



**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 29, 2001 at 7:00 PM
Delaware Joint Vocational School Auditorium
1610 St. Rt. 521, Delaware, Ohio 43015**

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of October 25, 2001 RPC Minutes
- Executive Committee Minutes of November 21 2001
- Statement of Policy

II. VARIANCES

34-99.V Glaze Run Subd. – Trenton Twp. – requesting 4 lot CAD

III. ZONING MAP/TEXT AMENDMENTS

48-01ZON W/D Trenton Twp. Zoning Comm.-Trenton Twp.-zoning resolution text amendments

49-01 ZON Del-Co Water – Orange Twp. – 10.37 acres from FR-1 to SFPRD

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
20-01	T Serenity Woods	Concord	02 lots / 07.47 acres
43-00.6.B.I-III	Golf Village, Sec. 6, Ph. B, Pt.'s I-III	Liberty	108 lots / 44.46 acres
21-01	La Gioconda	Liberty	04 lots / 08.45 acres
17-01	Chapman Ravine	Liberty	03 lots / 08.29 acres
14-98.1/2	River's Edge at Alum Creek, Sec.'s 1&2	Orange	67 lots / 34.45 acres

Preliminary/Final

22-01	Wyndfield Meadows	Genoa	03 lots / 21.17 acres
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Final

08-01	Hidden Meadows at Alum Creek	Berlin	
40-99	"The Park" at Greif	Ber/Lib	14 lots /147.10 acres
29-98.4.8	Scioto Reserve, Sec. 4, Ph. 8	Concord	21 lots / 06.77 acres
07-97.4	T Riverby Estates, Phase 4	Delaware	22 lots / 14.92 acres
48-00.1	Genoa Farms, Section 1	Genoa	39 lots / 19.46 acres
48-00.2	T Genoa Farms, Section 2	Genoa	41 lots / 19.90 acres
06-01.1	T Willow Bend, Sec. 1	Genoa	50 lots / 38.13 acres
16-01	Treemonisha	Harlem	15 lots / 32.18 acres
37-00	Trotters Gait	Liberty	38 lots / 60.27 acres
30-99.2	River Bend, Section 4, Phase 2	Lib/Ora	14 lots / 18.36 acres

14-98.1 River's Edge at Alum Creek, Sec.1 Orange 27 lots / 14.04 acres
T=TABLED, W/D= withdrawn

V. EXTENSIONS

VI. OTHER BUSINESS

- Consideration for expenditure approval: Loveland & Brosius, Professional Services, Legal \$4,567.15
- Consideration for expenditure approval: Unibind (document binding system) \$1220.00

VII. POLICY / EDUCATION DISCUSSION

I. ADMINISTRATIVE BUSINESS

■ Call to Order

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

■ Roll Call

Representatives present: Don Poland, John Schmidt, Fred Fowler, Debbie Martin, Don Wuertz, Steve Burke, Tom Hopper, Holly Foust, Charles Heimlich, Dick Gladman, Bill Thurston, Hansel Waugh, Jeannette Curren, Kevin Moran and Larry Starling. *Alternates present:* Scott Pike and Tom Price. Arrived after roll call: Gary Spanner. *Staff present:* Phil Laurien, Paul Deel, Scott Sanders, Joe Clase, Bob Sochor and Stephanie Matlack.

■ Approval of the October 25, 2001 RPC Minutes

Mr. John Schmidt made a motion to approve the minutes from the October RPC meeting. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

■ November 21, 2001 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 and Steve Burke. Staff present: Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

- a. **October 17, 2001 – Mr. Gladman made a motion to approve the minutes from the October Executive Committee meeting. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

3. Old Business

a. Office Space – Mr. Laurien explained that the Commissioners are continuing to work on a cost estimate and anticipates preparing a lease agreement as previous discussed after the completion of the estimates. The Building Department has asked that the RPC’s storage area on the first floor be moved to an adjoining office. They will provide the labor for this move.

4. New Business

a. Financial / Activity Reports for October 2001

The Financial report was presented:

Ending balance as of 09/30/01		\$602,041.82
Receipts	October	YTD
General Fees (NPA)	\$ 1,670.00	\$ 13,550.00
Inspec. Fees (Transfer)	\$ 100.00	\$ 1,660.00
Fees A (Site Review)	\$ 100.00	\$ 2,600.00
Membership Fees	\$	\$122,017.00
Planning Surcharge (Twp. Assist.)	\$ 1,242.56	\$ 37,996.07
Charges for Services A (Prel. Appl.)	\$ 200.00	\$ 200.00
	\$ 94,003.13	
Charges for Services B (Final Appl.)		\$18,100.00
	\$142,086.20	
Charges for Services C (Ext. Fees)	\$	\$ 3,900.00
Charges for Services D (Table Fees)		\$ 600.00
	\$ 6,600.00	
Charges for Services E (Appeal/Var)	\$ 300.00	\$ 2,400.00
General Sales	\$ 312.70	\$ 4,861.60
Health Dept. Fees	\$ 100.00	\$ 10,330.00
Soil & Water Fees	\$ 50.00	\$ 3,425.00
Other Reimbursements	\$	\$
Other Reimbursements A	\$	\$ 34.50
Other Reimbursements B	\$	\$
Canceled Warrants	\$	\$
Inter-fund Revenues	\$	\$
TOTAL	\$22,775.26	\$ 445,463.50
Balance after receipts		\$624,817.08

Expenditures \$29,478.38

End of October balance \$595,338.70

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

b. November RPC Preliminary Agenda – Mr. Laurien presented the preliminary Agenda, which includes 1 variance (4 lot CAD), 2 rezonings (1 text, 1 map amendment), 5 preliminary, 1 preliminary / final, and 11 final applications. Mr. Laurien explained that there were two cases that would be in the corridor of the DCRPC approved Thoroughfare Plan. He said that the applicants would be asked to provide a dedication of right-of-way.

c. Consideration for expenditure recommendation: Professional Services, Legal \$4,567.15 (Attorney Brosius) These fees were generated from the assistance for the adoption of the Thoroughfare Plan.

