



Delaware County Regional Planning Commission

109 North Sandusky Street
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www.dcrpc.org

Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, December 18, 2014 at 7:00 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of November 20, 2014 RPC Minutes
- Approval of the December 2, 2014 RPC Special Meeting Minutes
- Executive Committee Minutes of December 10, 2014
- Statement of Policy

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

- 25-14 ZON Nationwide Children’s Hospital/North Orange Dvlpt. – Orange Twp. – 5.1 acres PC & FR-1 to PC
- 26-14 ZON Premier Residential Real Estate, LLC – Harlem Twp. – 6.12 acres from AR-1 to FR-1

IV. SUBDIVISION PROJECTS

Township

Lots/Acres

Preliminary *(none)*

Preliminary/Final *(none)*

Final

11-03.4	Killdeer Meadows, Section 4	Berkshire	18 lots / 06.283 acres
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T=TABLED, W=WITHDRAWN

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- Consideration for Approval of the purchase of refreshments
- Consideration for Approval: Legal assistance retention for 2015
- 2015 Health Insurance Opt Out Allowance
- Consideration for Approval: Staff salary increases effective 01/05/15

VII. POLICY / EDUCATION DISCUSSION

VIII. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairman O'Brien called the meeting to order at 7:25 p.m.

▪ **Roll Call**

Representatives: Jeff George, Susan Kuba, Ric Irvine, Fred Fowler, Ken O'Brien, Steve Burke, Tiffany Jenkins, Tom Hopper, Dave Stites, Charlie Callendar, and Mike Dattilo. Alternates: Tim Hansley, John Piccin, Larry Witt, James Hatten, and Dan Quick. Arrived after roll call: Rick Sedlacek. Staff: Scott Sanders and Stephanie Matlack.

▪ **Approval of the November 20, 2014 RPC Minutes**

▪ **Approval of the December 2, 2014 RPC Special Meeting Minutes**

Mrs. Kuba made a motion to Approve minutes from the 11/20/14 and 12/2/14 RPC meetings. Mr. Stites seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **December 10, 2014 Executive Committee Minutes**

1. Call to order

Chairman O'Brien called the meeting to order at 8:45 a.m. Present: Ken O'Brien, Susan Kuba, Dave Stites, Jeff George and Tiffany Jenkins. Staff: Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes from November 12, 2014

Mr. George made a motion to Approve the minutes from the November 12th meeting, seconded by Mrs. Kuba. VOTE: Unanimously For, 0 Opposed. Motion carried.]

3. New Business

- Financial / Activity Reports for November 2014

REGIONAL PLANNING RECEIPTS		NOVEMBER	YTD TOTAL
General Fees (Lot Split)	(4201)		\$5,740.00
Fees A (Site Review)	(4202)		\$4,800.00
Insp. Fees (Lot Line Transfer)	(4203)	\$200.00	\$2,300.00
Membership Fees	(4204)		\$268,280.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$964.66	\$3,982.30
Assoc. Membership	(4206)		
General Sales	(4220)		\$10.00
Charges for Serv. A (Prel. Appl.)	(4230)		\$131,504.60
Charges for Serv. B (Final. Appl.)	(4231)		\$30,453.80
Charges for Serv. C (Ext. Fee)	(4232)		\$600.00
Charges for Serv. D (Table Fee)	(4233)	\$175.00	\$975.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,325.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$5,100.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$10,785.00
Soil & Water Fees	(4243)		\$5,675.00

MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$207.64
Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)		\$1,360.28
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$1,639.66	\$473,098.62

Balance after receipts	\$674,299.87
Expenditures	- \$ 33,103.03
End of November balance (carry forward)	\$641,196.84

After discussion of the financial reports, Mr. George made a motion to approve the financial reports as presented for audit. Mr. Stites seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained. Motion carried.

