



DELAWARE COUNTY REGIONAL PLANNING COMMISSION

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

Philip C. Laurien, AICP, Executive Director

MINUTES

Thursday, December 16, 2004 at 7:00 PM

Delaware Hayes Services Building,

140 N. Sandusky Street, Conference Room 313, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of November 18, 2004 RPC Minutes
- Executive Committee Minutes of December 8, 2004
- Statement of Policy

II. VARIANCES *(none)*

III. PUBLIC CONSTRUCTION PROJECTS *(none)*

IV. ZONING MAP/TEXT AMENDMENTS

50-04 ZON	Trec Development Inc. – Concord Twp. – 34.765 acres from FR-1 to PRD (The Oaks)
64-04 ZON	Trenton Twp. Zoning Commission – text amendments (Conservation Subdivision)
65-04 ZON	James Hassey – Genoa Twp. – 1.33 acres from RR to PD-2
68-04 ZON	EMH & T – Genoa Twp. – 104.61 acres from RR to PD-1 (Mansard Estates)
69-04 ZON	Berlin Twp. Zoning Commission – text amendments – PRD revisions and delete GC text
70-04 ZON	Berlin Twp. Zoning Commission – text amendments (Flood Plain)

V. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
29-98.E.1-2	Scioto Reserve Expansion, Sections 1-2	Concord	172 lots / 238.741 acres
28-04	Derby Glen Farms	Liberty	53 lots / 47.90 acres
29-04	T The Woods at Wildcat Run	Liberty	12 lots / 23.02 acres

Preliminary/Final

30-04	F=T Bob Sumerel Tire Company	Genoa	01 lot / 01.216 acres
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Final

01-98.4.B	W Sage Creek, Section 4, Phase B	Berk/Trenton	09 lots / 24.09 acres
27-04	MLSN Subdivision	Concord	03 lots / 06.91 acres
15-02.4.A	Estates of Glen Oak, Section 4, Phase A	Orange	32 lots / 11.64 acres

T=TABLED, W=WITHDRAWN

VI. EXTENSIONS

27-03	North Star, Section 1	Berkshire	05 lots / 827.86 acres
20-03	Liberty Village	Liberty	34 lots / 36.30 acres

VII. OTHER BUSINESS

- Consideration for approval: Supplemental Appropriation and expenditure:
 - \$49,920.00 Health Dept. fees (acct.# 5380)
 - \$6,794.00 SWCD fees (acct.# 5380)
 - Loveland & Brosius \$4,115.00 (acct.# 5301)
- Staff Evaluation: Phil Laurien annual review

VIII. POLICY / EDUCATION DISCUSSION

IX. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ Call to Order

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

▪ Roll Call

Representatives: Paul Snajd, John Schmidt, Fred Fowler, Steve Burke, Gary Gunderman, Tom Hopper, Dave Lavalley, Holly Foust, Dick Gladman, Carolyn VanBrimmer, Marvin Miller, Lloyd Shoaf, Robert Jones, and Mike Datillo. *Alternates:* Merlin Sheets, Scott Pike, and John Reilly. Arrived after roll call: Kris Jordan (R). *Staff:* Phil Laurien, Scott Sanders, Paul Deel, Joe Clase, Da-Wei Liou, and Stephanie Matlack.

▪ Approval of the November 18, 2004 RPC Minutes

Mr. Gladman made a motion to approve the minutes of the last meeting (11/18/04), seconded by Mr. Miller. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ December 8, 2004 Executive Committee Minutes

1. Call to order at 8:40 AM

Present: Dick Gladman, Holly Foust, Leslie Warthman, Philip Laurien, Joe Clase
Absent: Steve Burke, Stephanie Matlack, Jim Ward

2. Approval of Executive Committee Minutes

Mr. Gladman made a motion to approve the November 10, 2004 Executive Committee Minutes. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. Old Business

a. Contract Updates: Mr. Laurien presented the following status report for contract work:

- 1.) Ashley and Scioto comprehensive plans are both complete and awaiting final revisions.
- 2.) Berlin Township has seen the appointment of 2 new trustees. Unsure if this will delay or alter existing contract work with Berlin Township.
- 3.) Brown Township has been meeting during their regularly scheduled meetings which delays contract work with regular agenda items and they have discussed meeting at RPC on a different night of the week to allow for more efficient meetings.
- 4.) Shawnee Hills has seen some employment changes, since their new mayor was appointed. They have asked DCRPC staff for assistance with zoning issues.
- 5.) Trenton Township is “floating the cloud” on their new Conservation Subdivision for the entire township.
- 6.) Troy Township PRD/PCD code is complete and will be presented next week.

4. New Business

- a. **Financial / Activity Reports for November 2004 - Mrs. Warthman made a motion to approve the Financial Reports for November 2004. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

REGIONAL PLANNING RECEIPTS		NOVEMBER	YTD TOTAL
General Fees (Lot Split)	(4201)	\$3,145.00	\$14,265.00
Fees A (Site Review)	(4202)	\$700.00	\$3,820.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$1,040.00
Membership Fees	(4204)		\$152,781.97
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$8,258.17	\$60,967.63
Associate Membership Fees	(4206)		\$3,000.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$16,980.00	\$140,363.03
Charges for Serv. B (Final. Appl.)	(4231)	\$4,403.00	\$92,975.21
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$1,850.00
Charges for Serv. D (Table Fee)	(4233)	\$1,710.00	\$4,710.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$849.00	\$1,449.00
General Sales	(4220)	\$793.12	\$5,465.58
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$48,210.00
Soil & Water Fees	(4243)		\$5,945.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$40.00
Other Reimbursements A	(4721)	\$2.00	\$42.71
Other Misc. Revenue (GIS maps)	(4730)	\$254.06	\$3,387.07
Misc. Non Revenue Receipts	(4733)		\$800.00
Sale of Fixed Asset	(4804)		\$700.00
TOTAL RECEIPTS		\$37,344.35	\$541,812.20

Balance after receipts	\$235,493.99
Expenditures	\$ 38,511.30
End of November balance	\$196,982.69

b. December Preliminary Agenda – Mr. Laurien presented the December RPC Preliminary Agenda with 7 rezoning cases, 3 preliminaries, 1 preliminary/final, 3 finals and 2 extensions. Two of the rezoning cases (66-04ZON & 67-04ZON) will be reviewed administratively at the request of Genoa Township, due to only minor changes to the development plans.