Mr. Gladman made a motion to recommend approval of the expenditure, seconded by Mr. Burke. VOTE: Unanimously For, 0 Opposed. Motion carried.

d. City of Delaware membership dues – Mr. Laurien stated that he was contacted by Mr. Tom Homan, City Manager for the City of Delaware. Due to their budget shortage, he inquired about a reduced voting privilege for a reduced membership. Mr. Laurien suggested perhaps the Commission might consider that the City pay one third of their regular dues, or \$6,275.00, to get one seat on the Commission (in paying the entire dues amount the By-Laws state City receives three seats on the Commission). Mr. Laurien suggested having the Commission appoint a sub-committee to review the By-Laws in response to the 2000 Census population figures (regarding the number of voting members per jurisdiction). Mr. Laurien stated that he would ask Mr. Homan to make a written request to the full Commission.

e. Consideration for purchase of Unibind system (\$1195.00) – Mr. Laurien presented information on the Unibind system (a steel and hot resin binding system) for use on publishing master plans and annual reports. This system would significantly reduce the time involved in binding the Comprehensive Plan documents from 20 minutes per book

(approx. 220 pages per book) to about 1 minute per book. This system allows you to add or take out pages after binding in about 1 minute. The cost for supplies (cover, spine and back cover) is about \$0.25-\$0.50 per book. Each machine comes with a 2 year “no questions asked” replacement policy.

Mr. Gladman made a motion to recommend approval of the purchase of the Unibind S425 system for \$1,195.00. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

5. Other Business

- a. **Contract Updates** – Mr. Laurien explained that there are 8 signed contracts, 3 additional Townships receiving assistance under the no fee assistance and 2 new contracts signed and slated to begin work in early 2002. (See contract status report for tasks and progress.)

- b. **2001 Staff Bonus consideration** – Mr. Laurien presented a summary of contract overtime hours and contract revenue. The Committee asked for a break down of the distribution of the bonuses for the last two years. The total contract revenue generated for 2001 is \$44,472.00 (through November 15th). Total staff overtime hours was 371.50.

Further discussion will continue at the December 12th Executive Committee meeting with a possible recommendation to the full Commission at the December 20th RPC meeting.

6. Personnel – no discussion.

7. Adjourn – **Mrs. Warthman made a motion to adjourn the meeting, seconded by Mr. Burke. VOTE: Unanimously For, 0 Opposed. Motion carried.**

Meeting adjourned at 10:45 a.m.

The next regular Executive Committee meeting will be Wednesday, December 12, 2001 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing Street, 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

34-99.V Glaze Run Subd. – Trenton Twp. – requesting 4th lot to be added to an existing CAD

Applicant: Ed Berry (Berry Development)

Location: 2172 County Road 605, Trenton Twp.

Variance of: Sub. Regs. **Section 306.02 CAD Restrictions.** “Acreage not included in a subdivision plat and CAD Maintenance Agreement shall not be accessed by the CAD.”

Staff Comments

Glaze Run Subdivision contains two three-lot Common Access Drives (CAD’s) off of County Road 605. Each lot will have Del-Co water and private septic systems. The surrounding land use is mostly agriculture with some single-family residences and farms around the area. The subdivision created a 5-acre residual lot adjacent to the north end.

At the time of preliminary plan approval (August 26, 1999), the applicant was granted conditional preliminary approval. One of the conditions was that if the developer desired, the subject 5-acre lot could be part of the Glaze Run Subdivision and take access from the CAD. At the time of final plat approval (October 28, 1999), the applicant did not wish to include the northern frontage lot of 5 acres in the plat. This lot is now prohibited vehicular access to the Common Access Drive.

The applicant now wishes to use the CAD, and is requesting a **variance of Subdivision Regulation 306.02 CAD Restrictions** to allow this lot to access the northern CAD of Glaze Run Subdivision without being part of the subdivision. A plat amendment could be another alternative to achieve CAD usage, but this would affect title and mortgages in place for the developed homes, and a dedication of CAD R-O-W along the 5-acre lot would reduce it below the 5-acre minimum lot size in the FR district. The CAD’s have been constructed, however construction has not been commenced on the 5 acre lot. A new maintenance agreement will be recorded to allow this lot to share the CAD expenses. The 3 lot owners on the CAD have already signed the agreement and have no objections to the request.

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.

The variance would not be detrimental to public health, safety or welfare and will not be injurious to other parties. The lots will be the same size, in the same locations. A potential curb cut will be eliminated from County Road 605, a benefit to safety.

2. The condition, upon which this variance is based are unique to the property for which this variance is sought.

Adding a fourth lot to this CAD would have been permitted at the time of final plat approval, if the applicant had so desired. This is simply allowing the fourth lot to be added to the CAD.

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.

This variance eliminates another curb cut off of County Road 605, and does not require a replat of lands already conveyed and mortgaged.

4. The granting of this variance will not vary the provisions of the application 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.

The request and configuration already conforms to Trenton Township zoning requirements and Delaware County Subdivision requirements. The CAD was built to County Standards. The applicant has also resubmitted the Deed of Easement and Modification of Common Access drive Maintenance Agreement with this lot being added and all required signatures. If this lot were required to be platted, it would be reduced to less than 5 acres with a right-of-way dedication. It would then be a non-conforming lot.

Staff Recommendation

Staff recommends *approval* of the variance to Glaze Run Subdivision, to the RPC.

Commission / Public Comments

Mr. Ed Berry of Berry Development was present.

Chairwoman Foust asked why this lot was not included in the subdivision. Mr. Berry stated that at the time of preliminary platting they had a buyer for the 5-acre parcel that wanted to access off of SR 605. They have since changed their mind on the purchase and the new buyers would like access from the CAD.

Chairwoman Foust asked if Glaze Run has been recorded yet? Mr. Laurien stated that it had. He also said that initially the RPC staff suggested that the fourth lot be added to the CAD. This was a 5-acre out lot that was never platted. Now the new buyer wants to access the CAD. If the tract is added to the subdivision then a plat amendment is required. The problem is that since the subdivision is recorded, there would be mortgage and title issues. This whole subdivision was at one time proposed with a street with lots of less than 5 acres. It was rezoned and referendumed. So this CAD subdivision is the result of a referendum and this lot was created pursuant to zoning that required 5 acres or more. If this is added to this subdivision and the County gets a dedication of R-O-W along the lot frontage, it puts this below 5-acres and we already know the people in the Township don't want it to be less than 5 acres.