- Site Review:
 - 1.) Sycamore Trail – Berlin Twp. – 17 lots / 21.34 acres
 - 2.) Liberty Bluff – Liberty Twp. – 68 lots / 81.4 acres

- December RPC Preliminary Agenda
 - 1.) Rezoning:
 - Nationwide Children’s Hospital/North Orange Development – Orange Twp. – 5.1 acres
PC & FR-1 to PC
 - 2.) Variance: *(none)*
 - 3.) Preliminary: *(none)*
 - 4.) Preliminary/Final: *(none)*
 - 5.) Final:
 - Killdeer Meadows, Section 4 – Berkshire Twp. – 18 lots / 6.283 acres
 - 6.) Extension: *(none)*

- Director’s Report
 - 1.) I have worked with Da-Wei to expand the Olentangy Schools project showing how different densities affect student generation – have doubled the number of projects. (Presented draft to Executive Committee)
 - 2.) Convention and Visitors’ Bureau: I will be president after today’s meeting.
 - 3.) County Planning Directors met at CCAO on December 8, discussed “Agritainment” language being supported by the Farm Bureau and annexation language also being proposed. This language would allow government agencies to be counted as landowners in annexations.
 - 4.) Attended the Columbus 2020 Economic Development 411 meeting December 5, attended two sessions on Financial Incentives.
 - 5.) ODOT released Feasibility Study information on the 36/37 interchange. (Presented alternative layouts to Executive Committee)
 - 6.) MORPC has asked me to be on a committee reviewing region-wide data, based on the population projections we perform and other data we present.

- 4. **Old Business** *(none)*
- 5. **Other Business** *(none)*

6. Personnel

- Position Descriptions – Mr. Sanders presented the Committee with Position descriptions including minor amendments. The Committee will discuss these descriptions at the January Executive Committee meeting.
- Director evaluation – Mr. Stites will review Mr. Sanders summary of 2013-2014 goals set by the Executive Committee and be in contact with the other E.C. members to compile a new set of goals.

7. Adjourn

Having no further business, Mr. George made a motion to adjourn the meeting at 11:10 a.m. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, January 21, 2015 at 8:45 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**

25-14 ZON Nationwide Children's Hospital/North Orange Dvlpt. – Orange Twp. – 5.1 acres PC & FR-1 to PC

I. Request

The applicant Nationwide Children's Hospital / North Orange Development LLC, is requesting a 5.1-acre rezoning from PC and FR-1 to PC to allow the construction of a medical building including offices, clinic space, laboratories and an urgent care center.

II. Conditions

Location: west side of US 23, south of Gooding Blvd. and east of Pacer Drive

Present Zoning: Planned Commercial (PC) and Farm Residential (FR-1)

Proposed Zoning: Planned Commercial (PC)

Present Use(s): vacant platted lot, single-family structure

Proposed Use(s): medical office, labs and urgent care

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: archeological site-OHPO (northwest portion)

Soils: BoA Blount Silt Loam 0-2% slope

GwB Glynwood Silt Loam 2-6% slope

PwA Pewamo Silty Clay Loam 0-1% slope

III. Description

North Orange is a large, multi-use development, most of which was originally zoned in 2000. The residential portions, which include both single-family and multi-family uses, have been largely built-out. The 35-acre township park and pool facility is located in the center of the development, as well as Orange Township Fire Station/EMS Station #361 and remote Emergency Operations Center. The project includes roughly 145 acres of planned commercial and office located on either side of Gooding Boulevard as it travels north through the development.

The current proposal is to locate a three-story Nationwide Children's Hospital Ambulatory building on the corner of Gooding Boulevard and U.S. 23. The building has a first-floor square footage of roughly 26,100 square feet. Pavement, including parking and walkways, utilize another 132,883 square feet, resulting in an impervious coverage of 72.5% where the allowable coverage is 75%.

Access will be taken from Pacer Drive, with no direct access to U.S. 23 or to Gooding Boulevard. Gooding Boulevard was built and platted in 2002 and includes a west-bound left turn of approximately 100 feet. This plan seeks to rezone the land that is currently Planned Commercial with a new development plan, and also incorporating a .92-acre parcel to the south which is currently zoned Farm Residential. The plan uses this additional acreage for parking, as well as some additional pervious surface requirements.

Uses – the Development Plan utilizes existing allowable uses within the Zoning Resolution, specifying that the intent is to only use those that directly relate to a hospital and related doctors' offices, as well as those incidental uses found at such facilities, like restaurants, cafeterias, gift shops and convenience stores so long as they are accessory uses associated with the facility. This use will be a benefit to the community from both a service standpoint as well as by increasing the value of the property.

Existing landscape and fencing along U.S. 23 will be maintained, with an extension of the same materials to the south into the additional acreage.