c. Consideration for approval - Supplemental Appropriation and expenditure:
Mr. Gladman made a motion to approve the appropriation and expenditure of \$49,920.00 to the Health Department for fees (acct.# 5380) and \$6,794.00 to the Soil and Water Conservation District for fees (acct.# 5380). Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Gladman made a motion to approve the appropriation and expenditure of \$4,115.00 to Loveland & Brosius for legal assistance (acct.# 5301). Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

d. Surplus Equipment Resolution - Mr. Laurien presented Resolution 02-2004 regarding disposal of surplus office equipment. *Mrs. Warthman made a motion to recommend approval of the resolution. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

5. Other Business (none)

6. Personnel (none)

7. Adjourn

Mr. Gladman made a motion to adjourn at 9:08 AM. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, January 19, 2005 at 8:30 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015

↑↑ Statement of Policy

As is the adopted policy of the Regional Planning Commission, all applicants will be granted an opportunity to make their formal presentation. The audience will then be granted an opportunity to speak, at which time the chair will allow questions from the members of the Commission. This policy was adopted by the Regional Planning Commission to provide for the orderly discussion of business scheduled for consideration. The Chairperson may limit repetitive debate.

II. VARIANCES (none)

III. PUBLIC CONSTRUCTION PROJECTS (none)

IV. ZONING MAP/TEXT AMENDMENTS

50-04 ZON Trec Development Inc. – Concord Twp. – 34.765 acres from FR-1 to PRD (The Oaks)

Applicant: Trec Development, Inc.

Location: 7931 Harriott Road, Concord Township.

I. Conditions

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Residential (PRD)

Present Use: Twin Oaks Golf Course.

Proposed Uses: PRD subdivision

- 44 single family lots, minimum lot size 90' X 140' (12,600 s. f.)
- 4.3 acres of open space (12.37% of site).

Existing Density: 1.5 acre lots (0.6 units/acre) in FR-1

Proposed Density: 1.27 unit/acre (gross density overall)

School District: Dublin

Utilities Available- Del Co Water, Tartan Fields sanitary sewer w/ land application.

Soils: BoA – Blount 0-2 % slope

GwB, GwC2 – Glynwood 2-6, 6-12 % slope

LyD2 – Lybrand 12-18% slope

II. Project Description

“The Oaks” is a proposed PRD subdivision of 44 lots on 34.77 acres (1.27 units/acre). It is located on the south side of Harriott Road approximately 2,100' west of Concord Road. Surrounding land use includes the Tartan Fields subdivision to the south and west, Woods of Glen Erin to the east, and large lot single family residences along Harriott Road. Portions of the Tartan Fields golf course are immediately south and

southwest of the site. This property is currently utilized as the Twin Oaks golf course. It is rolling with a steep ravine along the east/southeast boundary. A series of drainage courses flow west to east into the large ravine. An existing pond is located at the north end of the site and will be used for stormwater retention. The existing clubhouse near the pond will be razed although the structure is not shown on the plan nor its future status noted in the text.

Four open space reserves totaling 4.3 acres (12.37 %) are proposed throughout the development. They are 1.2 acres (north), 1.5 acres (east), 1.2 acres (southeast) and 0.4 acres (southwest). With the exception of the reserve to the southeast which contains a portion of the steep ravine, the open space is predominately utilized for stormwater retention, leaving very little for the residents to access. While the Zoning Resolution does not require open space, a PRD development with small lots (90' X 140') ought to provide some useable open space (active or passive) for the residents

III. Conformance with Local Comprehensive Plans

The Concord Township 2004 Comprehensive Plan recommends single family residential at up to 1.25 dwelling units per acre. The proposed use conforms to the plan, but the density exceeds the recommended density. The maximum dwelling units for this site should be 43 not 44 as proposed.

IV. Conformance with Development Standards

- 1.) Provisions for utilities.
 - a.) Sanitary sewer – Sewer is available through the Tartan Fields wastewater treatment plant. A letter from the Delaware County Sanitary Engineer has been provided.
 - b.) Water – Del-Co water is available through a 12" water line along Harriott Road. A service letter has been provided by Del-Co.
 - c.) Other utilities – Service letters have been provided for electric (Ohio Edison) and telecommunication (SBC Midwest).
- 2.) Storm water – An existing pond and 3 proposed ponds will be used for stormwater retention. Staff notes that some of the ponds extend outside the reserve lots, potentially creating access problems (maintenance and recreation). These features should be totally self-contained within the reserves. A stormwater management plan must be submitted to and approved by the County Engineer. If any of the ponds are located in a jurisdictional waterway, permits may be required from the OEPA and the Army Corps of Engineers. We do not generally support the damming of ravines. Off-ravine stormwater retention/detention is preferred
- 3.) Proposed Traffic Patterns and their relationship to existing conditions-
 - a.) A traffic impact study has not been submitted. The County Engineer's office or the township may require one.
 - b.) Arrangement of streets in regard to existing or planned streets- The plan attempts to minimize the impact on the sites natural characteristics by utilizing cul-de-sacs and CAD's. Street A is the main road into the site terminating in a cul-de-sac. Streets B, C, and D are short cul-de-sacs on small ridges east of Street A. A 6-lot CAD is proposed off the end of Street A in an area containing a steep 20' deep

ravine. The CAD follows the contours as best as possible then branches to the northeast and south. This CAD exceeds the 3 lots permitted by the Delaware County Subdivision Regulations and would require a variance. A second CAD is proposed near the front of the development and is intended to eliminate direct driveway access onto Harriott Road for 3 lots. Lot 41 is the only lot in the subdivision requiring direct access to Harriott Road. Staff suggests that lots 40, 41 and 42 be reconfigured to allow Lot 41 access to Street B.