Mr. Gladman made a motion to approve the variance request for Glaze Run, seconded by Mr. Poland VOTE: Unanimously For, 0 Opposed. Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

48-01ZON W/D Trenton Twp. Zoning Commission – Trenton Twp. – zoning resolution text amendments

This application was withdrawn by the Township. They will be resubmitting the amendments next month.*

49-01 ZON Del-Co Water Co. – Orange Twp. - 10.37 acres from FR-1 to SFPRD

Location: East side of railroad, south of Lewis Center Road, in Orange Township, by Del Co Water on behalf of M/I Homes.

I. Request

Del-Co Water is proposing a land swap with M/I Homes, whereby Del-Co would give 10.37 acres of the former Van Hoose lands west of the Village of Alum Creek Section V, in return for 7.25 acres adjacent to the existing and proposed Del Co reservoir to the south and west. The inclusion of this 7.25-acre parcel allows the reservoir to be expanded by “50 million gallons without any additional construction cost.” The 10.37 acres must be rezoned.

II. Conditions

Present Zoning: Farm Residence (FR-1)

Proposed Zoning: SFPRD

Present Use: Vacant, former agriculture

Proposed Uses: 28 single family house lots on 10.37 new acres, and revision of the Village of Alum Creek, Section V development plan for 166 house lots and reserves.

Existing Density: 1 unit/acre in FR-1

Proposed Density: 2 units per acre (gross density overall in Villages of Alum Creek)

School District: Olentangy

Utilities Available- Del Co Water, Delaware County sanitary sewer.

Soils: Blount 0-2 % slope

Glynwood 2-6% slope

Pewamo 0-2 % slope

III. Conformance with Local Comprehensive Plans

The adopted 2001 Orange Township Comprehensive Plan recommends residential at 2 dwelling units per acre. The overall density of the Village of Alum Creek conforms to the plan.

The Comprehensive Plan also shows new road J, the Home Road to Lewis Center extension, to pass through the northwest corner of this ten-acre tract.

The Delaware County 2001 Thoroughfare Plan also shows Alternative J, a major arterial road, passing through the northwest corner of this 10.37-acre tract.

The revised development plan for Village of Alum Creek Section V does not account for new road J.

IV. Conformance with Development Standards

The development plan for Village of Alum Creek was approved in 1994. Section V received Preliminary plat approval on December 1998, and expired 12/18/99. Since

this tract is being added and the 7.25 acre tract subtracted, the entire Section V development plan must be re-approved. The development standards will be those previously approved in 1994. DCRPC Staff notes that there are three reserves shown on the development plan at the entrance of Park Lawn Drive from Old State Road, two of which are designated for Planned Commercial use and the third for a church. The commercial uses were previously denied and should be removed from the development plan.

V. Issues

- 1.) The preliminary plat for Village of Alum Creek Phase V expired 12/18/99. This revised development plan for Section V includes 166 house lots and several reserves. Since there are road issues with regard to the 2001 Orange Township comprehensive plan and the County Thoroughfare Plan, those issues must be resolved with a new subdivision plat.
- 2.) The Village of Alum Creek Section V development plan must be redesigned to dedicate a triangle of land at the NW corner of the 10.37 tract for the 120' ROW of the proposed Home Road to Lewis Center extension as shown on the Orange Township 2001 Comprehensive Plan and the 2001 Delaware County Thoroughfare Plan. The applicant Del-Co Water and its optionee M/I Homes should work with the county Engineer on the correct size and configuration of this dedication.
- 3.) The Village of Alum Creek Section V development plan should show a new street stub connection through lot 161 from the proposed loop road at the NW corner of the 10.37 acre tract to the Home Road Bypass. This will provide a third means of egress to the 489-home Village of Alum Creek, which currently has only two access points to Old State Road.
- 4.) The Village of Alum Creek Section V development plan should be revised to show an internal collector road from the Home Road extension to the stub of Melrose Drive, west of the elementary school. Westbound school buses will likely use the new collector road through the subdivision to the Home Road extension. The development plan should provide a collector road alignment to meet county standards. This should be more direct and with larger curve radii than the loop street road network currently shown in the 11/13/01 plan by EMH&T, but the collector road should be circuitous and disjointed so as to defeat cut-through traffic. (See sample graphic from DCRPC staff.)

VI. Required Findings for SFPRD

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

DCRPC Staff Finding: Yes.

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

DCRPC Staff Finding: The development plan conforms to residential use and density, but must be revised to incorporate the Home Road extension right of way and the connector stub and collector street as mentioned in Issues 1-4 above.

- 3.) That the proposed development advances the general welfare of the township and the immediate vicinity.

DCRPC Staff Finding: If the development plan for Villages of Alum Creek Section V were revised as suggested herein, it would advance the general welfare of the township and the immediate vicinity.

VII. DCRPC Staff Recommendation

Staff recommends *conditional approval* of the 10.37 acre zoning change from FR-1 to SFPRD, and revision of the Village of Alum Creek Section V development plan, *subject to:*

1.) The Village of Alum Creek Section V development plan must dedicate a triangle of land at the NW corner of the 10.37 tract for the 120’ ROW of the proposed Home Road to Lewis Center extension as shown on the Orange Township 2001 Comprehensive Plan (road J) and the 2001 Delaware County Thoroughfare Plan (Alternative J).

2.) The Village of Alum Creek Section V development plan must show an 70’ R.O.W., and new street stub connection from the proposed loop road at the NW corner of the 10.37 acre tract to the Home Road extension. This stub should be located where lot 161 is currently shown. This will provide a third means of egress to the 489-home Village of Alum Creek, which currently has only two access points to Old State Road. The dedication and construction of this stub connector will be a condition of subdivision plat approval. (See sample graphic from DCRPC staff.)

- 3.) The Village of Alum Creek Section V development plan must be revised to show an internal collector road from the Home Road extension to the stub of Melrose Drive, west of the elementary school. The collector road should meet county standards, but be circuitous and disjointed so as to defeat cut-through traffic.

Commission / Public Comments

Mr. Jack Reynolds, Attorney with Smith & Hale and Mr. Steven Caplinger of M/I Homes were present to answer any questions from the Commission. Mr. P.K. Tudor was present on behalf of Del-Co Water.

Mr. Larry Starling made a motion to recommend conditional approval of the rezoning request by Del-Co Water, subject to staff comments. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

20-01 Serenity Woods – Concord Twp. - 02 lots / 07.47 acres

Applicant: Elizabeth Essig

Consultant: Frank Celio, Scioto Land Surveying Service

Staff Comments

The consultant has requested a 90-day tabling of Serenity Woods.