IV. Divergences

1. To allow a commercial building to be located fifty feet from the property line of a residential district where 100 feet is required (south).

Staff Response: *This is intended to allow proper buffering between separate uses. However, the parcel directly south of the proposed building is noted on the Comprehensive Plan as being intended for future commercial use. That parcel, as well as land to the south, are unbuilt parcels in the West Orange subdivision platted in 1950. It is logical that these areas will develop commercially as Pacer Drive is extended south with development.*

2. To allow the parking in the front setback to exceed 40%. Parking is allowed within 6 feet of side yards and in the front of buildings as long as no more than 40% of the front setback is occupied as parking. This is intended to provide a green buffer along the road frontage.

Staff Response: *The Development Plan does not indicate what the actual percentage is, but it appears to be closer to 60% of the front setback. Additionally, Gooding Boulevard frontage is being treated as a side-yard, when an argument could be made that it is a front setback as well. The parking seems excessive, or the site may not be large enough to appropriately site*

such a large building and the necessary parking. Staff suggests working with the township to clarify whether this amount of parking is necessary. Also, the site would benefit from the inclusion of the Chapin property to the south and west, which would allow for the extension of Pacer Drive as well as additional parking.

3. To allow signs to be located more than fifteen feet above finished grade or the height of the ceiling of the first floor.

Staff response: The perspective drawings indicate that the building will include, on all four sides, an “Ohio Health” logo and type, as well as a “Nationwide Children’s” logo and type. Two faces also include the large address, “700.” The front façade also includes the words “URGENT CARE.” That text is also on the top of the drive-through canopy on the western side.

The drawing showing the Pacer Drive perspective shows signs located on the red brick portion of the sign, or roughly equal to the ceiling height of the second floor. This is 30 feet above finished grade. While this request appears to be a sizeable departure from the standard, it should be noted that most commercial buildings in the township are single-story. The configuration of the signs on the Pacer Drive frontage is reasonable for the size and scale of the building. If the Zoning Commission finds that the signage is appropriate above the first floor ceiling height as required in the code, the signs as shown on other perspectives as closer to the roofline should be amended to match the placement on the Pacer Drive side.

4. To allow wall signs to be located on the wall over a canopy.

Staff response: This request would allow the words “Urgent Care” to be placed along the top edge of the canopy. Although this is not expressly allowed in the Resolution, this limitation probably anticipates canopies and awnings where text would look out of scale and misplaced. The size of the building indicates that such a canopy sign would actually appear in scale with the building in the background.

5. To allow two monument signs, one at the intersection of Gooding and Columbus Pike and the other at Gooding and Pacer Drive and for each sign to exceed 32 square feet.

Staff response: In the code, signs are allowed to be larger than 32 square feet, but as in most zoning codes, they are sized on a scale that requires signs to be farther away from the right-of-way as they get larger. The monument sign is proposed to be 63.25 square feet per side (11' x 5'9"), which would require a 27-foot setback where these signs are located 15 feet from the right-of-way. This placement would allow only 16 square feet per side. While some allowance could be made for a sign located along a highway based on higher speeds, given the other wall signs on the building, the overall amount of signage is excessive. The wall signage should be the primary signage with the monument signs as secondary, directional signs. The sign located at Pacer and Gooding should also be reduced to a size intended for directional purposes.

6. To allow more than five colors to be used in the signage

Staff response: The Nationwide logo includes butterflies in several colors. This is part of the branding and is a reasonable request.

7. To allow more than three square feet for each linear foot of the street frontage on the building to be used in the signage.

Staff response: The Zoning Resolution allows the applicant to utilize any single street on which a lot with multiple frontage is located. In this case, the applicant would probably choose the Gooding Boulevard frontage as the longest, with 480 feet. This would calculate to 1,440 square feet, so the maximum of 1,200 should be used. The application notes that the overall square footage allowed in the code, 1,200 square feet, will not be exceeded. As noted, the overall signage seems to be excessive. The sign details to not allow for easy scaling, so staff recommends additional detail be provided.

