



# 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, November 21, 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 October 31, 2002 RPC Minutes
- Executive Committee Minutes of November 13, 2002
- Statement of Policy

**II. VARIANCES** (none)

**III. ZONING MAP/TEXT AMENDMENTS**

- 49-02 ZON Bruno Ciotola – Genoa Twp. – 2.46 acres from PD-2 to PD-3
- 51-02 ZON Thomas & Leigh Anne Marcum – Harlem Twp. – 5 acres from AR-1 to FR-1

**IV. SUBDIVISION PROJECTS**

<u>Preliminary</u>		Township	Lots/Acres
15-02.2	Estates of Glen Oak, Section 2	Orange	28 lots / 12.65 acres

**Preliminary/Final** (none)

<u>Final</u>		Township	Lots/Acres
29-98.4.9	Scioto Reserve, Section 4, Phase 9	Concord	49 lots / 14.56 acres
03-01.2.A	Grand Oak, Section 2, Phase A	Genoa	31 lots / 14.34 acres
02-02	Pinkston Acres	Troy	07 lots / 26.85 acres

**T=TABLED, W=WITHDRAWN**

**V. EXTENSIONS** (none)

**VI. OTHER BUSINESS**

- Consideration of approval: Attorney fees: Loveland & Brosius \$7916.12 (Aug. & Sept.)

**VII. POLICY / EDUCATION DISCUSSION**

- Virtual Reality Tour – How Conservation Subdivisions Work versus PRD’s in Delaware County

**I. ADMINISTRATIVE BUSINESS**

**#Call to Order**

Chairwoman Foust called the meeting to order at 7:05 p.m.

**# Roll Call**

**Representatives present:** Don Poland, Gary Gunderman, Tom Hopper, Leslie Warthman, Holly Foust, Charles Heimlich, Dick Gladman, Bill Thurston, and Bonnie Newland. **Alternates present:** Rick Sedlacek, Dusty Gurney, Jack Smelker, Scott Pike, Sandra Stults, and Ken Baker. **Arrived after Roll call:** Gary Spanner and Andrew Brenner. **Staff present:** Phil Laurien, Paul Deel, Scott Sanders, Da-Wei Liou, Bob Sochor and Stephanie Matlack.

Not having a quorum, Chairwoman Foust asked if there was a motion to declare an emergency meeting.

*Mrs. Warthman made a motion to declare an emergency meeting, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**# Approval of the October 31, 2002 RPC Minutes**

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

**# November 13, 2002 Executive Committee Minutes**

**1. Call to order**

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

**2. Approval of Executive Committee Minutes**

- a. **October 23, 2002 – Mr. Gladman made a motion to approve the minutes of the last meeting, seconded by Mr. Burke. VOTE: 3 For, 0 Opposed, 1 Abstained (Mrs. Warthman). Motion carried.**



**6. Personnel** (none)

**7. Adjourn**

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

Meeting adjourned at 11:00 a.m.

**The next Executive Committee meeting will be Wednesday, December 11, 2002 at 8:30 a.m. in the 2<sup>nd</sup> 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 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**

**49-02 ZON Bruno Ciotola – Genoa Twp. – 2.46 acres from PD-2 to PD-3**

**Request:** to rezone 2.46 acres from PD-2 to PD-3 for BP Express gas station and office, southeast corner of State Route 3 and Chandler Court, Genoa Township, Bruno Ciotola, owner.

**I. Conditions**

**Present Zoning:** Planned Commercial.

**Proposed Zoning:** Planned Industrial.

**Present Use:** vacant lot.

**Proposed Use:** BP Connect gas station on 1.5 acre; lot; office on .96 acre lot

**School District:** Westerville

**Utilities Available-** Del Co Water, Delaware County sewer

**Soils:** BeB, Bennington 2-6 % slope ; PwA Pewamo 0-2 % slope

**Surrounding Land Uses:** East- State Route 3 with Orton Industrial, industrial park.  
South- Northlawn Memory Gardens (cemetery).  
West- Miller Tri-co Piping, Dance Extension, Design Team & Co.  
North- Tailored Lawn Service, 3-C Flea Market

**II. General Background**

The 2.46 acres was previously zoned PD-2 for a proposed restaurant which was never built. The lands to the west are zoned PD-3, and developed as the Chandler Industrial Park, platted in 1987. PD-2 zoning does not permit gas stations, therefore the PD-3 request, which will then bring the 2.46 acre tract into conformance with the other PD-3 lots in the Industrial Park. Because the BP Connect also includes a deli and seating for 24, the gas station also serves the park as a fast food restaurant.