Staff Recommendation

Staff recommends approval of the 90-day table request for Serenity Woods Subdivision to the RPC.

Commission / Public Comments

Mr. Moran made a motion to approve the 90-day table request for Serenity Woods, seconded by Mr. Spanner. VOTE: Unanimously For, 0 Opposed. Motion carried.

43-00.6.B.I-III Golf Village, Sec. 6, Ph. B, Pt.’s I-III – Liberty Twp. – 108 lots / 44.46 acres

Applicant: Triangle Real Estate

Subdivision Type: Single-family residential
Location: South side of Home Rd., about 2500 ft. West of Liberty Rd., Liberty Township
Current Land Use: Agricultural
Zoned: Planned Residential District (PR-1)
Utilities: Public sewer and Del-Co water, AEP Electric, Columbia Gas
School District: Olentangy
Project Engineer: R. D. Zande & Assoc., Inc.

Staff Comments

Golf Village Section 6 Phase B consists of 108 lots on 44.46 acres and is part of the overall Golf Village development between Rutherford Road and Home Road. This phase is zoned PRD with a net density of 4.12 du/acre and open space making up 4.33 acres or 9.74% of the entire plat. Overall Golf Village density is 1.5 units / acre. This phase will be bordered by a golf course to the south, a driving range to the west, future condominiums to the north across Woodcutter Drive and the CSX tracks to the east. The subdivision extends Village Club Drive from Section 9 across Sawmill, forming a small loop road. Windy Forest Lane is a second east-west road and Gateway Lane extends northward to Woodcutter. The area is all farmland, with some existing trees along western lot lines. Two open space lots serve as stormwater drainage.

A Technical Review meeting was held on November 20, 2001 after which the applicant has addressed all required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of **Golf Village, Section 6, Phase B, Parts I, II & III**, to the RPC.

Commission / Public Comments

Mr. Kevin Kershner of RD Zande was present.

Chairwoman Foust asked if the open space was designated as permanent green space. Mr. Kershner said it was.

Mrs. Martin made a motion for Preliminary approval of Golf Village, Section 6, Phase B, Parts I, II & III, seconded by Mr. Moran. VOTE: Unanimously For, 0 Opposed. Motion carried.

21-01 La Gioconda – Liberty Twp. - 04 lots / 08.45 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., Liberty Township
Current Land Use: Vacant/Farm
Zoned: Farm Residential (FR-1)
Utilities: Del-Co Water & on site septic
School District: Olentangy S.D.
Project Engineer: Scioto Land Surveying

Staff Comments

La Gioconda is a proposed CAD subdivision 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.

This project appears to be in the direct path of the future Sawmill Parkway as shown on the adopted 1988 Southern Delaware County Thoroughfare Plan and the 2001 (proposed) Delaware County Thoroughfare Plan. The staff has met with the County Engineer who agrees that a 100' right of way needs to be set aside within this subdivision, pursuant to ORC 711.10 to accommodate the Parkway extension. The applicant is not willing to provide the right-of-way on this subdivision even though staff has offered flexibility in CAD layout to reduce the impact and allow reconfiguration of the lots so the overall lot yield can be retained. Therefore, the staff believes that this subdivision is inappropriate because it does not conform to the 1988 adopted Southern Delaware County Thoroughfare Plan and it will not advance the public health, safety, and general welfare.

Staff Recommendation

Staff recommends *Denial* of Preliminary plan for **La Gioconda**, to the RPC.

Commission / Public Comments

Mr. David Shade, Attorney and Frank Celio of Scioto Land Surveying Service presented the Commission with an aerial map showing the proposed subdivision with the current property lines and the 2001 Thoroughfare Plan.

Mr. Spanner asked if the same people own the 20 acres to the east. Mr. Deel stated that there was an original 24-acre tract on the south side of Clark Shaw

Road. This is 8 acres, the remaining 16 acres is directly east of this proposed subdivision. Mr. Spanner asked if the property owners intended to develop the property to the east of this piece as a CAD also? Mr. Celio stated that he will be splitting three frontage lots and a large tract is currently in contract to a farmer that owns the land to the east and south.

Mr. Shade stated that the Sawmill Parkway is needed but believes it is separate and independent of this proposal. He asked that the Commission not require the 100' R-O-W and approve this plan as presented.

Mr. Laurien stated that the RPC has a statute to follow. There are two plans to rely on. The adopted 1988 Thoroughfare Plan clearly impacts this site. It is in the path of where the Sawmill Parkway was expected to go. Realizing that this is a conceptual plan, this is the best we've had for the last 12 years. It has been used with good success to get Sawmill Parkway from Franklin County up to Home Road. There is no guarantee of a Common Access Drive subdivision. Our current subdivision regulations stipulate that CAD subdivisions are a "may" not a "shall". CAD's are intended to be used as a relief valve for unique situations. At the time of the sketch plan process, the RPC staff notified Mr. Celio both verbally and in writing that we felt this property was in the path of the proposed Sawmill Parkway. Not only this tract but also the tract that is adjacent. Ohio does not have stringent subdivision laws when it comes to road frontage lot splits of over 5 acres. The RPC has the right under Chapter 711.10 to do a Thoroughfare Plan (which was done in 1988) and when someone comes in to ask to subdivide land into smaller lots on a CAD, we have the right to ask for dedication of R-O-W. This may boil down to is the burden that we are asking (the dedication of the 100' R-O-W) fair in return to the benefit to the public and the developer for the Sawmill Parkway that will be built. We are not asking for this developer to build it, we are asking for the dedication. We have rules to follow, Section 301.03 says that the RPC has the right to ask for existing and proposed roads to be provided for and to have dedications and the Thoroughfare Plan is specifically mentioned in there. MS Consultants had said many times throughout the Thoroughfare Plan process that this was a conceptual plan and a connection between two points. The two points that are being connected are US 42 and Home Road. The consultants simply drew a straight line between the location at US 42 where the connection was expected to be made approximately and connected it to a point that was their approximation of where Sawmill Parkway would be next to the railroad tracks which was on the 1988 Thoroughfare Plan. Meanwhile, it had already been platted to Home Road (opened Nov. 1st). At Hyatt Rd. there is a major power plant and the extension would have to move a little to the west of it and go through the open land up to US 42. RPC's Attorney Don Brosius has stated that if the County Engineer has come to a determination (which he has) that

this is the appropriate location and that the dedication should be asked for, then the RPC should follow its procedure. The County Engineer expressed to Mr. Celio in a meeting earlier this week that he thinks it's appropriate for the dedication to be made. The RPC staff has offered to give flexibility for the reconfiguration of that land does not have to be unnecessarily impacted by the Sawmill Parkway. If the developer wants more than 5 lots on a CAD, maybe this is a time for a variance in return for the dedication. The County Engineer has stipulated that he is willing to buy the road R-O-W on the acreage lots that are not part of the subdivision.

