposing any changes to the site within the 100-year floodplain. The site has two existing buildings: a

schoolhouse and a detached two-car garage.

The applicant is planning to renovate the existing schoolhouse for this proposed retail use. The plan also includes a paved drive and parking lot with 14 spaces. The applicant is planning to open the store in the Summer of 2004. The store will be open year around and sell Christmas related merchandise.

Surrounding land uses include Oakland Nursery’s Farm to the east, a wooded/agricultural field to the north and mostly single-family residential along East Powell Road. Germain Amphitheater is to the southwest beyond three office buildings located along East Powell Road. The parcel directly south of this site is vacant.

V. Conformance with Development Plan Standards

The submitted plan does not conform to the following development standards:

Section 21.10, Requirements for Nonresidential Uses Abutting Residential Districts:

“Nonresidential buildings or uses... shall not be located nor conducted closer than one hundred (100) feet to any lot line of a residential district. Such one-hundred (100) foot area shall include at or near its perimeter acceptable landscaping or screening approved by the Zoning Inspector. Landscaping provided shall consist of a strip of land not less than twenty (20) feet in width containing a rolling mound with an evergreen hedge or dense planting of evergreen shrubs not less than six (6) feet in height at the time of planting.”

The applicant is requesting a variance for decreased buffers. Staff feels that the site currently has an adequate buffer to the north, considering the severe slopes and vegetation. The staff would like to see additional buffers added to the south and northwest to buffer existing homes and possible adjacent uses. The applicant should work with Orange Township to determine appropriate buffer landscaping requirements. Adjacent property owners should also be consulted.

Section 21.13, Lighting Regulations:

“Directing light fixtures downward rather than upward.”

The development plan indicates a proposed spotlight to light an advertisement sign along East Powell Road. The Zoning Inspector should approve all lighting prior to installation.

Section 22.03, Permitted Signs – Permit Required:

“Commercial display signs require individual permits.” “The total display area of all surfaces does not exceed thirty-two (32) square feet when the sign is located fifteen (15) feet from the primary frontage street right-of-way line.”

The development plan does not specify dimensions or locations for proposed commercial signage. The only sign shown on the plan is for advertisement off East Powell Road. The sign shown on the plan is 15 feet off the centerline of East Powell Road. This places the sign within the right-of-way. The code requires 15 feet from the right-of-way. The plan should indicate this additional 25-foot distance from East Powell Road.

VI. Criteria for Approval

- 1) If the proposed development is consistent in all respects with the purpose, intent and general standards of this Zoning Resolution.
Staff Finding: Yes, if items in Section V are addressed.

- 2) If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.
Staff Finding: The 2001 Orange Twp. Comprehensive Plan recommends residential for this parcel, but also recommended Planned Commercial for lands at the corner of Bale Kenyon and Powell Road. In the intervening years, the township zoned two lots on Powell Road 350’ south of this site for Commercial. It now appears that this tract and the 3 Kersey tracts on Bale Kenyon and Powell Road could reasonably be recommended from Planned Commercial so long as the uses are low intensity such as this proposed Christmas shop reuse of the 1870 schoolhouse. Staff feels that this commercial use follows the intent of the plan to slowly transition the East Powell Road and Bale Kenyan corridor to Planned Commercial and Office.

- 3) If the proposed development advances the general welfare of the township and the immediate vicinity.
Staff Finding: Yes.

VII. Staff Recommendations

Staff recommends **conditional approval** of this rezoning case from FR-1 to PC for Jackrit & Anna Mongkollugsana to the DCRPC, the Orange Township Zoning Commission and the Orange Township Trustees, *subject to conformance with the development plan standards listed in the Development Plan standards Section V of*

this report and staff comments.

Commission / Public Comments

Mrs. Mongkollugsana was present. She stated that their architect is addressing the staff comments.

Mr. Gunderman asked what the restrictions are for future uses. Mr. Clase stated that since it is a Planned Commercial District, they would have to conform to the approved plan. Mr. Gladman stated that if a future owner wanted to change the type of business they would need to go back to the Zoning Commission for Planned Commercial to Planned Commercial rezoning.

Mr. Gladman stated that due to the elevation, any additional buffering to the north is most likely not needed.

Mr. Spanner made a motion to recommend conditional approval for the rezoning request by Mr. & Mrs. Mongkollugsana. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary (none)

Preliminary/Final (none)

CONSENT AGENDA

Chairwoman Foust asked if the Commission wanted to remove any of the Final applications from the consent agenda. There were none.