V. Other Issues

Access: as noted, the only appropriate access given the circulation around the site and the existing development is from a single access point on Pacer Drive. This is appropriate. Pacer Drive is noted in the Orange Township

Comprehensive Plan to extend south and serve as a backage road along U.S. 23, providing service to future commercial lots as well as the existing Pickups Plus location which currently has a right-in/right-out. As noted elsewhere, inclusion of the Chapin property to the south and west will allow for the extension of Pacer Drive, increased circulation within the site, and improved drainage capabilities for stormwater management.

Platting: The existing 4.218 acres zoned PC is platted as two lots. These lots could be combined with no involvement through the RPC platting process. However, the additional land to the south needs to be brought into the plat and the existing plat includes a 100-foot drainage and utility easement and no-build zone. These issues can all be cleaned up with the filing of a new plat over the entire acreage.

Pedestrian Access: When this portion of North Orange was developed (or as the fire station was built), a sidewalk was placed on the west side of Pacer Drive south to a point just beyond the southern driveway on Pacer. The sidewalk includes an ADA crossing ramp at the intersection. At minimum, this sidewalk and ramp should be mirrored on the east side of Pacer Drive along its entire length. A connection from the sidewalk to the parking lot should also be included near the ramp/crosswalk as well.

Utilities: Most utility letters are included. Although there is no letter from the County Engineer related to stormwater, the application makes a commitment to complying with requirements during Final Engineering.

VI. Staff Recommendations

Staff recommends **Conditional Approval** of this rezoning from FR-1 and PC to PC to the DCRPC, Orange Twp. Zoning Commission, and Orange Twp. Trustees, *subject to:*

1. *Approval of the divergence for building setback location, assuming landscape buffering;*
2. *Approval of the divergence to allow parking in the front setback to exceed 40%, while working with the township to possibly reduce parking requirements;*
3. *Approval of the divergence to allow wall signs to be placed above the first floor ceiling, but revised to place the signs at the top of the second floor (matching the Pacer Drive elevation) instead of along the top edge of the third floor;*
4. *Approval of the divergence to allow "URGENT CARE" to be placed above the canopy, although the sign would be appropriate if moved to the front edge of the canopy instead;*
5. *Consider reducing the size of the monument sign – some allowance for a larger sign is warranted, but given the scale and location of the building and the wall signs proposed on the building itself, the proposed sign is too large. The Pacer Drive monument sign should be reduced to a size more suited for directional purposes rather than an independent identification sign;*
6. *Approval of the divergence to allow more than five colors to be used, as shown on the drawings;*
7. *Additional information as to the size of all signage should be provided for the Zoning Commission to determine whether the overall amount of signage meets the Zoning Resolution;*
8. *Consideration of inclusion of the Chapin property to encourage better internal circulation, improve stormwater, increase buffering, and build or dedicate land for Pacer Drive;*
9. *Placing a sidewalk along Pacer Drive.*

Commission / Public Comments

Ms. Jill Tangeman was present on behalf of Nationwide Children's Hospital. She acknowledged the continued need to work with Orange Township on signage and other issues presented by RPC staff.

Mr. Irvine made a motion to recommend Conditional Approval of the rezoning for Nationwide Children's Hospital, subject to items #1-9 of the staff recommendations. Mr. Stites seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

I. Request

The applicant Chris Smith, dba Premier Residential Real Estate LLC, is requesting a 6.12-acre rezoning from AR-1 to FR-1 to allow a 2 lot split.

II. Conditions

Location: 11389 Center Village Rd., Westerville, OH 43082

Present Zoning: Agricultural Residential District (AR-1)

Proposed Zoning: Farm Residential District (FR-1)

Present Use(s): single family residence

Proposed Use(s): 2 lot, single family residence

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 2 acres

School District: Big Walnut Local School District

Utilities Available: Del-Co Water and on site sanitary sewer

Critical Resources: none

Soils: BeA Bennington Silt Loam 0-2% slope

CeB Centerburg Silt Loam 2-6% slope

PwA Pewamo Silty Clay Loam 0-1% slope

III. Issues

This is a “straight” district rezoning, so no development plan is required. However, the applicant has provided a drawing of the intended two-lot NPA lot split to indicate the intent to subdivide.

The current lot is a 6.12-acre lot with 199.89 feet of frontage on Center Village Road. The site includes a home dated 1901 in the Auditor’s data and various outbuildings. This lot predates the current AR-1 zoning, which requires 300 feet of frontage, or 60 feet if the lot eventually has a 300-foot width. The existing residential structure is approximately 60 feet from centerline where the code requires 90 feet. Currently, it is a legal, non-conforming lot.