- c.) Sidewalks are proposed along both sides of proposed streets except along Street A from Lot 44 to Harriott Road (open space reserve lot). Staff sees no reason why the sidewalk can not be provided along the open space frontage and recommends that it be extended.
- 4.) Architectural design criteria – The development plan indicates that homes will be similar to those in Tartan Fields. However, no renderings or architectural design criteria have been submitted. A rendering for the entry sign, mailboxes, and street lighting were included in the development plan. These features will be similar to those in Tartan Fields.
- 5.) Landscaping – A landscaping plan has been provided.
- 6.) Divergences – No divergences from the Zoning Resolution are requested. The applicant does request 2 divergences from County regulations.
 - a.) A divergence is requested from the Delaware County Subdivision Regulations to allow a 6 lot CAD. This variance must be approved by the DCRPC. Because of the unique topography of the site, and the draft DCRPC subdivision regulations that would allow such a 6-lot CAD, staff would support this request so long as all other CAD standards can be met (i.e. 10% maximum slope).
 - b.) A variance is requested from the Delaware County Engineers standards for curve radius and cul-de-sac length on Street A. This request must be approved by the County Engineer. This should be secured prior to the Zoning Commission hearing.

V. Required Findings for PRD

- 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. If the items noted in Section IV of the staff report are addressed.

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

DCRPC Staff Finding: Yes, if a lot is eliminated from the plan to conform to the density recommendation of the Comprehensive Plan.

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

DCRPC Staff Finding: Yes. However, Staff would prefer to see some useable open space.

VI. DCRPC Staff Recommendation

Staff recommends **Conditional Approval** of the zoning change from FR-1 to PRD, for case 50- 04 ZON, subject to:

- 1) Architectural renderings and design criteria being provided.
- 2) Eliminating a lot to conform to the recommended density of the Comprehensive Plan.
- 3) Stormwater retention ponds being self contained within open space reserves.
- 4) The plan should contain some useable open space, not leftover slivers and drainage features.
- 5) The County Engineer approving variances prior to rezoning.
- 6) Lot 41 gaining access to Street B.
- 7) The sidewalk on Street A should be extended to Harriott Road.

Commission / Public Comment

Mr. Kevin Kershner of RD Zande was present. He explained that this project would be a transition from the Woods of Glen Erin which is large lot with septic systems across to the west to Tartan Fields which has 90' lots. The zoning application states the minimum frontage of lots are 90' but they are mostly 120' wide by 140' deep.

Mr. Gladman made a motion to recommend conditional approval of the rezoning application by Trec Development, subject to staff comments. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

64-04 ZON Trenton Twp. Zoning Commission – text amendments (Conservation Subdivision)

Applicant: Trenton Township Zoning Commission

Request: Review and comment on proposed Zoning Text Amendments

I. General

The Trenton Township Zoning Commission has initiated various revisions to their zoning text. These zoning amendments also designate territory by creating an overlay district for conservation subdivisions.

This submission text is the product of an update by members of the Zoning Commission, and Board of Zoning Appeals assisted by DCRPC.

II. Staff Comments

1. **Supplementary District Regulations -Section 505.05-** The Zoning Commission wishes to change the word “more” to “less” so that no accessory structure constructed on a parcel of “less” than 3 acres may exceed 22 feet in height.

DCRPC Staff comment- This is a housekeeping change. Staff concurs.

2. **Conservation Subdivision amendments**

- a.) **Section 401- Farm Residential (FR) district 401.02 h.** Adds Conservation Subdivisions as a permitted use Planned Unit Development anywhere in the Farm Residential district. This text amendment is adopted pursuant to ORC 519.021 (C). It “floats the cloud” of Conservation Subdivision over all land zoned FR. The adoption of the text and the designation of the territory is a legislative act subject to referendum.

Conservation subdivisions would be enabled by the adoption of this text change, but specifically enacted on a site-by-site basis only upon landowner request. While the Trustees adopt the zoning text that “floats the Conservation Subdivision cloud” over all FR district lands, the Zoning Commission approves the final Development Plan for a specific site.

DCRPC Staff comment- Staff concurs.

- b.) **Section 401.04. Farm Residential District** -Create an exception to the five (5) acre minimum lot size in the FR district for lots within an approved Planned Residential Conservation District (PRCD).

DCRPC Staff comment- Staff concurs

- c.) **Delete Section 401.05 o.) Farm Village** from the list of conditional uses in the FR district. (This is redundant upon the adoption of the proposed Section 403 PRCD.)

DCRPC Staff comment- The Farm Village is a specialized type of Conservation Subdivision that only permits the common open space to be used for agricultural purposes. Since the Farm Village requires a conditional use, and the new proposed Conservation Subdivision would be allowed as a permitted use, the Farm Village is no longer needed, however two definitions that are part of Section 401.05.o) need to be retained and moved to Section 202. They are:

- 1.) Net developable area
- 2.) Single family dwellings

- d.) **Add a new section 402.02 h.) Conservation Subdivisions as a permitted use in the RR District.** This text amendment is adopted pursuant to ORC 519.021 (C) and it also “floats the cloud” of Conservation Subdivision over all land zoned (RR). The adoption of the text and the designation of the territory is a legislative act subject to referendum.

Conservation subdivisions would be enabled by the adoption of this text change, but specifically enacted on a site-by-site basis only upon landowner request. While the Trustees adopt the zoning text that “floats the Conservation Subdivision cloud” over all RR district lands, the Zoning Commission approves the final Development Plan for a specific site.

DCRPC Staff comment- Staff concurs

- e.) **Section 402.06.-Create an exception to the three (3) acre minimum lot size in the RR district** for lots within an approved Planned Residential Conservation District (PRCD).

DCRPC Staff comment- Staff concurs

- f.) **Add a new section 403,** Planned Residential Conservation District (PRCD).

DCRPC Staff comment-This new section contains all the standards and regulations for how to apply a Conservation Subdivision to a particular parcel or tract of land in either the RR or FR

zoning Districts. Staff concurs.

- g.) Designate territory eligible for Conservation Subdivisions in Section 403.01 as all of the lands in Trenton Township zoned either Farm Residential (FR) or Rural Residential (RR) as of the date of passage of this amendment.