Mr. Gladman made a motion for Final approval of Scioto Reserve, Section 4, Phase 11, Part A & B, Highland Lakes East, Section 15, Abbey Knoll, Section 4, Phase A, Villages of Oak Creek, Phase 12, North Orange, Section 3, Phase 2, Part. A, North Orange, Section 2, Phase 3, Part A. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Gladman made a motion to approve the 30-day table requests for

Killdeer Meadows, Section 1 and Glen Oak, Section 3, Phase A. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final
11-03.1 T Killdeer Meadows, Section 1 – Berkshire Twp. - 15 lots / 09.69 acres

Applicant: Homewood Corp.
Consultant: Kurt Ziessler, P.E., Hockaden and Associates, Inc.

Staff Comments

The consultant has requested a 30-day tabling in order to obtain approval from the Sanitary Engineer.

Staff Recommendation

Staff recommends *Approval* of the 30-day table request for **Killdeer Meadows, Section 1** final plat to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the 30-day table request for Killdeer Meadows, Section 1. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-98.4.11 Scioto Reserve, Section 4, Ph. 11, Pt. A and B – Concord Twp. - 58 lots / 20.69 acres

Applicant: Home Road, Ltd.
Subdivision Type: Single-family Residential
Location: North of Scioto Parkway, east of Scioto Chase Blvd.
Current Land Use: Agriculture/Wooded
Zoned: Planned Residential District, (PRD)
Utilities: Del-Co water and sanitary sewer with land application, County maintenance
School District: Olentangy

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

Staff Comments

This application is for the continued development of Scioto Reserve Subdivision. Section 4, Phase 11 includes 56 single-family lots on 20.69 acres (2.71 du/acre). It contains 2.59 acres of passive green space in two reserve lots (covering 12.4% of the phase), one with a retention pond and the other with a detention pond. This phase includes the northern extension of Golden Way. This extension intersects with Daylily Drive and continues north to a cul-de-sac. Daylily Drive connects to Freesia Drive and Lilac Lane to the east. This plat includes 2 Parts because the road construction and other improvements could not be completed. Part A improvements are complete. Building permits will not be issued for Part B until the improvements are completed and accepted by the County. Section 4, Phase 11 received preliminary approval March 27, 2003.

Surrounding land uses include recorded phases of Scioto Reserve to the south and future phases to the north and east. The land to the west of this phase consists of open agricultural fields. Street stubs have been provided for future development.

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 **Scioto Reserve, Section 4, Phase 11, Part A & B**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Scioto Reserve, Section 4, Phase 11, Part A & B. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

08-03 Highland Lakes East, Section 15 – Genoa Twp. - 05 lots / 02.77 acres

Applicant: Planned Communities Development Co.
Subdivision Type: Single-Family Residential
Location: East side of Highland Lakes Avenue, 150' south of Interlachen Avenue, Genoa Twp.
Current Land Use: Vacant
Zoned: Planned Residential District (PD-1)

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

Staff Comments

This is the last section of the Highland Lakes East development. Section 15 will include 5 lots on 2.77 acres. The lots will all access a new cul-de-sac street off the east side of Highland Lakes Avenue called Bretton Place. The gross density for this section is 1.8 units per acre with the minimum lot size being 10,000 sq. ft. This section contains no open space. Del-Co water and County sewer serve all of Highland Lakes. Preliminary approval was granted May 29, 2003.

Surrounding land use includes residential to the north, west, and south in other phases of Highland Lakes East. The WOSU-TV transmission tower is located to the east. Highland Lakes East was zoned PD-1 in 1991 and includes a mix of single-family and cluster homes around a golf course.

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 **Highland Lakes East, Section 15** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Highland Lakes East, Section 15. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

03-01.2.B Grand Oak, Section 2, Phase B – Genoa Twp. - 35 lots / 52.49 acres

Applicant: Centex Homes
Engineer: EMH&T, Inc.

Staff Comments

This application has been withdrawn.

27-98.4.A Abbey Knoll, Section 4, Phase A – Orange Twp. - 21 lots / 08.96 acres

Applicant: Rockford Homes, Inc.
Subdivision Type: Single-family residential
Location: On the east side of South Old State Rd., south of Lewis Center Rd., Orange Township
Current Land Use: Former agriculture/woods
Zoned: Single Family Planned Residential (SFPRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: EMH&T

Staff Comments

Section 4, Phase A of the Abbey Knoll subdivision contains 21 lots on 8.96 acres. It includes the easterly extension of Abbey Knoll Drive from Section 3 (to the west) and northerly extension of Roespark Blvd. from Cross Creek subdivision (to the south). Coltsbridge Drive is a new street extending from Abbey Knoll Drive to the north boundary line. All lots will be served by public sewer and Del-co water. A 200' electric easement runs east-west immediately north of this section. Abbey Knoll received overall preliminary approval in July of 1999.