**III. Issues**

- a.) Chandler Drive (between the property and SR 3) is vacated and currently being removed. All access will be via Chandler Court, which is being extended to State Route 3 at a new traffic signal. Gas stations along this commercial/industrial section of SR 3 are an appropriate land use.
- b.) The proposed uses are consistent with the rest of the industrial park and surrounding land uses. There are no residential land uses nearby.
- c.) Significant landscaping, exceeding code requirements, is being provided per plan.
- d.) The Genoa Township Zoning Officer indicates that, other than the divergences requested, all other zoning requirements will be adhered to.
- e.) Divergences are requested for the following:

1.) Rezone a 2.46 acre parcel to PD-3 where 10 acres is required.  
*Staff Finding:* The addition of this 2.46 acre to the existing 10.4 acres of PD-3 in the Chandler Industrial Park complies with the intent of the code. Recommend divergence approval.

2.) Variance for freestanding sign size from 25 square feet per side to 77.28 Square feet per side.  
*Staff Finding:* Due to the sign setback of approximately 70' from S.R. 3 ROW, a larger ground sign is warranted. The proposed sign is a brick ground sign, with 50 square feet of sign on 77.28 of monument facia. It is unclear if it is internally lit.

- 3.) Wall signage above the roof and wall junction.  
*Staff Finding- Staff has no comment, this should be locally determined.*
- 4.) Accessory Structure (canopy) constructed in front yard.  
*Staff Finding- Staff has no comment, this should be locally determined.*
- 5.) Accessory structure (canopy) greater than 1200 square feet.  
*Staff Finding- Staff has no comment, this should be locally determined*

**IV. DCRPC Staff Recommendation**

DCRPC staff recommends to the DCRPC, the Genoa Township Zoning Commission and the Genoa Township Trustees that the request for Planned Industrial zoning for 2.46 acres on S.R. 3 and Chandler Court in Genoa Township by Bruno Ciatolo be *conditionally approved, subject to:*

- ❖ Drainage plan. Storm water detention and treatment should be designed and reviewed by the County Engineer.
- ❖ Lighting should be hooded, downward cast, per Zoning Commission standards or recommendations.

**Commission / Public Comments**

Mr. Richard LaRowe, a representative of BP Products North America was present. He stated that the sign’s 50-sq. ft. excluded the brick foundation area. If you count the foundation brick the sign would be 98.667-sq. ft. The sign is fully illuminated.

Mrs. Warthman stated that the applicant has simultaneously filed variances for the square footage and illumination with the Townhsip.

***Mr. Gladman made a motion to recommend conditional approval of the zoning request by Bruno Ciotola, subject to staff comments. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**51-02 ZON                      Thomas & Leigh Anne Marcum – Harlem Twp. –  
5 acres from AR-1 to FR-1**

**Request**

The applicant is requesting to rezone a 5-acre lot from Agriculture Residential (AR-1) to Farm Residential (FR-1).

**Conditions**

- Location:** 16100 Needles Road, Harlem Twp.
- Present Zoning:** Agriculture Residential (AR-1)
- Proposed Zoning:** Farm Residential (FR-1)
- Present Use:** Residential
- Proposed Use:** Residential
- Existing Density:** 1 unit / 5 acres
- Proposed Density:** 1 unit / 2 acres
- School District:** Big Walnut
- Utilities Available:** Well and private septic
- Soils:** Bennington Silt Loam (0-2 percent slopes) - BeA  
Pewamo Silty Clay Loam (0-1 percent slopes) - PwA

**Staff Comments**

The applicant requests a rezoning from AR-1 (5 acre minimum lot size) to FR-1 (2 acre minimum lot size) to split a 5 acre lot. The property is located on the south side of Needles Road approximately halfway between Green Cook Road and County Line Road. The site has an existing home to the east side of the property with vacant land to the west. The surrounding land use includes scattered single-family homes (1-5 acre lots zoned both AR-1 and FR-1) and agriculture. The landowner should consult with the Health Department to assure that there is adequate area for an additional well and septic systems.