DCRPC Staff comment- Staff concurs

III. Staff Recommendation

Staff recommends **Approval** to the DCRPC, the Trenton Township Zoning Commission and the Trenton Township Trustees for the proposed revisions to Section 505.05, and also for the various regulations enabling Conservation Subdivisions as a permitted use in the RR and FR districts (and deleting the Farm Village Section 401.05.o) *provided that the definitions of Net Developable Area, and Single Family Dwelling from Section 401.05 o.) 4.) are retained and relocated to Section 202 of the Trenton Township Zoning Resolution.*

Commission / Public Comment

Mr. Miller made a motion to recommend approval of the text amendments to the Trenton Twp. Zoning Resolution. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

65-04 ZON James Hassey – Genoa Twp. – 1.33 acres from RR to PD-2

I. Request

The applicant, James Hassey, is requesting a 1.33-acre rezoning from Rural Residential (RR) to Planned Commercial and Office (PD-2). This property was platted as Lot 1112 of Griffith Subdivision #1. The property currently contains a single-family residential house (6391 Maxtown Road) that the applicant is proposing to renovate as an “office, storage and staging facility for an off-site industrial use.” The plan indicates a paved 25-foot wide driveway and 5 parking spaces between the existing house and shed. The applicant is proposing to maintain existing vegetation as a buffer from adjacent uses. A 4’x6’ monument style sign with a brick base is being proposed along Maxtown Rd. It meets all zoning regulations.

II. Conditions

Location: North side of Maxtown Rd., ½ mile east of S.R. 3, Genoa Twp.

Present Zoning: Rural Residential (RR)

Proposed Zoning: Planned Commercial and Office (PD-2)

Present Use(s): Single-family Residential

Proposed Use(s): Industrial Staging Facility

School District: Westerville City School District

Utilities Available: Del-Co Water and County Sanitary Sewer

Critical Resources: Wetland in the northwest corner of the site

Surrounding land uses: Industrial uses to the west & south, single-family to the north & east.

Soils: UdB: Udorthents, clayey-urban land complex, undulating

III. Issues

1. *Application:* The owner has purchased this property for the purpose of locating his business in the existing buildings. His business is primarily an off-site industrial service and no customers will be

using the facility. The application states “the buildings will be used as staging facilities” and “no manufacturing, processing, packaging, repair, performance or service or sale of goods to the public will take place on the premises.”

Staff Findings: The application does not clearly state the nature of the proposed use. If it is an office use, PD-2 is an appropriate district. If it is an industrial use, this is an inappropriate location and PD-2 is an inappropriate district. More information should be supplied regarding the size of the business, the products that will be “staged” at this facility and the likely traffic that will be generated by this change in use.

2. *Adopted Comprehensive Plan:* The 1999 Genoa Township Comprehensive Plan labels this property in Planning Area VII. The plan acknowledged the existing industrial districts adjacent to this parcel and discouraged further encroachment of residential development. The Draft 2004 Genoa Township Comprehensive Plan recommends this property for Planned Commercial land use. Single-family residential is no longer a suitable land use for this property due to the industrial facilities to the south and west. A planned commercial use could provide a better transition between the adjacent industrial and single-family residential land uses to the rear (north).

Staff Findings: The office use conforms to the adopted and proposed comprehensive plans, but the potential “storage and staging” uses may not. The township will want to ascertain what those uses are.

3. *Intent and Purpose:* Section 405.01 of the Genoa Township Zoning Resolution states “this district is limited to areas served by central sewer wastewater treatment plants operated by the Delaware County Sanitary Engineer and to areas served by a central water system and by an adequate transportation network.”

Staff Findings: The applicant stated in this application that he will “consider” tapping into County Sanitary Sewer with the change in use and the application was unclear whether the existing house is served by central water. Both Del-Co Water and County Sewer are available to this property. The applicant should be required to obtain a Del-Co Water tap and County Sewer tap with rezoning to the PD-2 district to satisfy the intent and purpose of the district.

4. *Access to Maxtown Road:* This portion of Maxtown Road is labeled by the 1999 Genoa Township Comprehensive Plan as a “minor urban arterial” and is maintained by the City of Westerville. The City of Westerville’s Engineer, Susan Banbury (614-901-6400), has stated that:
 - a. “If possible, to eliminate the number of curb cuts on Maxtown Road, we would like to see curb cuts consolidated between this property and the adjacent property when it develops.”
 - b. “We are amenable to the curb cut being widened to 25' and like the fact that it will line up with the Purdie Metals curb cut across the street. We recommend the curb cut be constructed per City of Columbus Standard Drawing 2220 Dr A for commercial driveways. The construction of this curb cut should be coordinated with the construction of the improvements on Maxtown Road next year.”

Staff Findings: Due to the current drive orientation, it is not desirable for the property to the west to share an access point with this property. However, the property to the east of this site currently contains a single-family residence and is likely to redevelop as a commercial site in the future. The

applicant could supply a note on their development plan indicating the opportunity for this adjacent property to share an access point when it changes land use.

5. *Renovations*: The applicant has stated that he intends “to re-roof, re-side and asphalt as he is using the building for his business.”

Staff Findings: OK.

6. *Divergences*: The applicant has requested 3 divergences from the Genoa Township Zoning Resolution:
 - a. Section 405.07 of the code requires that no building be closer than 100 feet to any district boundary line or street right-of-way. The applicant plans to use the buildings that exist in the present location. The existing residence appears to be 93-feet from Maxtown’s right-of-way. The applicant is requesting to reduce the front building setback to 80-feet to allow him the opportunity of adding an enclosed porch in the future.

Staff Findings: The house, in its current size and location, is grandfathered, and the divergence is reasonable.

- b. Section 603.18 of the code requires 1 parking space for every 200 square feet of floor area for office uses.

Staff Findings: The application indicates that 2 employees will be employed on this site. If the entire 2,190 square feet of house is converted to office, 7 parking spaces would typically be required. As long as there are no more than 5 employees, the divergence is appropriate for only providing five spaces.

- c. Section 604 of the code requires off-street loading areas. The application states that only small delivery vehicles will be used to service the business and the nature of the business will not require large loading areas.

Staff Findings: Staff supports this divergence request. An off-site loading area on this site would significantly change the nature of the site.

7. *Minimum Lot Size*: Section 405.02(a) of the code states that the PD-2 district “shall apply only to a tract of land containing at least five (5) acres for which an application is made...”

Staff Findings: A divergence will be necessary to grant this rezoning. Staff supports the divergence request.

