



# Delaware County Regional Planning Commission

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www.dcrpc.org

Scott B. Sanders, AICP  
Executive Director

## *\*MINUTES\**

Thursday, December 15, 2016 at 6:30 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 17, 2016 RPC Minutes
- Executive Committee Minutes of December 7, 2016
- Statement of Policy

### II. VARIANCES *(none)*

### III. ZONING MAP/TEXT AMENDMENTS

- 30-16 ZON M/I Homes – Berlin Twp. – 175.6 acres from FR-1 to R-2 with PRD overlay
- 32-16 ZON Rose & Kendall Lewis – Harlem Twp. – 10.02 acres from AR-1 to FR-1
- 33-16 ZON **W** Rivers Edge LLC – Liberty Twp. – 18.88 acres from FR-1 to PR
- 34-16 ZON Brookdoc LLC – Berlin Twp. – 19.93 acres from FR-1/PCD to TPUD
- 35-16.A ZON Metro Development LLC – Liberty Twp. - 152.4 acres from FR-1 to PR
- 35-16.B ZON Metro Development LLC – Liberty Twp. - 20.6 acres from FR-1 to PMFR

### IV. SUBDIVISION PROJECTS

#### Township

#### Lots/Acres

#### Preliminary

24-16	Woodcrest Crossing	Liberty	190 lots (+60 condos) / 171.7 acres
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#### Preliminary/Final *(none)*

#### Final

05-16.1	The Glade at Highland Lakes, Section 1 Genoa		26 lots / 12.592 acres
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**T=TABLED, W=WITHDRAWN**

### V. EXTENSIONS *(none)*

### VI. OTHER BUSINESS

- Consideration for Approval: Legal assistance retention for 2017 – Brosius, Johnson & Griggs, LLC
- Consideration for Approval: 2017 Purchase of refreshments up to \$700.00
- Consideration for Approval: 2017 Health Insurance Opt Out Allowance
- Consideration for Approval: Staff salary increases effective 01/01/17

### VII. POLICY / EDUCATION DISCUSSION *(none)*

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

**I. ADMINISTRATIVE BUSINESS**

▪ **Call to Order**

Chairman Stites called the meeting to order at 6:30 p.m.

▪ **Roll Call**

*Representatives:* Jeff George, Chet Heid, Fred Fowler, Gary Merrell, Barb Lewis, Jeff Benton, Steve Burke, Tammy Noble, Joe Shafer, Dave Stites, Tracey Mullenhour, Ed Reely, Bill Thurston, Dan Boysel, Mike Dattilo, and Doug Price. *Alternates:* Cheryl Friend, Jason Haney, Tiffany Jenkins, Dave Jackson, and Michelle Boni. *Staff:* Scott Sanders, Da-Wei Liou, Phil Bennetch, and Stephanie Matlack.

▪ **Approval of the November 17, 2016 RPC Minutes**

*Mr. Burke made a motion to Approve the minutes from the November meeting as presented. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

▪ **December 7, 2016 Executive Committee Minutes**

**1. Call to order**

Chairman Stites called the meeting to order at 8:45 a.m. Present: Dave Stites, Susan Kuba, Mike Frommer and Jeff George. Gary Merrell arrived late. Staff: Scott Sanders and Stephanie Matlack

**2. Approval of Executive Committee Minutes from November 9, 2016**

*Mr. George made a motion to Approve the minutes from the last meeting. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**3. New Business**

- Financial / Activity Reports for November 2016

REGIONAL PLANNING RECEIPTS		NOVEMBER	YTD TOTAL
General Fees (Lot Split)	(4201)	\$2,050.00	\$11,130.00
Fees A (Site Review)	(4202)	\$600.00	\$6,000.00
Insp. Fees (Lot Line Transfer)	(4203)	\$300.00	\$4,200.00
Membership Fees	(4204)		\$221,608.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$446.77	\$6,403.30
Assoc. Membership	(4206)		
General Sales	(4220)		\$4.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$20,930.00	\$94,623.40
Charges for Serv. B (Final. Appl.)	(4231)	\$2,600.00	\$56,077.10
Charges for Serv. C (Ext. Fee)	(4232)	\$300.00	\$1,050.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$1,600.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$600.00	\$2,400.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$1,200.00	\$4,200.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$100.00	\$10,820.00
Soil & Water Fees	(4243)	\$525.00	\$6,350.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			

Other Misc. Revenue (GIS maps)	(4730)		\$460.20
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
<b>TOTAL RECEIPTS</b>		\$29,851.77	\$426,926.00

<b>Balance after receipts</b>	<b>\$878,109.63</b>
<b>Expenditures</b>	<b>- \$ 29,262.65</b>
<b>End of November balance (carry forward)</b>	<b>\$848,846.98</b>

*Mrs. Kuba made a motion to Approve the financial reports as presented for audit. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- Site Review
  - Sage Creek, Section 6 – Berkshire/Trenton Twp.’s – 4 lots / 20.5 acres
  - Woodcrest Crossing – Liberty Twp. – 190 lots / 171.7 acres (+60 condos)
- December RPC Preliminary Agenda
  - 1.) Rezoning:
    - Rose & Kendall Lewis – Harlem Twp. – 10 acres from AR-1 to FR-1
    - Brookdoc LLC – Berlin Twp. – 19.93 acres from FR-1/PCD to TPUD
    - M/I Homes – Berlin Twp. – 175.6 acres from FR-1 to R-2 with PRD overlay
    - Metro Development LLC – Liberty Twp. - 152.4 acres from FR-1 to PR
  - 2.) Preliminary:
    - Woodcrest Crossing – Liberty Twp. – 190 lots / 171.7 acres (+ 60 condos)
  - 3.) Preliminary/Final: *(none)*
  - 4.) Final:
    - The Glade at Highland Lakes, Section 1 – Genoa Twp. – 26 lots / 12.592 acres
  - 5.) Variance / Extension: *(none)*
- Director’s Report
  - 1.) Led the meeting of the County Planning Directors Association of Ohio at the CCAO conference on Monday, attended the CCAO/CEAO banquet and supported Chris Bauserman’s installation as president of the County Engineers Association;
  - 2.) Marlboro and Radnor Township visits on Nov 14, Delaware Township visit November 21;
  - 3.) Delaware County Trail Committee meeting 11/15, and southern township/village stakeholder group on 12/1 (related, met with MORPC GIS folks to clarify that we were using consistent approach to data);
  - 4.) County meeting (RPC, Sanitary Engineer’s office, County Engineer’s office) regarding subdivision tracking and changes to our GIS process, next step to include Robert Parsons at Auditor’s GIS;
  - 5.) Genoa adopted its Comprehensive Plan where we provided maps and data;
  - 6.) Sunbury adopted its Comprehensive Plan where we served as consultant;
  - 7.) Liberty Township Comp Plan meeting next week;

GIS/Website

- 1.) Updating sidewalk and bikeway data in GIS, as well as stream data;
- 2.) Posted quarterly lot pipeline information grouped by township.