The 1988 Harlem Township Comprehensive Plan shows the proposed site as agricultural. The plan recommends that residential development in this area be on large lots and smaller subdivisions, but does not define the acreage requirement. However, a goal of the residents was that residential lots be a minimum of 1 ¼ acres.

**Staff Recommendation**

Staff recommends *approval* of the 5 acre rezoning from Agriculture Residential (AR-1) to Farm Residential (FR-1) to the RPC, Harlem Township Zoning Commission, and the Harlem Township Trustees.

**Commission / Public Comments**

No one was present to represent the applicant.

*Mr. Spanner made a motion to recommend approval of the zoning request by Thomas & Leigh Anne Marcum. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**IV. SUBDIVISION PROJECTS**

**Preliminary**

**15-02.2 Estates of Glen Oak, Section 2 – Orange Twp. - 28 lots / 12.65 acres**

**Applicant:** Dominion Homes  
**Subdivision Type:** Single Family Residential  
**Location:** West of South Old State Road and North of Orange Road  
**Current Land Use:** vacant/former agricultural  
**Zoned:** SFPRD (Single Family Planned Residential District)  
**Utilities:** Del-Co Water, public sewer system  
**School District:** Olentangy  
**Engineer:** EMH&T

**Staff Comments**

Estates of Glen Oak Section 2 will be accessed through Section 1 to the east. It is a continuation of Blue Holly Drive, the main road which will continue through sections of Glen Oak to the south, eventually connecting with Orange Road. This section also contains the intersections of new streets Tulip Way, Summersweet Circle, and Scarlet Avenue. Recreational Open Space which is located on the north side of Blue Holly Drive will be platted with a future section. The homes along this portion of the development will front on this open space.

**A technical review was held on November 12, 2002, after which the applicant has addressed all of the required changes, except the issue of platting the open space with this section.**

**Staff Recommendation**

Staff recommends *conditional Preliminary approval* of Estates of Glen Oak, Section 2, *subject to including the open space in Section 2* to the RPC.

**Commission / Public Comments**

Mr. Jeff Strung of EMH& T was present to represent the applicant.

Mr. Gladman stated that the open space must be platted with this section (Section 2).

Mr. Strung stated that since the Technical Review Committee meeting they have talked to the current property owner and Dominion Homes. If it is a requirement for the final plat the applicant will either purchase the ground and Dominion would transfer it to the Township or the current property owner will sign the plat. Either way the open space can be put on the final plat. Mr. Gladman stated that he would appreciate that. Mr. Strung stated that it was originally not included because of the way the property was being purchased.

*Mr. Gladman made a motion for conditional Preliminary approval, subject to the open space being part of this plat. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**Preliminary/Final** (*none*)

**CONSENT AGENDA**

Chairwoman Foust asked if any Commission member wished to have any of the final removed from the consent agenda.

*Mr. Gladman made a motion for Final approval of Scioto Reserve, Section 4, Phase 9, Grand Oak, Section 2, Phase A, and Pinkston Acres. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**Final**

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

**Applicant:** Home Road Ltd.  
**Subdivision Type:** Single-family Residential  
**Location:** North side of Home Road, west of Steitz Road, Concord

Twp.

**Current Land Use:** Vacant  
**Zoned:** Planned Residential District (PRD)  
**Utilities:** Del-Co water and sanitary sewer with land application (county maintenance)  
**School District:** Olentangy  
**Engineer:** R.D. Zande & Associates, Inc.

**Staff Comments**

The applicant is requesting final plat approval of Scioto Reserve, Section 4, Phase 9. This phase consists of 49 lots on 14.56 acres as part of the overall Scioto Reserve subdivision on the north side of Home Road east of South Section Line Road. The site is zoned PRD with a density of 3.365 du/acre (The overall development is 1.68 du/acre). This plat contains the northern extensions of Golden Way and Kellogg Drive, which are stubbed to the north for connection to future phases. These two streets are connected by Vista Walk Lane, which also extends to the east for possible future development adjacent to Scioto Reserve.

Phase 9 is surrounded by recorded phases of Scioto Reserve to the west and south and future phases to the north. Large lot residential and agriculture are located along Steitz Road to the east. This application was given preliminary approval on October 25<sup>th</sup>, 2001. It was then granted a 30-day extension last month.

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

**Staff Recommendation**

Staff recommends *Final approval* of **Scioto Reserve, Section 4, Phase 9**, to the RPC.