IV. Staff Recommendations

Staff recommends **Conditional Approval** of this rezoning request from RR to PD-2 for James Hassey to the DCRPC, the Genoa Township Zoning Commission and the Genoa Township Trustees, *subject to*:

1. *The applicant submitting more information regarding the proposed business use, so Genoa Township can confirm that it is permitted in the PD-2 district.*
2. *The applicant showing feasibility to provide Del-Co Water and County Sanitary Sewer and agreeing to provide these services prior to any change in land use.*

3. Providing a note on the development plan indicating that the adjacent property to the east may share this access point if and/or when it changes land use.
4. Approval of the divergence from Section 603.18, regarding number of parking spaces, as long as no more than 5 employees are employed on site.
5. Approval of the divergence from Section 405.02(a), regarding minimum lot size.
6. Approval of the divergence from Section 405.07, regarding minimum front yard setback.
7. Approval of the divergence from Section 604, regarding the off-site loading area.

Commission / Public Comments

Mr. James Hassey was present. He stated his business is a remodeling business. All work is done off site. There would be no hazardous material. He also stated that Del-Co water is at the site.

Mr. Miller made a motion to recommend approval of the rezoning application by James Hassey, subject to staff comments #1-#7. Mr. Gunderman seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Reilly). Motion carried.

68-04 ZON EMH & T – Genoa Twp. – 104.61 acres from RR to PD-1 (Mansard Estates)

I. Request

This request is for a Planned Residential Development zone to construct 115 single-family residential dwellings on approximately 14,000-15,000 s.f. lots with 23.9 acres of open space.

II. Conditions

Location: North side of Big Walnut Rd., west of Worthington Rd.

Present Zoning: Rural Residential

Proposed Zoning: Planned District 1 without Conservation Standards

Current Density: .5 units/acre (1 lot per 2 acres)

Density: 1.09 units/acre

Open Space required: 15% (common open space) of gross acreage exclusive of entry features, detention and retention areas

Open Space provided: 22.8% of gross acreage (23.9 acres)

School District: Olentangy

Utilities Available- Del Co Water, Delaware County sanitary sewer

Soils: (BeA) Bennington Silt Loam, 0 – 2 % slope,

(CaB) Cardington Silt Loam, 2 – 6 % slope,

(CaC2) Cardington Silt Loam, 6-12% slope.

III. Surrounding Land Use

West: Existing Grand Oak Subdivision; North: single-family lots on Jaycox Road; South: Big Walnut Road; East: single-family lots on Worthington Road.

IV. Plan

The plan “Mansard Estates” shows a main entrance on Worthington Road, with a spine road that continues to the west and joins Braymoore Drive in Grand Oak. The road network extends to the northwest, avoiding ravines and much of the existing woods and ponds. The plan shows a 5-acre parcel on the southern edge of the

development which will take access from Big Walnut. A Common Access Drive on Worthington Rd. is proposed in the northeast corner of the site. An existing home and three new lots will take access off the CAD.

V. Comprehensive Plan

The adopted 1999 Genoa Township Comprehensive Plan places this development in Area V, an area of Medium Density Residential with a density range of 1.1 - 1.35 dwelling units per acre with water and sewer.

Staff Comment: The plan complies with the Comprehensive Plan with regards to use and density.

VI. Issues

a.) Application procedure

Section 524.21 of the Genoa Township Zoning Code requires a site review by the DCRPC and related comments. A review was performed for the CAD area, but not for the entire 104.61 acres. Had the applicant requested a review for the entire site, some of the issues in this report could have been resolved at that time.

b.) Common Access Drive

The proposal includes an independent Common Access Drive subdivision, with no connection to the Planned Residential Development. The curb-cut for the CAD would be approximately 220 feet from the proposed entrance to Mansard Estates, but the exact configuration of the drive is not indicated in the plan and house pad locations are not shown. The site includes a large home and garage that will be retained with a curving driveway. It is unknown whether this driveway will be reconfigured to access the estate lots, but the drawing indicates that the CAD will be south of the current driveway. As part of a Planned development, the applicant could redesign this area so that access for the estate lots comes off Gambrel Avenue, thus reducing a curb-cut on Worthington Road, as suggested at a Sketch Plan Review for the CAD area in August of 2004.

c.) Five-acre lot

A five acre lot with no relationship to the rest of the development is proposed fronting on Big Walnut Road immediately east of 5909 Big Walnut Rd. If it is used in the overall density calculation, it will be part of the plat and cannot be further subdivided using the no-plat lot split procedure.

d.) Open Space

The Genoa Township PD-1 standards state that the required amount of open space may not include entry features or basins. Retention basins and entries in this proposal make up about 3-4 acres. The proposed amount of net open space is sufficient.

The proposal does not show any improvement to the open space. Although it is appropriate to retain the existing woods and ravines on the site, the developer should provide a network of pathways that allows residents to utilize it. This subdivision has a direct connection to Walnut Creek Elementary in Grand Oak; the street cross-section should include sidewalks and street trees.

The proposal does not address the ownership or maintenance of the open space.

VII. Required findings for Approval of a Planned Development

The Final Development Plan must “support the following requirements”:

a.) The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site from probability of flooding, erosion, subsidence, or slipping

of the soil or other dangers, annoyances or inconveniences.

DCRPC Staff Finding: *The plan avoids existing ponds and ravines, preserving a large amount of wooded area. The County Engineer will judge whether additional stormwater management areas are needed outside of existing channels.*

b.) Any Exception from the zoning resolution requirements is warranted by the design and amenities incorporated in the development plan.

DCRPC Staff Finding: *The Development Plan lacks the following information.*

- 1.) *The landscape plan shows entry features but includes no detail for the open space areas. A walking/bike path should be extended through the woods from the end of the cul-de-sacs. Street cross-sections should include sidewalks and street trees.*
- 2.) *Architectural design criteria are not provided in the text and no renderings are included.*
- 3.) *Engineering feasibility for drainage is not shown. Existing ponds are proposed for use as detention.*
- 4.) *A traffic study is supplied which demonstrates that a north-bound left turn lane on Worthington Road will be required but a south-bound right turn lane is not needed. The traffic study does not, however, show the impact of this development on the existing infrastructure.*
- 5.) *Development phases are not shown on the plan.*

c.) Land surrounding the proposed development can be planned in coordination with the proposed development and that it be compatible in use.

DCRPC Staff Finding: *Surrounding land has been developed.*

d.) The proposed change to a planned development district is in conformance with the standards, objectives and policies of the Genoa Township Land Use Policy Statements.