Mr. Celio stated that in conversations with the County Engineer, it was said that it would be the end of next year at the soonest before the corridor is set between Home Road and US 42. He stated that since this is just a corridor and the alignment is not set, asking for the R-O-W now is a little premature.

Mr. Shade stated that the kind of "taking" on a piece this size is not within the scope of what's appropriate.

Mr. Pike stated that the County Engineer is in total agreement with Mr. Laurien's comments and strongly recommends denial of this subdivision as presented.

Mr. Spanner asked if there was a drawing of the proposed configuration. Mr. Laurien stated that the CAD might have to be flipped, the lots might have to be changed but the RPC has not seen a reconfigured plan. Mr. Celio has said he would lose some lots. Mr. Laurien stated that there were two large tracts of 10-12 acres a piece and if they hadn't been split out, there would have been more room to configure a very nice subdivision. There is no guarantee to a landowner that they are entitled to the highest and best return. They are entitled to an economically viable use of their property. There is every opportunity to do a redesign and the RPC staff is willing to assist in that process.

Mr. Hopper asked what would happen if after the corridor study, the extension doesn't effect this project. Mr. Laurien stated that if it is reserved and not used after the extension then the property owner could develop it.

Mr. Tim Dickens, partner in Vista Land Company asked what would you do with a 100-foot strip after it's not used? Mr. Laurien responded that the current alignment on the 1988 Plan goes through this property. The RPC tried to warn them of that earlier this year (at site review).

Chairwoman Foust said that she feels the purpose of the Thoroughfare Plan is to look for what we can get now as the best path, making the least impact on

existing residents. She also stated that the Sawmill Parkway has been in the Liberty Twp. Comprehensive Plan for several years.

Mr. Waugh asked when the corridor study would begin. He stated his disagreement with making a landowner wait until the decision on the exact path of Sawmill Road extension. Mr. Laurien stated that on this part of the Thoroughfare Plan, a corridor study is in next year’s County Engineer’s budget.

Mr. Waugh made a motion for Preliminary approval of La Gioconda. There was no second. Chairwoman Foust stated that the motion died for lack of a second.

Mr. Spanner made a motion to deny the Preliminary application for La Gioconda, based on staff comments. Mr. Schmidt seconded the motion. VOTE: Majority For, 3 Opposed to the denial. Motion carried.

14-98.1/2 Chapman Ravine – Liberty Twp. - 03 lots / 08.29 acres

Applicant: Michael Linde
Subdivision Type: Single-family residential
Location: East side of Chapman, about 1100 ft. South of S.R. 23, Liberty Township
Current Land Use: Single-family residential
Zoned: Farm Residential District (FR-1)
Utilities: Del-Co water
School District: Olentangy
Project Engineer: Patridge Surveying

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). There is an existing house on the lot closest to Chapman Road. This lot also retains ownership of the land between Chapman Road and the river. The site is mostly wooded with woods to the south and east. The soils are not ideal, but adequate for septic systems.

A Technical Review Committee meeting was held on August 21, 2001 after which the project was tabled. A second meeting was held on November 20, 2001 after which the applicant has addressed all required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of **Chapman Ravine**, to the RPC.

Commission / Public Comments

Mr. Bob Patridge of Patridge Professional Surveyors was present on behalf of the applicant.

Mr. Gladman made a motion for Preliminary approval of Chapman Ravine, seconded by Mr. Moran. VOTE: Unanimously For, 0 Opposed. Motion carried.

14-98.1/2 River’s Edge at Alum Creek, Sec. ‘s 1 & 2 – Orange Twp. - 67 lots / 34.45 acres

Applicant: Landvest, LLC
Subdivision Type: Single-Family Residential
Location: Across from 6464 Bale-Kenyon Road, Orange Twp.
Current Land Use: Vacant field and semi-wooded
Zoned: Single-Family Planned Residential District (SFPRD)
Utilities: Public sewer and Del.-Co. water
School District: Olentangy
Engineer: RD Zande

Staff Comments

The applicant initially proposed a subdivision of 68 lots on 34.45 acres including an area within the 100-year flood plain of Alum Creek, in 1998. A portion of the subdivision (18 lots) outside of the flood plain was approved in June 1998. The Orange Township BZA has since granted a conditional use to fill in the floodplain. In June 1999, the RPC granted conditional approval of the original overall plan with minor modifications. This subdivision expired due to the applicant’s failure to submit a final plat within the required time period. This design is very similar to the original design and the adopted development plan, but contains 1 less lot. The design includes 2 streets extending east from Bale Kenyon Road (River’s Run Drive and Creekwood Drive). These streets intersect a proposed north-south road (River’s Edge Drive) that stubs to both the north and south property line. A cul-de-sac will extend westerly from River’s Edge Drive. The lots are typically 10,000 square feet. Overall density will be 1.94 du/acre and include 8.58 acres of open space along the Alum Creek. The open space will include a large detention pond as well as an easement for public access along the bank of Alum Creek. This subdivision will have curb-and-gutter streets.

The developer's engineer has stated that the floodplain maps will be amended and revised to reflect the new 100-year floodplain as a result of fill, and spot elevations determined by a field survey. A condition of approval shall be that the FEMA Maps are revised prior to platting those affected areas within the development. The engineer also needs to demonstrate that they can retain the equal amount of water that is displaced by the filling. Finally, a note shall be included on the plat prohibiting basement windows and foundation openings below the elevation of the 100-year floodplain.

The surrounding land use includes specialized agriculture (tree orchard) to the immediate south, agriculture and the Bale-Kenyon Bluffs Sub. to the north, a few single-family residences along Bale-Kenyon Road, and I-71 to the southeast. The Crystal Valley Subdivision is across the Alum Creek and to the east.

A technical review was conducted on November 20, after which the applicant has addressed all of the committees concerns in the revisions, except the floodplain issue.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the **Rivers Edge at Alum Creek Sections 1 & 2**, *subject to staff comments*, to the RPC.