**Commission / Public Comments**

*Mr. Gladman made a motion for Final approval of Scioto Reserve, Section 4, Phase 9. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**03-01.2.A Grand Oak, Section 2, Phase A – Genoa Twp. - 31 lots / 14.34 acres**

**Applicant:** Shawn Mason, Centex Homes  
**Subdivision Type:** Single-Family Residential  
**Location:** North side of Big Walnut Road, west of Worthington Road, Genoa Twp.  
**Current Land Use:** Agriculture and wooded  
**Zoned:** Planned Residential Development (PD-1)  
**Utilities:** Del-Co water and public sewer  
**School District:** Olentangy  
**Engineer:** Adam Long, EMH&T, Inc.

**Staff Comments**

Grand Oak Subdivision (f.k.a. Big Oak Subdivision) is a 196-unit subdivision with 130 single-family lots and 66 condos on 145.20 acres on the north side of Big Walnut Road, just east of I-71. The site received approval from Genoa Township for PD-1 zoning in November of 2000 and preliminary subdivision approval in April 2001. The overall density of the development is 1.35 units per acre with 80.7 acres of open space. There are agricultural fields to the south and large wooded ravines to the north. The lot sizes in this development are typically 11,500 sq. ft.

Section 2, Phase A includes 31 lots on 14.34 acres, including 2 reserve lots, one of which contains 2.65 acres and another which contains 0.94 acres. Both line the sides of Grandmere Boulevard from Big Walnut Road. The plat also contains two east-west road that intersect with Grandmere Boulevard, Dorshire Drive and Braymoore Drive. Dorshire stubs to the west and Braymoore stubs both east and west on this phase’s boundaries. Grandmere Boulevard deadends into Braymoore Drive.

Surrounding land use is mostly single-family residential with agricultural tracts to the east and west and I-71 to the west of this property.

**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 **Grand Oak, Section 2, Phase A**, to the RPC.

**Commission / Public Comments**

*Mr. Gladman made a motion for Final approval of Grand Oak, Section 2, Phase A. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**02-02 Pinkston Acres – Troy Twp. - 07 lots / 26.85 acres**

**Applicant:** CountryTyme  
**Subdivision Type:** Single-family residential (CAD)  
**Location:** South side of Hanover Road, about 1,400 feet west of Horseshoe Road  
**Current Land Use:** Two residences, a pond and wooded/vacant land.

**Zoned:** Farm Residential (FR-1)  
**Utilities:** Del-co water and on-site septic systems  
**School District:** Delaware City Schools  
**Project Engineer:** Mark Cameron, CPS Consulting Group

**Staff Comments**

Pinkston Acres is a proposed 7-lot CAD subdivision of 30.18 acres located on the south side of Hanover Road in Troy Township. The lots will range from 1.7 to 6.9 acres and will utilize on-site septic systems and Del-co water. Two of the lots contain an existing residence (1.7 and 5.2 acre lots). Most of the existing 10' paved driveway (except for the first 40') will be used as the CAD. The future CAD driveway will be 14' wide and include a 6" aggregate base and 3" of asphalt (an additional 4' of the same composition will be added along the side of the existing drive).

Surrounding land uses include large lot residential to the east, a single residence to the north with vacant fields to the north and south and a mobile home park to the west.

This subdivision received a variance for additional lots on a CAD as well as preliminary plan approval in March 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 **Pinkston Acres** to the RPC.

**Commission / Public Comments**

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

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**V. EXTENSIONS** *(none)*

**VI. OTHER BUSINESS**

- Consideration of approval: Attorney fees: Loveland & Brosius \$7916.12 (Aug. & Sept.)

Mr. Laurien stated that this was for the successful defense of the Vista Land Company case (Sussannah Subd. on Horseshoe Rd.)

***Mr. Gladman made a motion to approve the legal fees of \$7916.12. Mr. Brenner***

***seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

**VII. POLICY / EDUCATION DISCUSSION**

- Virtual Reality Tour – How Conservation Subdivisions Work versus PRD's in Delaware County

(See attached Power Point Presentation)

Mr. Laurien presented photos of current PRD subdivisions in Delaware County and Conservation Subdivisions in Michigan and Pennsylvania.

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

Meeting adjourned at 8:00 p.m.

***The next meeting of the Delaware County Regional Planning Commission will be Thursday, December 19, 2002, 7:00 PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.***