DCRPC Staff Finding: *Generally, yes. However, one of the Policy Statements includes the need to have a people-oriented, pedestrian environment. It encourages pedestrian and bicycle linkages, which this plan does not.*

e.) The site must have direct access to a major street without creating traffic on minor residential streets outside the district.

DCRPC Staff Finding: *Yes, it does.*

f.) Existing and proposed utility services are adequate for the proposed development.

DCRPC Staff Finding: *There is no letter from the Sanitary Engineer stating capacity for this site.*

g.) Each phase of the development as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and suitable environment.

DCRPC Finding: *Generally OK, but landscape plans and road and lot configuration plan for the CAD are incomplete.*

VIII. DCRPC Staff Recommendation

DCRPC staff recommends that the application for PD-1 zoning on 104.61 acres by EMH&T known as Mansard Estates be **Conditionally Approved** based on the following staff comments:

1. Take CAD access from the new spine road, close access to Worthington Road;
2. Provide water and sewer to all CAD lots;
3. Design pathways in open space and provide for their improvement;
4. Submit architectural design criteria;
5. Show engineering feasibility for drainage;
6. Restrict the 5-acre lot on Big Walnut from further redivision (platting issue);
7. Show phasing (platting issue);
8. Obtain letter from Sanitary Engineer stating there is capacity for the site;
9. Complete the landscape plan.

Commission / Public Comment

Ms. Judith Fisher of EMH & T was present. She stated that she did not foresee any difficulties in resolving the issues to the satisfaction of the Township and Regional Planning.

Mr. Gladman made a motion to recommend conditional approval of the rezoning request by EMH & T, subject to staff comments. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

69-04 ZON Berlin Twp. Zoning Commission – text amendments

Applicant: Berlin Township Zoning Commission

Request: Text Amendments to Articles XIII, General Commercial; and Article XI Planned Residential

This submission text is the product of an update by members of the Zoning Commission, and Board of Zoning Appeals assisted by DCRPC.

I. Staff Comments

1. Amendment by motion of the Berlin Zoning Review Committee BZR 10-26-03, subsequent motion BZC 11-09-06, to delete General Commercial Article XIII in its entirety and reserve Article XIII for future use.

DCRPC Staff comment- since there are no tracts of land zoned General Commercial, its deletion does not adversely affect any property owner. The GC zone is archaic and has been superseded by the new Planned Commercial district. Staff concurs.

2. Amendment by motion of the Berlin Zoning Review Committee BZR 10-26-05, subsequent motion BZC 11-09-06, to amend Article XI by:

- a.) Adding text to Section 11.12 to read “boat or vehicle storage yards or facilities within common open space areas are prohibited”.
- b.) Deleting Section 11.04 (4) “Convenience store”
- c.) Change the second occurrence of sub paragraph 11.04 2.) “a.)” to 11.04 2.) “b.)” (sequential error in the original text).

DCRPC Staff comment- *Staff concurs.*

- 3. Amendment by motion of the BZR 10-26-06, subsequent motion BZC 11-09-06, to amend Article XI by: **adding a comma to Section 11.04 (2) between the words “tennis” and “skating.”**

DCRPC Staff comment- *Staff concurs.*

II. Staff Recommendation

Staff recommends **Approval** of the proposed zoning text amendments to the DCRPC, the Berlin Township Zoning Commission, and the Berlin Township Trustees.

Commission / Public Comments

Mr. Miller made a motion to recommend approval of the text amendments by Berlin Twp. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

70-04 ZON Berlin Twp. Zoning Commission – text amendments (Floodplain)

Applicant: Berlin Township Zoning Commission

Request: Text Amendments to Article XX

This submission text is the product of an update by members of the Zoning Commission, and Board of Zoning Appeals assisted by DCRPC.

I. Staff Comments

- 1. Amendment by motion of the Berlin Zoning Commission BZR 11-23-04-03 to initiate the proposed Flood Plain Regulatory District as Article XX. The motion contained editorial minor corrections to version 2 of the draft document, which corrections have now been incorporated into Version 3, which is available in the file for public viewing.

DCRPC Staff Comment- *There is currently no zoning provision for regulating development in the 100 year floodplain in Berlin Township. They are adopting a model code written by DCRPC staff and our attorney, and reviewed by the County Prosecutor for use by all DCRPC members.*

There are tracts of land that are going to develop adjacent to Alum Creek Lake that do have floodplain and need this level of protection. The code in Article XX is appropriate and the staff recommends approval.

There are also companion definitions that are being adopted to Article IV that relate to the regulations and terms in new Article XX.

II. Staff Recommendation

Staff recommends **Approval** of the proposed zoning text amendments of Article XX, Floodplain Regulatory District, and the companion definitions that go to Article IV to the DCRPC, the Berlin Township Zoning Commission, and the Berlin Township Trustees.

Commission / Public Comments

Mr. Miller made a motion to recommend approval of the Berlin Twp. text amendments (Floodplain). Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. SUBDIVISION PROJECTS

Preliminary

29-98.E.1-2 Scioto Reserve Expansion, Sections 1-2 – Concord Twp. – 172 single family units plus 128 condo units / 238.741 acres

Applicant: Triangle Real Estate Services

Subdivision Type: Single Family Residential

Location: East of Section Line Road, South of Hyatts Road, North of Scioto Reserve

Current Land Use: vacant/former agricultural

Zoned: Planned Residential

Utilities: Del-Co Water, public sewer system via Scioto Reserve

School District: Buckeye Valley/Olentangy

Engineer: Floyd Browne Associates, Inc.

I. Staff Comments

Scioto Reserve Expansion extends Scioto Reserve to the north to Hyatts Road and to the west to Section Line Road. It includes 172 single-family units and 128 condominium units and provides two connections to existing Scioto Reserve streets. Roads extend to the north and provide an additional access at Hyatts Road. Fifteen lots create a connection from Scioto Reserve Section 4 to undeveloped land in Liberty Township to the east. The connection provides a stub to the north for emergency vehicles turnarounds. The overall density of the project is 1.25 units/acre with a total of 300 units.

Two large areas are being platted for condominiums. Multi-family area 1 includes twenty, four-unit buildings for a total of 80 units, accessed by Lilac Lane and via the main north-south road. The entrance to these condos could align with Pleasant View Loop, but the developer has requested the entrance be offset, following a treeline to the north. Both the County Engineer and DCRPC staff prefer the alignment of the condo entrance and the public street.