Commission / Public Comments

Mrs. Lenell Sniechowski of RD Zande was present on behalf of the applicant, along with John Chester. She stated that they would be filling any areas on the site that are below the 100-year floodplain elevation even though they fall outside the line as designated by FEMA. The letter of map revision to FEMA will reflect that. Also, any of the homes constructed in those areas will conform to FEMA's requirements on land that has been removed from the floodplain by fill. They will also conform to any requirements from the Delaware Co. Building Department and Orange Twp. zoning regarding the floodplain.

Mr. Gladman stated that he would like to see the note of "75' at building lines" added regarding frontage on the final plat. Mrs. Sniechowski agreed.

Mr. Starling asked if the detention pond would hold the water displaced after filling in the floodplain? Mrs. Sniechowski stated that it provides detention for the site in order to control storm water run off as well as adding volume to the flood plain itself.

Mr. Fowler stated that portions of the floodplain fringe are permitted to be filled.

In Orange Township a variance is required. The floodway cannot be disturbed with fill. But there are questions as to how much floodplain fringe is there. He feels by elevation, some of the floodplain does come up into the center of the cul-de-sac (and 4-6 lots). He is meeting with ODNR regarding that and to discuss the letter of map revisions.

Mr. Wuertz stated that he realizes that filling the floodplain is legal, but he strongly disagrees with building a house in the floodplain. As the floodplain data updates have shown, the floodplain is now 3' higher on the Olentangy River in southern Delaware County. If you fill the floodplain it affects those down stream.

Mrs. Sniechowski stated that FEMA has fairly stringent requirements for homes constructed on areas that have been removed from the floodplain by fill. They have come out with a new technical bulletin (bulletin #10) which gives very specific requirements of the lowest floor (basement) so that flooding doesn't occur. It addresses the soils beneath the basement for seepage issues. She has added a note to the Section 1 plat that prohibits any openings to the foundation that are below that elevation that would give water access to the home. The 100-year flood elevation is determined by a consideration of fill. The floodway fringe is the area that if it is filled it creates a 1' rise in the 100-year flood elevation.

Mr. Gladman stated that when the variance (conditional use) was presented to fill the floodplain to the Township, both engineers present stated that the minimum fill that was required there would have basically no effect on the stream. The Township has since taken the conditional use out of the zoning code, which will take effect Jan. or Feb. next year.

Mr. Laurien stated that he personally agreed with Mr. Wuertz on this issue. This was brought up with the original developers of this piece a few years ago. When the Subdivision Regulations were updated in 1997, the no filling in the floodplain requirement was removed.

Mr. Staling asked why we have to approve this? Mr. Laurien stated that they have an overall preliminary approval. Section 1 is asking for final approval tonight and has met all the regulations required by the RPC.

Mr. John Chester, applicant, stated that the text states that the developer must handle all the water from the floodplain area that is being filled in the detention basin.

Mr. Gladman made a motion for conditional Preliminary approval of River’s Edge at Alum Creek, Sections 1and 2, subject to staff comments. Mr. Spanner seconded the motion. VOTE: Majority For, 1 Opposed (Mr. Wuertz). Motion carried.

Preliminary/Final

22-01 Wyndfield Meadows - Genoa Twp. - 03 lots / 21.17 acres

Applicant: Deborah Shirey Carter

Subdivision Type: Single-family residential

Location: West side of Hughes, about 356 ft. North of Adams,

Genoa Township

Current Land Use: Single family residential

Zoned: Rural Residential District (RR-1)

Utilities: Del-Co water, AEP Electric, Columbia Gas

School District: Big Walnut

Project Engineer: Floyd Brown Associates

Staff Comments

Wyndfield Meadows is a 3-lot subdivision with a Common Access Drive on the west side of Hughes Road just east of the Hoover Reservoir in Genoa Township. It is zoned Rural Residential with an average density of one dwelling unit per 7.06 acres (3.634, 11.334, and 5.963 acres). There is an existing house and barn on one parcel, which will take a new access off the CAD. The lot fronting Hughes Road will be required to take access from the CAD. The site has adequate soil for leach fields.

A Technical Review Committee meeting was held on November 20, 2001 after which the applicant has addressed all 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.

Staff Recommendation

Staff recommends *Preliminary and Final approval of Wyndfield Meadows*, to the RPC.

Commission / Public Comments

Mr. Bill Kitchen, realtor for the applicant was present to answer any questions from the Commission.

Mr. Starling asked what would happen to the original driveway to the existing house after the subdivision is platted and they begin using the CAD? Mr. Kitchen stated that it would either be abandoned or the owner of the out lot (lot to the south of this project) would use it.

Mr. Gladman made a motion for Preliminary and Final approval of Wyndfield Meadows, seconded by Mr. Moran. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Chairwoman Foust asked if there are any cases the Commission wished to have removed from the consent agenda. The consent agenda consists of all final applications except those that are asking for a tabling.

Mr. Gladman made a motion for Final approval of Hidden Meadows at Alum Creek, The Park at Greif, Scioto Reserve, Section 4, Phase 8, Genoa Farms, Section 1, Treemonisha, Trotters Gait, River Bend, Section 4, Phase 2 and River’s Edge at Alum Creek, Section 1. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Gladman made a motion to approve the table requests as presented for Riverby Estates, Phase 4 (30 days), Genoa Farms, Section 2 (60 days) and Willow Bend, Section 1 (30 days). Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final

08-01 Hidden Meadows at Alum Creek –Berlin Twp. - 11 lots / 25.36 acres

Applicant: Tom Mechenbier

Subdivision Type: Single-Family residential
Location: west side of Old State Road, south of SR 36/37
Current Land Use: Agriculture
Zoned: FR-1
Utilities: Del-Co water and private septic
School District: Olentangy
Engineer: John McCann, Stults & Associates

Staff Comments

Hidden Meadows at Alum Creek is an 11-lot subdivision on 25.36 acres on the west side of South Old State Road north of Berlin Station Road. The subdivision is an open field with a significant swale in the eastern portion where there is a small wooded area. The site is zoned FR-1 with the surrounding land uses including the Alum Creek State Park to the east and large lot residential to the north, south and west. The design includes an 1,100-foot cul-de-sac with lots between 1.86 and 3.13 acres served by Del-co water and private septic. The plat includes a note indicating that lots 423 and 424 of the Mechenbier subdivision will take access from the new LVLD street. The applicant has transferred a remaining 0.449 acres to the north of the new LVLD street entrance to an adjacent parcel (lot 423 of the Mechenbier subdivision).