4. **Old Business** (none)

5. **Other Business**

- Consideration for Approval: reimbursement to Da-Wei Liou for \$42.99 for adapter for Scott's laptop (includes tax)

***Mr. George made a motion to Approve the reimbursement including tax to Da-Wei Liou for \$42.99. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

- Discussed scheduling a presentation of the Sewer Master Plan update to the DCRPC at some point in the near future.

6. **Personnel**

- Mr. Stites stated that he would prepare the Director's evaluation with goals from last year and send to the other Committee members for their input.

7. **Adjourn**

**Having no further business, Mrs. Kuba made a motion at 10:55 a.m. to adjourn the meeting. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

**The next regular Executive Committee meeting will be Wednesday, January 18, 2016 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

#### 30-16 ZON M/I Homes – Berlin Twp. – 175.6 acres from FR-1 to R-2 with PRD overlay

##### I. Request

The applicant, M/I Homes on behalf of owners Roh and Davis, is requesting a 175.6-acre rezoning from FR-1 to R-2 with PRD overlay for The Pines Subdivision. The applicant is requesting a single-step Preliminary and Final Development Plan consideration and approval.

##### II. Conditions

**Location:** 1950 Lackey Old State Road

**Present Zoning:** Farm Residential (FR-1)

**Proposed Zoning:** R-2 with PRD overlay

**Present Use(s):** Single family residences

**Proposed Use(s):** 191 single family subdivision

**Existing Density:** 1 du / acre

**Proposed Density:** 1.09 du / gross acre, 1.29 du / net developable acre

**School District:** Olentangy Local School District

**Utilities Available:** Del-Co Water and public sanitary sewer

**Critical Resources:** ponds, streams/drainage course, slopes >+20%

**Soils:** PwA Pewamo Silty Clay Loam 0-1% slope

BoB Blount Silt Loam 2-4% slopes

BoA Blount Silt Loam 0-2% slopes

GwB Glynwood Silt Loam 2-6% slopes

##### III. Introduction

M/I Homes is seeking rezoning for a single-family subdivision that will be developed based on the R-2 standards with a PRD overlay. The R-2 designation determines certain standards and the PRD overlay allows some flexibility in design as well as the 20% open space requirement. The application seeks 1.29 lots per net developable acre.

The Development Plan shows a single access on Lackey Old State Road Cheshire Road approximately 1,500 feet south of Berlin Station Road. The road extends west into the site, terminating in a formal open space area with trails, lawn, and landscaping. Multiple other areas of open space, mostly passive, are located throughout the site. Several lots surround a 12-acre open space toward the western end of the site. A road connection is provided to the west, aligning with an existing approved road within the Glenmead Subdivision. A second western stub is provided to the Katter property, allowing circulation between future subdivisions. A stub is provided to the 10-acre wooded parcel to the south. Finally, a second major access is provided to the extension of Piatt Road to the west. This access will align with the southern parking lot entrance of the future Olentangy Berlin High School.

Six estate lots are proposed in the northeast corner of the site. The property in the extreme northeast corner is not suitable for a direct connection to Lackey Old State Road and extending the cul-de-sac would have exceeded the allowing length for such a dead-end road. This is a reasonable use for a Common Access Driveway as it will preserve the existing character of the existing road. A second CAD will access three lots on the Davis property, also removing an existing driveway from Lackey Old State, which creates two new estate lots and preserving the existing home.

**IV. Comprehensive Plan**

Berlin Township’s Comprehensive Plan recommends residential uses in this area at a density of 1.25 units per net developable acre. Piatt Road creates a border between higher density toward the City of Delaware and lower density toward the Alum Creek Reservoir. Glenmead appears on the map as R-2/PRD, indicating that it utilized the 1.25 units per net developable acre standard as well.

General goals in the plan also indicate the desire for ample open space, preservation of a rural “look” along existing roads, active recreation areas, and interconnectivity. The proposal appears to address the design requirements, as well as other goals for the township, but exceeds the density limitations in the plan.

**V. Issues**

**Development Standards:** The Development Plan and related text appear to adhere to be slightly above the R-2 zoning designation (1.25 units per NDA), but the design uses a smaller lot size and frontage. The application specifically requests divergences where noted.

	<b>Proposal</b>	<b>R-2 (Comprehensive Plan Map)</b>
<b>Density</b>	1.29 NDA	1.25 NDA
<b>Lot Size (w/PRD)</b>	req. 12,750 s.f.	21,780 s.f.
<b>Frontage</b>	req. 85'	100'
<b>Open Space required</b>	37.2%	20%

**Traffic and access:** Access appears to be appropriate, with a single access to Lackey Old State, on to Piatt Road, and three stubs to adjacent property.

**Street network details:** As noted in recent rezoning reviews, the extension of Piatt Road from Cheshire Road to Berlin Station Road will be a county project by resolution of the County Commissioners. Engineering and right-of-way acquisition is scheduled from 2016-2018, with construction August 2018 - August 2019. Making this connection will be critical, as a single access to Lackey Old State would not be problematic, based on the development phasing. A Memorandum of Understanding (MOU) has been approved by the County Engineer’s office, but a traffic study indicating necessary improvements on existing roads and intersections, has not been completed.

The township has expressed concern over the traffic generated by the new high school between Piatt and South Old State Road. Anticipating that some of that traffic would travel through this project, there have been preliminary discussions regarding creating an arterial through this project or in some other location. A no-load street could be constructed between the bend in Berlin Station Road and the southern school access at Piatt. This project could then access the no-load street with minimal adjustment to the proposed layout. This issue has only been raised within the past week, so staff recommends continued discussion with the County Engineer and RPC staff as the zoning moves forward.