Multi-family area 2 is located in the western portion of the site between the single-family homes and Section Line Road. It includes sixteen, three-unit condos for a total of 48 units and will be accessed via Scenic Creek Drive to the east and South Section Line Road on the west. The internal roads in Multi-family area 2 will be

private with no public through street from the single-family portion to S. Section Line Road. There is a turnaround at the Scenic Creek Drive entrance for emergency equipment.

A 28.5-acre park is located at the southern edge of the project. A total of 156.7 acres of open space is spread throughout the site, including a 24.4-acre school site on the north side of Hyatts Road. Because of the block length of homes between Golden Way and Scioto Chase Blvd., staff requested a bike trail be added to connect these two areas. A bike trail is provided from Lilac Lane to the west through a small strip of open space to the intersection of Pleasant View Loop and Scenic View Drive.

The subdivision will be platted in two sections. Section 1 includes the eastern multi-family area and the 15 single-family lots along Lilac Lane and Potters Way. Section 2 will include the other 157 single-family lots and the condo site to the west.

A technical review was held on December 7, 2004, after which the applicant has addressed all of the required changes except the following:

- Concord Township Fire Chief requested a paved emergency access from the end of Highlands Drive through the open space, connecting to Scenic View Drive. Neither a cul-de-sac nor turnaround was required at the end of Highlands Drive with the assumption that the road would continue. The applicant wishes to discuss this issue at the DCRPC December 16th meeting.
- The entrance to Multi-family 1 is offset from the intersection of Pleasant View Loop and Scenic View Drive. The applicant wishes to discuss this issue at the DCRPC December 16th meeting.

II. Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Scioto Reserve Expansion, Sections 1 -2** to the RPC, *subject to the following:*

- *That either a paved emergency access be added from the end of Highlands Drive to Scenic View Drive or the developer provide an appropriate turnaround at the end of Highlands Drive.*
- *The entrance to Multi-family 1 be aligned with the intersection of Pleasant View Loop and Scenic View Drive.*

Commission / Public Comments

Mr. Joe Thomas of Triangle Real Estate was present. He would prefer to keep the entrance to multi-family 1 where it is shown on the submitted plan. This separates the housing development and creates a grand entrance to the multi-family.

Mr. Pike asked what the distance was between the multi-family street and the street that intersects the main through street to the south. Mr. Thomas said 240’.

Mr. Thomas stated that he would work with the Fire Department on an emergency access.

Mr. Miller made a motion for conditional Preliminary approval of Scioto Reserve Expansion, Sections 1 – 2, subject to there being a paved emergency access added at the end of Highlands Drive to Scenic View or the developer provide an appropriate turnaround at the end of Highlands Drive. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Applicant: Homewood Corporation
Subdivision Type: Single Family Residential
Location: 2747 Jewett Road, Liberty Twp.
Current Land Use: Former agriculture/Horse Farm
Zoned: Planned Residence (PR)
Utilities: Del-Co Water and County sewer
School District: Olentangy
Engineer: EMH&T

I. Staff Comments

Derby Glen Farms is a proposed 53 lot subdivision on the south side of Jewett Road approximately 700' east of Liberty Road. The 47.9 acre site is bounded by Jewett Road to the north, Calumet Farms subdivision to the east, C&O railroad tracks to the west, and the Delaware/Franklin County line to the south. The development density is 1.1 du/acre and includes 4.6 acres of open space (9.6%). Derby Drive provides access to the site from Jewett Road (approximately 975' east of the railroad tracks) and will extend through the development connecting to Calumet Farms. The plan also includes 3 cul-de-sacs. A sidewalk will be provided along the west side of Derrby Drive. The lots are generally 0.5 to 0.75 acres. An existing pond near Jewett Road will be preserved in an open space reserve and will be used for stormwater retention. A second retention pond is proposed toward the southeast portion of the subdivision. The development will be served by Del-Co Water and Delaware County sanitary sewer.

A technical review was held on December 7, 2004, after which the applicant has addressed all of the required changes.

II. Staff Recommendation

Staff recommends *Preliminary approval* of **Derby Glen Farms** to the RPC.

Commission / Public Comment

Mr. Drew Sanderell of EMH & T was present.

Mr. Miller made a motion for Preliminary approval of Derby Glen, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-04 T The Woods at Wildcat Run – Liberty Twp. - 12 lots / 23.02 acres

Applicant: Barric & Connie Thompson
Engineer: Mark Cameron, CPS Consulting

I. Staff Comments

The applicant is requesting a 90-day tabling to resolve issues from the December 7th Technical Review Committee meeting.

II. Staff Recommendation

Staff recommends *approval* of the 90-day tabling request for **The Woods at Wildcat Run** to the RPC.

Commission / Public Comment

Mr. Gladman made a motion to approve the 90-day tabling of The Woods at Wildcat Run. Mr. Snajd seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Miller). Motion carried.

Preliminary/Final

30-04 F=T Bob Sumerel Tire Company – Genoa Twp. - 01 lot / 01.216 acres

Subdivision Type: Commercial Resubdivision

Location: 6017 Maxtown Road, between Kroger and Wendy's in the Genoa Square shopping center.

Current Land Use: vacant, commercial in-lot

Zoned: Planned Commercial (PD-2)

Utilities: Del-Co Water, County Sewer

School District: Westerville

Engineer: Steve Brown, BRH Group

I. Staff Comments

The applicant is requesting a subdivision to allow the construction of Bob Sumerel Tire Store. The development plan shows that the tire store will be built on a 1.216-acre lot that will be split from the 15-acre Home Depot site. Total square footage is approximately 5,985 s.f. The lot is accessed via a 40' access strip from Maxtown Road, just west of Wendy's. A private access drive exists within the strip.

A technical review was held on December 7, 2004, after which the applicant has addressed all of the required changes.

II. Staff Recommendation

Staff recommends *Preliminary Approval* of **Bob Sumerel Tire Subdivision** (Maxtown Resubdivision of Lot 3460) to the RPC.

Staff also recommends *Approval* of the 90-table request of the Final Plat for **Bob Sumerel Tire Subdivision** to the RPC.

Commission / Public Comment

Ms. Barbara TenHoe was present to represent the applicant.