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 **Abbey Knoll, Section 4, Phase A**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval Abbey Knoll, Section 4, Phase A. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

72-93.12 Villages of Oak Creek, Phase 12 – Orange Twp. - 29 lots / 08.32 acres

Applicant: Homewood Corporation
Subdivision Type: Single Family Residential
Location: Behind 7880 & 7892 Pinehill Road & 1624 & 1639

Royal Oak Drive, Orange Twp.
Current Land Use: Vacant
Zoned: Single-family Planned Residential, (SFPRD)
Utilities: Public Sewer and Del-Co Water
School District: Olentangy
Engineer: R. D. Zande & Associates, Inc.

Staff Comments

This is the last phase of the Villages of Oak Creek. Phase 12 contains 29 lots on 8.32 acres (3.49 du/acre). It will complete the loop street called Crescent Drive from south to north. Most of the lots are approximately 8,400 s. f. with a few slightly larger. All lots are served by public sewer and Del-co water. This phase is surrounded on all sides by other phases of the Villages of Oak Creek. The Oak Creek elementary school is southwest of this phase. The overall development received preliminary approval on May 23, 1994.

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 **Villages of Oak Creek, Phase 12** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Villages of Oak Creek, Phase 12. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

47-00.3.2.A North Orange, Sec. 3, Ph. 2, Pt. A – Orange Twp. - 01 lots / 02.68 acres

Applicant: Planned Communities, LLC
Subdivision Type: Single Family Residential
Location: West side of US Route 23, North side of Orange Rd., Orange Twp.
Current Land Use: Former agriculture
Zoned: SFPRD and FR-1
Utilities: Del-Co water and Delaware County Sanitary Sewer

School District: Olentangy
Engineer: Floyd Browne Associates

Staff Comments

North Orange, Section 3, Phase 2, Part A includes the westerly extension of Abbot-Downing Blvd. and a single 1.4 acre residential lot. It also includes the beginning of Wayside Avenue, which will be extended to the north and south in future phases. All of North Orange subdivision will be served by County sewer and Del-co water. Preliminary approval for North Orange was granted on December 28th, 2000.

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

Staff Recommendation

Staff recommends *Final approval* of **North Orange, Section 3, Phase 2, Part A** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of North Orange, Section 3, Phase 2, Part A. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

47-00.2.3.A North Orange, Sec. 2, Ph. 3, Pt. A - Orange Twp. – 36 lots / 16.12 acres

Applicant: Planned Communities, LLC
Subdivision Type: Single Family Residential
Location: West side of US Route 23, North side of Orange Rd., Orange Twp.
Current Land Use: Former agriculture/Woods
Zoned: SFPRD and FR-1
Utilities: Del-Co water and Delaware County Sanitary Sewer
School District: Olentangy
Engineer: Floyd Browne Associates

Staff Comments

North Orange, Section 2, Phase 3, Part A contains 36 lots on 16.12 acres. It will connect Wayside Avenue from Abbot-Downing Blvd. in Section 3 to the south with Overland Trail in Section 2, Phase 2 to the north. Tracer Drive is a proposed loop street on the east side of Wayside Avenue and also stubs to the west boundary

where it will extend into future phases. All of North Orange subdivision will be served by County sewer and Del-co water. Preliminary approval for North Orange was granted on December 28th, 2000.

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

Staff Recommendation

Staff recommends *Final approval* of **North Orange, Section 2, Phase 3, Part A** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of North Orange, Section 2, Phase 3, Part A. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-02.3.A Glen Oak, Section 3, Phase A – Orange Twp. - 33 lots / 35.98 acres

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

Staff Comments

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

Staff Recommendation

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

Commission / Public Comments

Mr. Gladman made a motion to approve the 30-day table request for Glen Oak, Section 3, Phase A. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- **Consideration for approval: Expenditure: Legal Fees \$6,321.50 (Sub. Regs.)**

Mr. Shoaf made a motion to approve the legal expenditure for Loveland & Brosius. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION (none)

VIII. RPC STAFF AND MEMBER NEWS (none)

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

Meeting adjourned at 7:20 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, December 18, 2003, 7:00PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.