**Drainage:** The site has adequate drainage, with numerous swales headed east toward the reservoir. Stormwater will be maintained via four new ponds, in accordance with the County Engineer’s standards.

**Signage:** Proposal indicates two curved walls, one on either side of the main access from Lackey Old State Road. The entry will include staked-stone retaining walls forming landscaped steps with a 4-foot limestone sign above. The wall holding the sign will be 20 feet in length with 3-foot-wide columns on each end. Actual sign face is 13' x

2', with one face on each side of the entry road.

**Open Space:** As noted in the description, open space is provided throughout the site. Staff recommends additional access to the open space from the southern cul-de-sac, especially between lots 30 and 31, providing a trail between that point and the road just to the north.

**Pedestrian access:** The plan indicates an 8-foot path through the central open space, and typical 5-foot sidewalks throughout. Staff concurs with the pedestrian improvements. In addition to the added trail noted under Open Space above, additional improvements could be made to the 2.4-acre open space in the square area to the west. Also, access to this site should be provided between lots 110 and 111.

**Sanitary Treatment:** Letter is included stating availability in the area. The site would be served by a proposed pump station, which would direct flow to an existing sewer adjacent to the southwest corner of the project (the line that serves Cheshire Elementary School).

Typical language is also included for this general area – “downstream improvements to the Peachblow pump station and force main will be conducted by the County and construction sequencing might impact future phasing of the proposed development.”

## **VI. Divergences**

Several divergences, which are summarized here, are being requested:

- 1.) Developer has proposed an Information Center Sign with a height of 5' 4" where the maximum height allowed is 4'.  
**Staff Comment:** *This is a reasonable request, as long as the overall face dimensions of the sign are not exceeded.*
- 2.) The density permitted is 186 lots where the applicant proposes 191 lots.  
**Staff Comment:** *Berlin Township is experiencing an increase in activity in this general area. Recent rezonings have typically conformed to the recommended densities. This application is utilizing a blanket 15% to calculate the Net Developable Acreage and is asking for a number of other divergences to the dimensions of the lots. Staff acknowledges that the proposal intends to preserve a significant amount of open space, a small part of which has facilities that contribute to the recreation opportunities of the residents. The proposed infrastructure is sufficient, but regional facilities are not a part of the proposal. However, to be consistent, staff would recommend reducing the number of units to 186 and adjusting some lot sizes to reduce the number of lots where dimension divergences are needed.*
- 3.) The applicant seeks a divergence from the requirements that residential lots shall be fenced for safety if they abut agriculture.  
**Staff Comment:** *Land to the southwest is a development area owned by Romanelli and Hughes but the small Katter property and the Thompson and Teeter properties directly north are still in agriculture. Staff recommends this be judged during development and that the divergence only be allowed where development is imminent as sections are platted.*
- 4.) Applicant requests a side-yard divergence from the required 20 feet to a minimum of 12.5 feet, or 25-foot separation.  
**Staff Comment:** *This matches the R-3 standard and in an effort to reduce impacts near the reservoir, is reasonable. Lots where this applies should be marked on the development plan.*
- 5.) Applicant requests a rear-yard setback of 25 feet where the zoning requires 50 feet.  
**Staff Comment:** *This also matches the R-3 standard and in an effort to reduce impacts near the reservoir, is reasonable. Existing treelines should be preserved where possible with preservation/conservation easements regardless of the*

rear yard setback. Lots where this applies should be marked on the development plan.

- 6.) Applicant requests a minimum lot size of 12,750 where the code requires 21,780.

**Staff Comment:** This is a roughly .29-acre lot size where the code defines the R-2 as .5-acre. The request is slightly larger than the smallest lot defined in the R-3 portion of the code, which is a .25-acre lot size. Again, this is appropriate based on the current market and preferences of home builders and buyers. Lot sizes should be noted on the plan.

- 7.) Applicant is requesting lot width/frontage of 85 feet where the code requires 100 feet in the R-2 designation.

**Staff Comment:** If the applicant were using the R-3 standards, the minimum lot width would be 80 feet, so similar to the lot size divergence above, this is larger than the smallest frontage allowed in the township. Again, this is appropriate based on the current market and preferences of home builders and buyers. Lot sizes should be noted on the plan.

- 8.) Front porches are recommended as a design feature and the applicant is providing a number of potential house models where several, but not all, include front porches.

**Staff Comment:** The recommendation is aimed at encouraging character along the street and reducing the impact of front-projecting garages. More than half of the elevations indicate porch features and other architectural detail. Staff concurs with this request.

## **VII. Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by M/I Homes for 175.6 acres from FR-1 to R-2 with PRD overlay to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, *subject to:*

1. Recommended approval of the divergence for the height of the Information Center Sign be approved, if other dimensional limits are met.
2. That the density be reduced to 186 lots as recommended by the Comprehensive Plan density of 1.25 units per net developable acre, particularly if the lot dimension divergences are granted.
3. Recommended approval of the agricultural fencing requirement, but only if judged at the time of development and phasing.
4. Recommended approval of the lot dimension divergences (#4, #5, #6, and #7 in the report) be approved if such divergences are noted on the Development Plan as they apply to each lot.
5. Recommended approval of the divergence for the front porch recommendation, based on the architectural details provided.
6. Applicant should ensure that the Subdivision Plan/Plat phasing is consistent in size and order with the Development Plan phasing.
7. Treelines should be preserved where applicable with preservation/conservation easements along rear yards.
8. Continued discussions with the County Engineer's staff regarding a potential east/west road north of this site and any implications that may cause with this development plan.

## **Commission / Public Comments**

Mr. Doug Tailford, M/I Homes was present to represent the applicant. He understood the staff comments and would continue to work with the Township on the density issue.

**Mr. George made a motion to recommend Conditional Approval of the rezoning for 175.6 acres from FR-1 to R-2 with PRD overlay, subject to staff recommendations #1-8. Mr. Shafer seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.**

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**32-16 ZON      Rose & Kendall Lewis – Harlem Twp. – 10.02 acres from AR-1 to FR-1**

**I. Request**

The applicants Rose and Kendall Lewis are requesting a 10.02-acre rezoning from A-1 to FR-1 to allow the southern lot to be split into two residential lots.