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 **Hidden Meadows at Alum Creek** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Hidden Meadows at Alum Creek. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

40-99 “The Park” at Greif - Berlin/Liberty Twp.’s - 14 lots /147.10 acres

Applicant: Greif Brothers Cooperage Cooperation
Subdivision Type: Commercial
Location: west side of US 23, about 2000 feet south of Winter Road
Current Land Use: Agriculture

Zoned: Planned Commercial (PCD) in Liberty and Berlin Twp’s
Utilities: Del-Co water and Del. County Sanitary sewer
School District: Olentangy
Engineer: Stults & Associates

Staff Comments

“The Park” at Grief will occupy 147.10 acres of vacant agricultural field west of US 23 in Liberty & Berlin Townships. The applicant is currently requesting final plat approval of 14 commercial lots. The property received a PCD zoning approval in March of 1999 (RPC# 51-98 ZON) in both townships. A new road (Greif Parkway) will be constructed to serve the park. A second road intersects Greif Parkway (Cornerstone Drive) and stubs to the north and south. An easement is dedicated for a future commercial rear access road to control curb cuts on US 23. The Parkway aligns with the future GUBS commercial park on the east side of US 23, with this intersection being signaled in the future. The subdivision will be served by county sewer.

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 Park**” at Greif to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of The Park at Greif. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Scioto Reserve, Sec. 4, Ph. 8 – Concord Twp. - 21 lots / 06.77 acres

Applicant: Home Road Ltd.
Subdivision Type: Single-family residential
Location: North side of Home Road approximately 1300 feet north of Houston Pond Drive
Current Land Use: vacant, undeveloped
Zoned: Planned Residential District (PRD)
Utilities: Del-Co water and sanitary sewer with land application, County maintenance
School District: Olentangy
Engineer: Lenell Sniechowski, RD. Zande

Staff Comments

Scioto Reserve Section 4, Phase 8 consists of 21 lots on 6.77 acres as part of the overall Scioto Reserve subdivision on the north side of Home Road east of South Section Line Road. This phase is zoned PRD with a density of 3.103 du/acre. Section 4 Phase 4 is located to the south, with future phases to the east, west and north. The golf course is located to the south and to the west. The subdivision will extend Scioto Parkway to a cul-de-sac. This development is to be served by a land application sewage system that will be owned and maintained by the 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 **Scioto Reserve, Section 4, Phase 8** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Scioto Reserve, Section 4, Phase 8. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

07-97.4 Riverby Estates, Phase 4 - Delaware Twp. - 22 lots / 14.92 acres

Applicant: Riverby Development Company, Ltd.
Project Engineer: Wolfe Engineering

Staff Comments

The applicant has requested a 30-day tabling in order to obtain lot numbers and to work out plat signature issues.

Staff Recommendation

Staff recommends *the 30-day table request* of **Riverby Estates, Phase 4**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the table request for Riverby Estates, Phase 4 for 30 days, Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

48-00.1 acres

Genoa Farms, Section 1 – Genoa Twp. - 39 lots / 19.46

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: Agricultural
Zoned: PD-1 Planned Residential with conservative standards
Utilities: Del-Co water and Delaware County Sanitary Sewer
School District: Westerville
Engineer: R.D. Zande & Associates, Inc.

Adjacent Existing Land Use:

West: Single family development west of State Route 3.

North: Large (2-6 acre) single-family house lots with frontage on Big Walnut Road.

South: Presbyterian Church and one large lot single family home along Freeman Road.

East: East side of Old 3C Highway is Covington Meadows, a PD-1 subdivision with conservation standards (under construction) with densities of 1.98 units per acre.

Staff Comments

This subdivision consists of a portion of a large agricultural tract located west of Covington Meadows along Old 3C Highway. Preliminary approval was granted on December 28th, 2000 for Genoa Farms, Sections 1 & 2. Section 1 has 44.4% (8.641 acres) open space and a density of 1.953 du/acre. The overall design consists of a large loop street called Genoa Farms Boulevard with a smaller loop called Seneca Lane. Section 1 includes the northern section of this loop. Interior streets will have a 60' right-of-way and 27' of pavement width except for the two entrances, which have a width of 36'. Streets will have sidewalks on both sides.

The preliminary plan shows three retention basins on the flat site with reserve areas for passive and active recreation including a 6' mulch walking path that meanders throughout the site. A hardwood reforestation area is located along the perimeter of the site. The remaining open space is low maintenance prairie grass. There are many existing structures on the site, many of which are to be preserved and owned by a Homeowners Association.

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 1** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Genoa Farms, Section 1. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

48-00.2 Genoa Farms, Section 2 – Genoa Twp. - 41 lots / 19.90 acres

Applicant: Dominion Homes
Engineer: Diane Nocar, RD Zande

Staff Comments

The applicant has requested a 60-day tabling of Genoa Farms, Section 2 in order to complete construction of all the improvements.

Staff Recommendation

Staff recommends *approval* of the 60-day tabling of Genoa Farms, Section 2 to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the table request for Genoa Farms, Section 2 for 60 days. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-01.1 Willow Bend, Sec. 1 – Genoa Twp. - 50 lots / 38.13 acres

Applicant: Big Walnut Associates
Consultant: Adam Long, EMH & T

Staff Comments

On behalf of the applicant, Mr. Long has requested a 30-day tabling of the Willow Bend, Section 1 subdivision in order to secure the Delaware County Sanitary Engineer’s and the Delaware County Engineer’s signatures.

Staff Recommendation

Staff recommends *approval* of the 30-day tabling for Willow Bend, Section 1 to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the table request for Willow Bend, Section 1 for 30 days. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

16-01 Tremonisha – Harlem Twp. - 15 lots / 32.18 acres

Applicant: Vista Land Company
Subdivision Type: Single-family residential
Location: On the north side of Gorsuch Rd, east of Miller-Paul Rd., Harlem Township
Current Land Use: Open Space
Zoned: Farm Residential District (FR-1)
Utilities: Del. Co. Water and private septic
School District: Big Walnut
Engineer: Frank Celio, Scioto Land Surveying Services Inc.