The applicant seeks to rezone the parcel to FR-1 which requires a minimum lot size of two net acres, excluding road easements or rights-of-way. The development plan shows the creation of a 2.218 acre parcel with 139.89 feet of frontage. The code requires that lots between two and three acres in size must have 175 feet of frontage. The second lot is proposed at 3.899 acres with a maximum width of roughly 200 feet. The code requires that lots between three and four acres in size must have 210 feet in width (or frontage).

Surrounding lots on the north side of Center Village Road are 5.01 acres in size. Most lots on the south side of the road are also at least 5 acres, although the ones to the west toward Harlem Road are between 1.38 acres and 2.18.

This is a situation where the BZA must be involved at some point in the process. There is no documentation that this application has been in front of the BZA, but staff has heard verbally that it has. The existing lot does not have the required amount of frontage in either the existing AR-1 district (where is it 100 feet short) nor will either lot have the required frontage (35.02 feet short for the front lot and 10 feet short for the back lot). Staff typically recommends approval for rezonings of 5 acres to 2 acres as such development is less land-consumptive. However, since this rezoning and the related Variances will require two lots of unusual width in an area where all other lots have the required width and size under AR-1, staff recommends denial of the rezoning.

IV. Staff Recommendations

Staff recommends **Denial** of this rezoning from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission, and Harlem Twp. Trustees.

Commission / Public Comments

No one was present to represent the applicant.

Mrs. Kuba made a motion to recommend Denial for the rezoning request by Premier Residential Real Estate, based on the staff report. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary (none)

Preliminary/Final (none)

CONSENT AGENDA

Final

11-03.4 Killdeer Meadows, Section 4 – Berkshire Twp. - 18 lots / 06.283 acres

I. Conditions

Applicant: Homewood Corp.
Subdivision Type: Single Family Residential
Location: southern extension of Falling Meadows Dr., east of Killdeer Place
Current Land Use: vacant
Zoned: Planned Residential District (PRD)
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: Hockaden and Associates

II. Staff Comments

This is the fourth and final Section of Killdeer Meadows. It includes the completion of Falling Meadows Drive, a road that circulates through the subdivision, providing frontage for 18 new quarter-acre lots. Section 3 in the center of the development was recently recorded in September 2014. The development is directly west of Johnnycake Corners Elementary School (Olentangy). This section provides a connection to the south and does not include any open space, with 28 acres dedicated previously to the school and approximately 15.27 acres scattered throughout the development.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **Killdeer Meadows, Section 4** to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval of Killdeer Meadows, Section 4. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- Consideration for approval of the purchase of Refreshments for use at DCRPC staff led training or receptions recognizing DCRPC Representatives and Alternates. The purpose is one of general hospitality up to \$500 for 2015.

Mr. Hansley made a motion to Approve purchases of refreshments, coffee, food and other amenities for public use at DCRPC staff led training or receptions recognizing DCRPC Representatives and Alternates. The purpose is one of general hospitality up to \$500 for 2015. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for approval: Legal assistance retention for 2015: Brosius, Johnson, Griggs LLC (Hourly rates: \$205 partner, \$185 senior assoc., \$160 assoc., \$90 law clerk, \$75 legal asst.)

Mr. Irvine made a motion to retain Brosius, Johnson, Griggs LLC for legal services for 2015. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- 2015 Health Insurance Allowance: continuance of \$200 monthly allowance for opting out

Mr. George made a motion to Approve the continuance of the \$200 monthly allowance for opting out of the DCRPC provided health insurance. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Approval: Staff salary increases effective 01/05/15

Mr. Hopper made a motion to Approve the staff salary increase effective date of 01/05/15. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION *(none)*

VIII. RPC STAFF AND MEMBER NEWS

- Da-Wei Liou – Mr. Sanders mentioned that Mr. Liou was not at this evenings meeting due to a vehicle accident on his way to the meeting. He is ok but has some damage to his van.

Having no further business, Mr. Irvine made a motion to adjourn the meeting at 7:55 p.m. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, January 29, 2015, 7:00 PM at the Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.

Ken O'Brien, Chairman

Stephanie Matlack, Executive Administrative Assistant