**II. Conditions**

**Location:** North east corner of Woodtown Rd.

**Present Zoning:** Agricultural (AR-1)

**Proposed Zoning:** Farm Residential (FR-1)

**Present Use(s):** Vacant

**Proposed Use(s):** Two single-family house lots

**Existing Density:** 1 du / 5 acres

**Proposed Density:** 1 du / 1.95 acres

**School District:** Big Walnut Local School District

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

**Critical Resources:** none

**Soils:** BeA Bennington Silt Loam 0-2% slope

PwA Pewamo Silty Clay Loam 0-1% slope

**III. Introduction**

This is a straight rezoning and does not require a development plan. The assumption is that the lots are being rezoned for future subdivision.

According to the plat survey, the southern 5.01-acre parcel has 983.17 feet of frontage along Woodtown Road. Harlem Township's zoning resolution requires 2 acres exclusive of all easements and rights-of-way, and frontage of 175 feet for 2-3 acres, with increasing frontage as acreage increases. Assuming the parcel is split into two equally sized lots, acreage and frontage should not be an issue for either. Rezoning the northern lot at the same time will clarify any concerns over this lot being less than 5 acres when easements and rights-of-way are subtracted from the acreage measurement.

Further subdivision of this lot (unless combined with other land) will be accomplished through the No Plat lot split process, allowing township and county agencies the opportunity to review and approve the proposed lots.

Staff has generally supported rezoning requests from 5 acres to 2 as land is utilized in a more efficient manner. Staff also recommends that the applicant consult with the Delaware General Health District to determine the feasibility of on-site treatment on the site.

**IV. Comprehensive Plan**

Harlem Township's 2007 Comprehensive Plan indicates this area would be single-family residential at 0.5 units per acre as is proposed.

**V. Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Rose and Kendall Lewis for 10.02 acres from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to:*

- 1.) *Consultation with the Delaware General Health District to determine the feasibility of on-site treatment on the site.*

**Commission / Public Comments**

No one was present to represent the applicant.

**Mr. Shafer made a motion to recommend Conditional Approval of the rezoning request by Rose and Kendall Lewis, subject to staff recommendation. Mr. Boysel seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.**

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**33-16 ZON W Rivers Edge LLC – Liberty Twp. – 18.88 acres from FR-1 to PR**

*\*\*This application was withdrawn by the Township.\*\**

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**34-16 ZON Brookdoc LLC – Berlin Twp. – 19.93 acres from FR-1/PCD to TPUD**

**I. Request**

The applicant, Brookdoc LLC, is requesting a 19.93-acre rezoning from FR-1 and PCD to TPUD for the development of 50 detached condominium residences as a part of the Northlake Woods and Cottages at Northlake Woods development.

**II. Conditions**

**Location:** northern extension of Fourwinds Dr., east of 3 Bs & K Rd., Berlin Twp.

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

**Proposed Zoning:** Transitional Planned Unit Development (TPUD)

**Present Use(s):** Vacant, agricultural

**Proposed Use(s):** 50 detached condominium residences

**Existing Density:** 1 du / acre

**Proposed Density:** 2.5 du / gross acre (2.84 du / NDA)

**School District:** Olentangy Local School District

**Utilities Available:** Del-Co Water and central sanitary sewer

**Critical Resources:** streams/drainage course, pond

**Soils:** BeA Bennington Silt Loam 0-2% slope

BeB Bennington Silt Loam 2-4% slope

CaB Cardington Silt Loam 2-6% slope

**III. Introduction**

This proposal is part of a larger project, most of which is located in Berkshire Township to the east. The overall project includes an extension of Fourwinds Drive to the north, providing development areas on the east and west side of the road. In Berkshire Township, the development plan shows 91 single-family lots and an area for apartments. The zoning on the Berkshire side is controlled by the Planned Mixed Use District (PMUD) which is an overlay approved earlier in 2015 and requires the filing and approval of a Development Plan by the Zoning Commission. To date, only a Preliminary Subdivision Plan has been approved by the RPC to establish the alignment of Fourwinds Drive and related roads. This overall approval requires other Preliminary Subdivision Plans to come in separately.

The plan shows two condominium sites that are split by the Berkshire/Berlin township line. The southern condo area is accessed at a single point on Fourwinds and includes 57 units designed around a loop street. Of those 57 units, 25 are in Berlin Township.

The northern site includes overall 34 units with access from an east/west connector from N 3 B's and K Rd. Of

those 34 units, 25 are in Berlin Township.

#### **IV. Comprehensive Plan**

Berlin Township's Comprehensive Plan indicates that Planned Commercial and Office zoning exists on (generally) the southern portion of the site. The northern half of this proposal is currently zoned FR-1 with a proposed land use of 1 unit per acre. In 2006, the Berlin Township Zoning Resolution provided for multi-family within the PCD designation. At that time, a condo project was approved by the township for 23 units on 9.5 acres at 2.42 units per gross acre. The staff report notes that the net acreage of that site was 7.217 acres for a density of 3.19 units per NDA. That design indicated an access on 3 Bs and K Road and units much closer to the existing road. Since that time, multi-family and condominium uses have been moved into a Transitional Planned Unit Development section of the zoning resolution.

With 50 units on 19.93 acres, this project is requesting a density of 2.5 units per gross acre (2.84 units per net developable acre), which exceeds the recommended density. As discussed within the report, given the other development in the area, this density may need to be lowered as a transition to the larger lots and reservoir to the west. Units should be shifted away from 3 B's and K Road and a landscape buffer with mounding should be added where existing topography allows, along the western end of the development areas. Staff recommends that based on the other pending development in the area, the request is reasonable, as long as sufficient buffering is provided between the development and homes to the west.

#### **V. Issues**

**Traffic and access:** The current alignment of Fourwinds Drive and the connection to 3 B's and K Road have been reviewed by the County Engineer's office and amended as requested. This alignment differs from the original submission and approval by the RPC. However, for the purposes of this zoning review, the design meets the alignment as agreed to by the County Engineer and RPC staff. Otherwise, the single connection in the southern condos appears appropriate. Staff recommends further discussion with the Berlin Fire Department and BST&G as to whether a fire access road would be beneficial on the south end of the project. The north condo site takes a single access off the connector road but might also benefit from an emergency access to Fourwinds.

The east/west access road appears to connect with 3 B's and K Road at a point just south of a small ravine and culvert without directly impacting adjacent homes.