Surrounding Land Use

North: Agriculture
South: Residential (Watts Subdivision)
East: Residential
West: Residential (Neitzer Subdivision)

Staff Comments

The site is open agricultural land with Duncan Run running east to west along the southeast side of the development. The design includes a cul-de-sac street called Ivy Ridge Place accessing 15 lots from Gorsuch Road, west of the bridge across Duncan Run. Each of the lots will be served by on-site septic systems (leach fields and mound systems) and Del-co water. The floodplain for Duncan Run enters the property along the rear of the southeastern lots. There will be a

drainage/no build easement placed over this floodplain to ensure it is not filled or otherwise inappropriately disturbed by lot owners.

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 Treemonisha, to the RPC.

Commission / Public Comments

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

37-00 Trotters Gait – Liberty Twp. - 38 lots / 60.27 acres

Applicant: Timberock LLC.
Subdivision Type: Single Family Residential
Location: South side of Seldom Seen Rd. east side of Riverside Dr., Liberty Twp.
Current Land Use: Horse Farm
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and County sanitary sewer
School District: Olentangy
Engineer: Hockaden and Associates, Inc – Stults and Associates, Inc.

Staff Comments

This development was originally approved (Preliminary) by the DCRPC in September 2000 for 23 lots utilizing on site septic systems. Since that time, the developer has been able to obtain county sewer service. The 60-acre horse farm is now going to be divided into 38 lots ranging from 1.001 to 3.712 acres. The design includes two private streets (Rosalind Blvd. and Rosalind Lane) with access to Seldom Seen Road. Additional right of way is to be dedicated to accommodate the straightening of the curve in Seldom Seen Rd. All existing horse barns have been razed. The existing house will remain on a lot. Drainage will be routed to the ditch along Seldom Seen Road as well as a pond on lot 3838. A sanitary pump station will be constructed on the back of lot 3826/3827 with an easement along lots 3824 – 3827 for access to Riverside Dr.

The surrounding land uses in the area include large lot single family residential and agriculture to the north south and east, and the O'Shaughnessy Reservoir to the west.

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 **Trotters Gait** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Trotters Gait. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

30-99.2 River Bend, Section 4, Phase 2 - Liberty / Orange Twp.'s - 14 lots / 18.36 acres

Applicant: Planned Communities, Inc., and Riverwood Limited Partnership
Subdivision Type: Single-family Residential
Location: Well behind 8737 & 8695 Columbus Pike, Orange and Liberty Twp.
Current Land Use: Mostly wooded and undeveloped
Zoned: Planned Residential District, (SFPRD) in Orange Twp. and Farm Residence District, (FR-1) in Liberty Twp.,
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Stults and Assoc., Inc.

Staff Comments

This is the fourth and final section of the River Bend Subdivision. Sections 1 - 3 have been recorded on both the W. Orange Road side and Columbus Pike side of Orange Twp. This phase will be located in both Orange and Liberty Townships. Riverbend Avenue (private) will be the main east-west route to Columbus Pike and will terminate into a cul-de-sac just short of the Olentangy River.

The proposed site is zoned SF-PRD in Orange Twp. (case #18-98ZON), and FR-1 in Liberty Twp. along the Olentangy River. The lots in Liberty Township are all above 1 acre.

The surrounding land use includes the High Meadows Sub., Sec. 5 to the south, Olentangy River to the west, and vacant open fields to the east where Phases 2 and 3 are located. River Bend Sec. 1 is to the north and across the ravine.

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 **River Bend, Section 4, Phase 2** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of River Bend, Section 4, Phase 2. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

**14-98.1 River's Edge at Alum Creek, Section 1 – Orange Twp. - 27 lots
/ 14.04 acres**

Applicant: Landvest, LLC
Subdivision Type: Single-Family Residential
Location: Across from 6464 Bale-Kenyon Road, Orange Twp.
Current Land Use: Vacant field and semi-wooded
Zoned: Single-Family Planned Residential District (SFPRD)
Utilities: Public sewer and Del.-Co. water
School District: Olentangy
Engineer: RD Zande

Staff Comments

River's Edge at Alum Creek is a subdivision of 67 lots on 34.45 acres including an area within the 100-year flood plain of Alum Creek. Section 1 contains 27 lots on 14.04 acres and 5.07-acre open space reserve lot. This section does not contain lots from the overall preliminary that are questionable due to the floodplain. Section 1 includes a street extending to the east from Bale Kenyon Road (River's Run Drive) that intersects with a new north-south street (River's Edge Drive). All of the improvements have been constructed. The lots are typically 10,000 square feet. Section 1 density will be 1.92 du/acre. The open space will include a large detention pond as well as an easement for public access along the bank of Alum Creek. A note has been included on the plat prohibiting basement windows and foundation openings below the elevation of the 100-year floodplain.

The surrounding land use includes specialized agriculture (tree orchard) to the immediate south, agriculture and the Bale-Kenyon Bluffs Sub. to the north, a few single-family residences along Bale-Kenyon Road, and I-71 to the southeast. The Crystal Valley Subdivision is across the Alum Creek and 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 the **River's Edge at Alum Creek Section 1**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of River's Edge at Alum Creek, Section 1. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS (*none*)

VI. OTHER BUSINESS

- Consideration for expenditure approval: Loveland & Brosius, Professional Services, Legal \$4,567.15

Mr. Moran made a motion to approve the legal expenditure for \$4,567.15. Mrs. Curren seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for expenditure approval: Unibind (document binding system) \$1,220.00

Mr. Laurien requested approval to purchase the Unibind binding system to continue creating professional looking documents "in-house". He stated that it takes approximately 30 minutes to bind the comprehensive plans (which are about 220 pages each) compared to doing 2 in under 1.5 minutes. The cost of the machine is comparable to the electric comb-binding machine, but the electric machine still requires manual insertion of the punched papers into the comb binding. The cost of supplies, such as covers, binder and backing are approximately \$0.30 more than we are currently using.

Mrs. Curren made a motion to approve the purchase of the Unibind System, seconded by Mr. Starling. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION

Mr. Gladman made a motion to adjourn, seconded by Mr. Moran. VOTE: Unanimously For, 0 Opposed. Motion carried.

Meeting adjourned at 9:00 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, December 20, 2001, 7:00 P M at the Delaware Joint Vocational School North Campus, 1610 St. Route 521, Delaware, Ohio 43015.