Mr. Gladman made a motion for Preliminary approval of Bob Sumerel Tire Subdivision. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Gladman made a motion to approve the 90-day tabling of the final plat for Bob Sumerel Tire Subdivision. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Final

01-98.4.B W Sage Creek, Section 4, Phase B - Berk/Trenton Twp.'s - 09 lots / 24.09 acres

The applicant has requested the Final plat for Sage Creek Section 4 Phase B be withdrawn in order to work out unresolved issues with the OEPA.

27-04 MLSN Subdivision – Concord Twp. - 03 lots / 06.91 acres

Applicant: Concord Land, LLC

Subdivision Type: Single Family Residential (CAD)

Location: West side of Dublin Road, just south of Elmgee Drive

Current Land Use: open, former agriculture

Zoned: FR-1

Utilities: Del-Co Water, on-site waste disposal system

School District: Buckeye Valley

Engineer: Floyd Browne Associates, Inc.

I. Staff Comments

MLSN is a three-lot subdivision utilizing a Common Access Driveway to limit curb-cuts on Dublin Road. The two lots on Dublin Road are each 1.73 acres and the lot to the west is 3.47 acres, including the CAD acreage. Lots include on-site mound treatment systems.

A five-lot CAD is located directly north of the site (Gar-Mar #3). Lots on the east side of Dublin Road and along Elmgee Road are half-acre to an acre in size.

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

II. Staff Recommendation

Staff recommends *Final Approval* of **MLSN Subdivision** to the RPC.

Commission / Public Comment

Mr. Miller made a motion for Final approval of MLSN Subdivision. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-02.4.A Estates of Glen Oak, Section 4, Phase A – Orange Twp. - 32 lots / 11.64 acres

Applicant: Dominion Homes
Subdivision Type: Single Family Residential
Location: Approximately 3000' north and west of Orange and S. Old State Road, Orange Twp.
Current Land Use: Former agriculture
Zoned: Single Family Planned Residential (SFPRD)
Utilities: Del-Co Water and County sewer
School District: Olentangy
Engineer: EMH&T

I. Staff Comments

Estates of Glen Oak, Section 4, Phase A is located in the northwest corner of the overall Glen Oak development. The Conrail Railroad tracks are along the west boundary of this phase as well as a 100' electric easement. Del-Co Water property is located to the north and other phases of the Estates of Glen Oak are to the east (under construction) and south (future). The overall preliminary plan for Glen Oak was approved May 30, 2002. The preliminary plan for Estates of Glen Oak, Section 4 was approved August 26, 2004.

Section 4, Phase A contains 32 lots on 11.64 acres, a density of 2.75 unit/acre (overall Glen Oak density is 1.77 units/acre). The plat includes the western portion of a loop street. Summersweet Circle extends along the north side of the site and loops back to connect with Sunflower Street. A 2.3-acre reserve is provided along the railroad. It contains a 100-foot wide electrical easement and will serve primarily for stormwater retention and buffering. No additional open space is provided in this section, but parks within Glen Oak will be located nearby to the east and south. The lots in this section are generally 10,000 S.F. and will be served by Del-co Water and County sewer. Phase B, to the south, will be platted separately.

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

II. Staff Recommendation

Staff recommends *Final plat approval* of the **Estates of Glen Oak, Section 4, Phase A**, to the RPC.

Commission / Public Comment

Mr. Miller made a motion for Final approval of Estates of Glen Oak, Section 4, Phase A. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. EXTENSIONS

27-03 North Star, Section 1 – Berkshire Twp. - 05 lots / 827.86 acres

Applicant: Bob Weiler
Engineer: EMH&T

I. Staff Comments

Preliminary approval for North Star, Section 1 was given October 30, 2003. The applicant is currently requesting a 6-month extension because of Sanitary Engineering delays, due to unforeseen bedrock conditions and the acquisition process for off-site easements.

II. Staff Recommendation

Staff recommends *approval* of the 6-month extension for **North Star, Section 1** to the RPC.

Commission / Public Comment

Mr. Shoaf made a motion to approve the 6-month extension of North Star Section 1. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

20-03 Liberty Village – Liberty Twp. - 34 lots / 36.30 acres

Applicant: Mid States Development Corporation
Engineer: EMH & T

I. Staff Comments

Preliminary approval for Liberty Village was given December 18, 2003. The project is currently under construction. The applicant is requesting a 6-month extension and anticipates submitting the final plat in early 2005.

II. Staff Recommendation

Staff recommends *approval* of the 6-month extension for **Liberty Village** to the RPC.

Commission / Public Comment

Mr. Shoaf made a motion to approve the 6-month extension of Liberty Village. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. OTHER BUSINESS

- **Consideration for approval: Supplemental Appropriation and expenditure:**
 - **\$49,920.00 Health Dept. fees (acct.# 5380) – Mr. Gladman made a motion to approve the supplemental appropriation of \$49,920.00 for acct.#5380 for Health Dept. fees. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**
 - **\$6,794.00 SWCD fees (acct.# 5380) – Mr. Snajd made a motion to approve the supplemental appropriation of \$6,794.00 for acct.# 5380 for the SWCD fees. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**
 - **Loveland & Brosius \$4,115.00 (acct.# 5301)**
 - **\$4,115.00 appropriation (Oct. bill and \$1500 est. for Nov. & Dec.) – Mr. Snajd made**

a motion to approve the supplemental appropriation of \$4,115.00 for legal expenses acct.# 5301 for Loveland & Brosius. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- \$3,491.60 – October expenditure – Mr. Snajd made a motion to approve the \$3,491.60 expenditure for October legal fees. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **Director Evaluation: Phil Laurien annual review** – Chairwoman Foust stated that Commission recently approved the 2005 budget that included 2% employee raises, which would become effective January 1st of 2005, and evaluations and raises will be done January 1st henceforth.

Mr. Miller made a motion to approve the 2% raise for Mr. Laurien effective 1/1/05. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Chairwoman Foust thanked Mr. Laurien, the staff and the RPC members for a wonderful year.

VIII. POLICY / EDUCATION DISCUSSION (none)

IX. RPC STAFF AND MEMBER NEWS (none)

Mr. Miller made a motion to adjourn at 8:04 p.m. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, January 27, 2005, 7:00 PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.

Kolby Foust, Chairwoman

Stephanie Mallack, Executive Administrative Assistant