Otherwise, a complete Traffic Impact Study is included in the application. Improvements at 36/37 and Fourwinds appear to be warranted.

**Bike/Pedestrian access:** The plan indicates walking paths throughout each development and a trail connecting the two. Staff understands that Fourwinds Drive is located in Berkshire Township but notes that a wider 10-foot path should be located along Fourwinds Drive with multiple connections from the various development sites to that pathway.

**Drainage:** Preliminary drainage plan is included in the submitted package. It is recommended that stormwater be managed for the overall development instead of piecemeal,

**Signage:** Signage plan is included. Only one sign will be located in the Berlin Township area – the entrance sign to the northern condos. Staff recommends more detail as to the size and placement of signs. The plan notes "typical" neighborhood signs. The township will likely require exact sign dimensions and location. Also, the landscaping detail at the access to 3 B's and K Road appears to be formal and should be more natural to reflect the existing nature of the area.

**Materials:** The code requires brick, stucco, stucco-stone, stone, wood, or cementitious lap siding. The application indicates attached vinyl siding as an additional material.

**Staff comment:** The township created this zoning designation to recognize the need for this type of higher density, multi-family housing but wants to maintain a standard that is more compatible with existing development and surrounding single-family uses. Staff recommends that the township review this request. Because certain types of vinyl siding are of a higher quality than in the past, actual examples need to be reviewed and considered by the Zoning Commission.

**Open Space:** Open space is 12.14 acres, or roughly 61% of the site, exceeding the required 10%.

**Sanitary Treatment:** Service letter is included noting that capacity is conditionally available if extended from the southwest corner of 36/37 and 3 B's and K Road. Development and timing depends on the county's improvements at the Cheshire pump station.

#### **VI. Divergences**

No divergences are specifically requested, though the vinyl siding comment is noted as a divergence by staff. Maximum density allowed in the code is four (4) dwelling units per net developable acre.

#### **VII. Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Brookdoc LLC from FR-1 / PCD to TPUD to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, *subject to:*

- 1.) *Approval of the density request, if proper mounding and buffering can be provided between the units and the road and houses to the west.*
- 2.) *Ensure that Fourwinds Drive includes a 10-foot pathway and that connectors to that path should be 8-foot minimum.*
- 3.) *Recommended additional detail provided to the signage specific to the northern condo site and that the landscaping at 3 B's and K Road be more natural in appearance.*
- 4.) *Recommended allowance of vinyl siding as a finish material, but only after providing specific samples for review by the Zoning Commission.*

#### **Commission / Public Comments**

Mr. Joe Ciminello was present to answer questions from the Commission.

***Mr. Merrell made a motion to recommend Conditional Approval of the rezoning by Brookdoc LLC, subject to staff recommendations #1-4. Ms. Boni seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Berlin and Berkshire Township's). Motion carried.***

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**35-16.A ZON Metro Development LLC – Liberty Twp. - 152.4 acres from FR-1 to PR**  
**35-16.B ZON Metro Development LLC – Liberty Twp. - 20.6 acres from FR-1 to PMFR**

#### **I. Request**

The applicant, Metro Development LLC on behalf of owners Pauline Fisher, Marilyn A. McAdams, and Reality Farms III Inc, is requesting a 152.4-acre rezoning from FR-1 to Planned Residential for 201-lot Clark Shaw Reserve and 20.6 acres from FR-1 to Planned Multi-Family Residential for Village at Clark Shaw Reserve (condominiums). The two zoning districts will create a unified development.

#### **II. Conditions**

**Location:** between Hyatts Rd. and Clark Shaw Rd., west of Sawmill Parkway

**Present Zoning:** Farm Residential (FR-1)

**Proposed Zoning:** Planned Residential (PR)

**Present Use(s):** Single family residences, agriculture

**Proposed Use(s):** 201-lot single family subdivision, and  
84-unit condominium development in 12 4-unit buildings

**Existing Density:** 1 du / acre

**Proposed Density: 35-16.A (PR)** 1.31 du / acre, or 1.75 du / net developable acre

**35-16.B (PMFR)** 4.08 du / acre, or 4.90 du / net developable acre

**School District:** Olentangy Local School District

**Utilities Available:** Del-Co Water and public sanitary sewer

**Critical Resources:** ponds, wetland, archeological site

**Soils:** PwA Pewamo Silty Clay Loam 0-1% slope

BoB Blount Silt Loam 2-4% slopes

BoA Blount Silt Loam 0-2% slopes

GwB Glynwood Silt Loam 2-6% slopes

LyD2 Lybrand Silt Loam 12-18% slopes

GwC2 Glynwood Silt Loam 6-12% slopes

### **III. Introduction**

**(PR area)** This proposal, to be named Clark Shaw Reserve, includes 201 single-family lots all roughly similar in size between Hyatts Road and Clark-Shaw Road. The site is currently in agriculture with a home of the Roy Jackson farm fronting on Hyatts and a small home fronting on Clark-Shaw Road. It includes two significant wooded areas, one at roughly 4.31 acres and the other at roughly 7.4 acres. High-tension overhead power lines also cross the site. The Reality Farm III property has been bisected by the new extension of Sawmill Parkway.

The project is essentially an extension of the Clark Shaw Moors and Woodcrest Crossing projects to the west. The design includes the extension of Steitz Road from its planned terminus in the Woodcrest Crossing development. This will be designed as an arterial road with limited access and no driveway connections. Approximately 1,980 feet of Steitz is designed with this project. One road will access the Steitz Road extension, with an access from Clark Shaw and Hyatts Roads. The Steitz Road connection will align with the entry to the Woodcrest project. The design includes two lot sizes: 85 lots with 65' width by 135' depth at 8,775 s.f. and 116 lots with 80' depth by 150' depth at 12,000 s.f.

A total of 79.03 acres of open space (51.86%) will be dedicated. This is generally distributed through the site, including preservation of the wooded areas noted above, areas along existing roads and serving as buffers against existing housing, on the west side of Steitz and the east side of Sawmill Parkway. All open space appears to be passive, although walking paths are included, linking separated portions of the development areas.

Roads include approximately 2,296 linear feet of sidewalks, with 9,050 linear feet of additional asphalt paths through the open space connecting with proposed developments west of the site.

**(PMFR area)** The plan shows a single access into the condominium area near the entry from Hyatts Road. A single road loops through the area. The plan indicates the four-unit pin-wheel style product acting as a buffer between Sawmill Parkway and the single-family area. This is a new zoning district within the Liberty Township Zoning Resolution.

### **IV. Comprehensive Plan**

The 2006 Liberty Township Comprehensive Plan recommends this area be developed with residential uses at a

density of 1 unit per acre with sewer. At 201 lots, this proposal requests a density of 1.75 du / net developable acre for the single-family area and 4.90 du / net developable acre in the condominium area. This is further discussed in the divergences section.

While the proposal conforms to the recommended use (single-family), it does not conform to the density recommendations. However, the proposal extends Steitz Road as a no-load arterial road, a goal that appears on the Comprehensive Plan as a recommendation from the 2001 Thoroughfare Plan which will be expensive to build.

It should be noted that when Woodcrest Crossing was reviewed by the DCRPC in February of 2016, the design indicated 283 single-family lots. After working through the Liberty Township Zoning Commission and Trustees the project was approved in September, 2016, with 190 single-family and 60 condo units, or 250 total units on 176 acres – 1.42 units per gross acre. The current Clark Shaw Reserve proposals request 285 total units on 173 acres, or 1.64 units per gross acre. The Zoning Commission has set the tone for densities in this area that are higher than reflected on the 2006 Plan, but the condominium units appear to be pushing this density higher than previously allowed. This report will recommend reducing the density to match the approved density for Woodcrest Crossing. (Because each project is a blend of two different housing types, an exact number is difficult to recommend).

Liberty Township is currently updating its Comprehensive Plan and staff plans on discussing this general area with regard to additional land uses. The current plan does not recommend non-residential uses north of Hyatts Road. A small, neighborhood-scale service area would be beneficial in the area. Even when the commercial area at Golf Village North develops, it will be 2-3 miles from the residents in this cluster of subdivisions. To the west of this site, 710 units are in development. Based on the large-lot division of land north of this site, the plan update process will include determining how much large-scale development could be expected north of this site.

## **V. Issues**

**Open Space:** As noted, the proposals provide a generous amount of open space, at 79 acres (52%) in the PR area and 7.6 acres (37%) in the PMFR area. An additional 18.1 acres is located on the east side of Sawmill Parkway. The applicant is including this area when calculating the density and including it as open space, although it won't be easily accessible to the residents. It should be noted that based on the sanitary service areas, this particular location may not be accessible with sewer for some time, if ever. Future ownership and use should be a topic of discussion at the township level.

**Traffic and access:** The road network appears to be feasible for the site. The long north-south road in the center of the development may lead to excessive speed. An alignment that reduced the "raceway" effect while preserving the wooded areas may be a challenge but should be considered and discussed. High connectivity decreases isolation and increases accessibility. These issues will continue to be discussed as this development proceeds through the subdivision phase.

Sidewalks are proposed on both sides of streets, which is required by the Subdivision Regulations. Also, as noted above, wider multi-use paths will be located throughout the site as well as along existing streets and Steitz Road. Staff concurs with these features as they relate to the accessibility noted above, as they provide recreational and health benefits for the residents and adjacent properties and as a health benefit to the people who use the facilities. Cul-de-sacs are connected to the overall trail network, which is a positive feature. To be consistent with other proposals, staff recommends 10-foot paths along major roadways, 8-foot paths through open space areas, and 5-foot sidewalks.

The Steitz Road extension has been discussed and the proposed alignment fairly reflects those discussions. Timing of the road is key, as it also impacts the Woodcrest Crossing development (on this month's RPC agenda for Preliminary Subdivision Approval). Steitz Road must be extended to serve these developments. The applicant

must work with the developers of the Woodcrest project to ensure the entrance road aligns with this proposal and that both are consistent with the subdivision plans.

A Letter from the County Engineer's office is included which notes that the layout and stormwater management appear to be feasible. A Traffic Impact Study has not be reviewed by the office, but the letter notes that turn lanes will be required at Hyatts Road and Steitz will be extended as part of (or prior to) this development. The Zoning Commission should ensure that the Traffic Impact Study reviews all the projects within this area extending into Concord Township.

**Drainage:** County Engineer letter of feasibility is included. Stormwater will continue to be studied and managed according to the county's standards. The site is generally flat, which is driving the need for significant retention areas.

**Signage:** Signage appears to be subdued and appropriate for the area. All signs in this Clark-Shaw/Hyatts area should reflect a similar style.

**Sanitary Treatment:** The application includes service letters from major utility providers. The letter from the Regional Sewer District states that sanitary sewer is available to the site. Development is permitted to connect to the County sewer system provided that there is sufficient capacity available for the development and all requirements of the Sanitary Engineer's office can be met. The majority of this area could be served by the Lower Scioto plant to the west, utilizing the O'Shaughnessy pump station.

## VI. Divergences

**PR (35-16.A)** Divergences: The applicant is requesting a number of divergences which are detailed in the application but summarized here:

1. Divergence requested to allow driveways to have a 0' setback directly across from T intersections where the current code requires spacing of 100 feet. The applicant identifies 11 lots across from each T intersection.  
**Staff comment:** *As has been noted in previous reviews, distance from an intersection is not a County Engineer standard. Based on the connectivity of this proposal, traffic will be more dispersed as it travels throughout the site. Previous divergences from this standard have used 30 feet as a distance, not 0'. Staff only supports this on a case-by-case basis, and where projected traffic counts are lower. Staff recommends continuing to work as the traffic study is finalized and patterns are better understood. Driveways should avoid conflicts at intersections in areas with higher traffic.*
2. Divergence requested to allow the structure separation required be reduced from a 25-foot side-yard setback to a 15-foot separation. Applicant states that divergence of 6-foot separation has been granted by the township previously. This would be specified as a 16' separation for lots with 80' of frontage and a 15' separation for lots with 65' of frontage.  
**Staff comment:** *Depending on how the township has treated such previous requests, this is probably reasonable, if the local fire department is comfortable with this request. Such standards need to be noted on each lot as applicable.*
3. Divergence is requested that maximum pond size be allowed to exceed two (2) acres in surface area.  
**Staff comment:** *As noted, the site is flat and will require substantial stormwater management, not only for the development areas but also for the extension of Steitz Road. Applicant notes that smaller ponds consume more open space and are more difficult to maintain than fewer, larger ponds. Staff agrees.*
4. Divergence requested from the intensity of use of one unit per net developable acre to be increased to 1.75 dwelling units per net developable acre. The applicant states that this variation is needed in response to the

requirement to extend Steitz Road as a limited access arterial road as designated on the 2001 Thoroughfare Plan. The density reflects development patterns in the area that are two dwelling units per acre.

**Staff comment:** *Liberty Township's Comprehensive Plan is ten years old and is in the process of being updated. While it did anticipate the extension of Sawmill Parkway, it did not anticipate the growth associated with the Moore Road wastewater treatment plant as it relates to the east side of the reservoir. The current plan calls for 1 dwelling unit per net developable acre and the Zoning Resolution allows a maximum density of 1.5 dwelling units per Net Developable Acreage. Based on the NDA analysis provided in the application, the resulting 114.59 net acres would yield 172 units according to the maximum allowed by the Resolution.*

*It should be noted that the applicant is providing a substantial amount of open space. The applicant is also committing to investments within these open spaces including walking paths, a tot-lot playground, and landscape/hardscape features. Finally, the extension of Steitz Road is a significant expense as proposed. Farther west, the Clark Shaw Moors project in Concord Township is approved at roughly 2 units per gross acre. As noted previously in this report, the approved density should be based on something that compared the relative impacts of single-family versus multi-family.*

5. Divergence requested to allow entrance signs at each entry to be on both sides of the street. The total sign area will not exceed the total allowed if the signs were two-sided.

**Staff comment:** *This request seems reasonable.*

6. Divergence requested to allow temporary subdivision marketing signs to be maintained until 95% (where the code defines 90%) of the units are sold and that there be 2 signs, one along Hyatts and one at Clark-Shaw Road.

**Staff comment:** *As long as signs are properly maintained based on length of build-out, this request seems reasonable.*

7. Divergence requested to allow a temporary marketing sign allowed without platting where the code requires that a permit be granted when “all provisions of this Zoning Resolution” have been complied with.

**Staff comment:** *This appears to be a common practice and reasonable.*

**PMFR (35-16.B) Divergences:** The applicant is requesting a number of divergences which are detailed in the application but summarized here:

1. Divergence is requested that maximum pond size be allowed to exceed two (2) acres in surface area.

**Staff comment:** *As noted, the site is flat and will require substantial stormwater management. Applicant notes that smaller ponds consume more open space and are more difficult to maintain than fewer, larger ponds. Staff agrees.*

2. Divergence requested to allow entrance signs at each entry to be on both sides of the street. The total sign area will not exceed the total allowed if the signs were two-sided.

**Staff comment:** *This request seems reasonable.*

3. Divergence requested to allow temporary subdivision marketing signs to be maintained until 95% (where the code defines 90%) of the units are sold and that there be 2 signs, one along Hyatts and one at Clark Shaw Road.

**Staff comment:** *As long as signs are properly maintained based on length of build-out, this request seems reasonable.*

4. Divergence requested to allow a temporary marketing sign allowed without platting where the code requires that a permit be granted when “all provisions of this Zoning Resolution” have been complied with.

**Staff comment:** *This appears to be a common practice and reasonable.*

*Staff also notes that although no divergence is needed from the Zoning Resolution, since it allows up to six (6) units per Net*



*Developable Acre, the Comprehensive Plan is often cited in the divergence requests. Staff would note for the Zoning Commission's discussion that residential condominium developments generate, on average, about half the trips per day as a single-family home. A similar 4-unit product in the same school district generates about \$2,300 per unit that, when multiplied by the overall number of units and divided by the students generated there, returns about \$29,000 per student. Other services may need to increase, but the schools typical see a benefit in such developments.*

## **VII. Staff Recommendations**

Staff recommends **Conditional Approval** of rezoning by Metro Development for #35-16.A and #35-16.B to the DCRPC, Liberty Twp. Zoning Commission and Liberty Twp. Trustees, *subject to:*

1. *Recommend that the density be reduced to match the density allowed in the Woodcrest project to the west. Because both projects are a blend of single-family and multi-family, comparable density may be based on combined traffic generation.*
2. *Ensure that paths along major roadways are 10' wide, with connectors and trails through open space at 8' wide and sidewalks at 5' wide.*
3. *Commitment to Steitz Road being built either before or concurrently with the project. Ensure the completion and approval of a Traffic Impact Study.*
4. *(PR only) Reviewing the long north/south road within the development and considering changing the alignment to reduce the "raceway" effect.*
5. *(PR only) Review of the traffic patterns and stop locations before approving the divergence to allow driveways 30 feet from intersections, also review whether 0' setback has previously been approved.*
6. *(PR only) Recommended approval of setback divergences, as long as they are specifically noted, where applicable, on the development plan. Recommend the review of buffering against the large lots to the southwest to ensure proper screening.*
7. *Recommended approval of the pond size divergence.*
8. *Recommended approval of the sign divergences, if they are comparable to previous divergence approvals in the area and locations are noted.*
9. *Applicant should ensure that the Subdivision Plan/Plat phasing is consistent in size and order with the Development Plan phasing.*
10. *Due to the existing drainage issues with the properties to the west, recommend the Township looking at ways to ensure this development does not cause further impact. (added during the Commission meeting.)*

## **Commission / Public Comments**

Mr. Todd Faris with Faris Planning and Design was present to represent the applicant.

Ms. Cristal Caudill (3460 Hyatts Rd., Powell) stated her concerns with the lack of buffering that is proposed. The concentration of homes is closest to the estate lots on Hyatts Rd. and feels the buffering is not sufficient. She also is concerned about the possibility of increased flooding to her and her neighbors. She explained that she occasionally has to park her vehicle in her driveway near Hyatts Rd. due to her driveway being flooded.

Mrs. Missy Turner (3468 Hyatts Rd., Powell) also expressed concerns with additional flooding and lack of buffering. She also questioned the lack of connection to Sawmill Parkway from this development.

Mr. Sanders stated that his understanding is that no new accesses would be built to Sawmill Parkway.

Mr. Eric Hughes (3518 Hyatts Rd., Powell) stated that his basement had flooded this past year.

Mr. Andrew Turner (3484 Hyatts Rd., Powell) explained that 2/3 of his yard is filled with water.

Mrs. Mullenhour stated that she has personally seen the flooding in this area. She is concerned that the mounding would escalate the flooding issues for the residents west of this proposal. Mrs. Mullenhour feels the screening should be looked at due to the proximity of these larger lots. The tot lot being proposed should be

moved away from the existing residential area also. Another concern is the Steitz Rd. extension and its proximity to an existing property owner's driveway.

Mr. Sanders stated that his understanding is Steitz Rd. is a different project from these developments but it is good to be looking at it and there is still an opportunity to study where the extension would be.

**Mr. George made a motion to recommend Conditional Approval of the rezoning request by Metro Development, subject to staff comments #1-10. Mr. Boysel seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.**

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#### IV. SUBDIVISION PROJECTS

##### Preliminary

24-16                      **Woodcrest Crossing – Liberty Twp. - 190 lots (+60 condos) / 171.7 acres**

##### I. Conditions

**Applicant:** M/I Homes

**Subdivision Type:** Planned Residential Development including Single family lots and condominiums

**Location:** North side of Hyatts Road, south of Clark Shaw Rd.

**Current Land Use:** Vacant, former agricultural with barn and house

**Zoned:** Planned Residential District

**Zoning Approval:** September 6, 2016

**Utilities:** Del-Co water and central sanitary sewer

**School District:** Olentangy

**Engineer:** EMH & T

##### II. Staff Comments

Woodcrest Crossing is a residential subdivision containing 190 single family lots and 60 condominium units. It has frontage on both Clark-Shaw Road and Hyatts Road, but will take its main access from future Steitz Road to the east of the site. The road enters the site from the east off future Steitz Road heading west and connects several north-south and east-west roads, including access to the condos in the northeast corner of the site. There is one access off Clark-Shaw Road heading south and three accesses coming from the proposed Clarkshaw Moors subdivision in the west heading east.

Twelve open space reserves are being created. To the north are three reserves, all of which include a 10'-wide leisure asphalt path on Clark-Shaw Road. One is a 5.85-acre parcel that includes an additional 5'-wide asphalt path. One is a 1.52-acre parcel which buffers a neighboring property. The third is a 13.85-acre parcel which wraps around the condominiums to the northeast, connects into the center of the subdivision, and includes asphalt paths and a retention basin. There are three reserves towards the middle and western edge of the site. One is a 0.81-acre parcel that includes a retention basin; the second is a 4.79-acre parcel including two retention basins and a path; the third is a 0.69-acre parcel and path. On the middle and eastern edge of the site there are reserves separated by the intersection of future Steitz Road and the main entrance. One is an 8.19-acre parcel which includes a significant retention basin and a 10'-wide asphalt path along the west side of Steitz Road. One is a 13.75-acre parcel which includes a retention basin, existing wetlands, and potentially a water tower site.

To the south there are two large reserves. On the western edge of the site is a 16.83-acre parcel that includes a retention basin, several recreation areas, and asphalt paths. On the southeast corner is an 11.49-acre parcel with retention basins, and a 10'-wide asphalt path along Steitz Road and Hyatts Road.

Staff notes that some of these features, including the location of accesses and the provision of an access to the property to the east, need to be amended through the Liberty Township zoning process. Staff understands such meeting has already been scheduled.

***A technical review was held on December 6, 2016, after which the applicant has addressed all of the required changes.***

### **III. Staff Recommendation**

Staff recommends *Preliminary Approval* of **Woodcrest Crossing** to the DCRPC.

### **Commission / Public Comments**

Mr. Steve Shell with EMH & T was present to represent the applicant.

***Mr. George made a motion for Preliminary Approval of Woodcrest Crossing. Mrs. Jenkins seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.***

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

## **CONSENT AGENDA**

### **Final**

**05-16.1            The Glade at Highland Lakes, Section 1 – Genoa Twp. - 26 lots / 12.592 acres**

### **I. Conditions**

- Applicant:** Edwards Land Co.
- Subdivision Type:** Single Family Residential
- Location:** North side of Big Walnut Road, east of I-71
- Current Land Use:** House and several barns
- Zoned:** Planned Residential District (PRD)
- Zoning Approval:** July 11, 2007
- Preliminary Approval:** February 25, 2016
- Utilities:** Del-Co Water, central sanitary sewer
- School District:** Olentangy
- Engineer:** EMH & T

### **II. Staff Comments**

The Glade at Highland Lakes Section 1 takes access from Big Walnut Road via Sedgewick Lane, aligning with Highland Hills Drive to the south. This road turns and T's into Holiston Court. The site also provides access to lots to the west via the extension of Whispering Trail. This road was originally built with the intention of extending into this property, at which time its connection to Big Walnut Road would be discontinued. After

that, Walnut Woods Section 1 would take access through this development, reducing the number of curb cuts on Big Walnut and increasing spacing between those accesses. The lots are generally 85' by 145', or 12,325 square feet. Open space of 2.94 acres is preserved with this section. Sidewalks are provided throughout. A paved emergency access has been constructed to the elementary school site 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.

### **III. Staff Recommendation**

Staff recommends *Final Approval* of **The Glade at Highland Lakes, Section 1** to the DCRPC.

### **Commission / Public Comments**

**Mr. George made a motion for Final Approval of The Glade at Highland Lakes, Section 1. Mr. Heid seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.**

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

### **VI. OTHER BUSINESS**

- Consideration for Approval: Legal assistance retention for 2017 – Brosius, Johnson & Griggs, LLC

**Mr. Price made a motion to Approve retaining Brosius, Johnson & Griggs LLC for legal assistance for 2017. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

- Consideration for Approval: 2017 Purchase of refreshments up to \$700.00

**Mr. Merrell made a motion to Approve up to \$700 for refreshments for 2017. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

- Consideration for Approval: 2017 Health Insurance Opt Out Allowance

**Mr. George made a motion for Approval of the 2017 Health Insurance Opt Out Allowance. Mrs. Lewis seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

- Consideration for Approval: Staff salary increases effective 01/01/17

**Mr. Price made a motion to approve the staff salary increases as presented in the 2017 budget. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

### **VII. POLICY / EDUCATION DISCUSSION *(none)***

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

***Having no further business, Mr. Boysel made a motion to adjourn the meeting at 7:30 p.m. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

***The next meeting of the Delaware County Regional Planning Commission will be Thursday, January 26, 2017, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.***

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Dave Stites, Chairman

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Stephanie Matlack, Executive Administrative Assistant