



**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 18, 2003 at 6:30 PM
Delaware Hayes Services Building,**

140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of November 20, 2003 RPC Minutes
- Executive Committee Minutes of December 10, 2003
- Statement of Policy

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

62-03 ZON M/I Homes of Central Ohio – Orange Twp. – 100 acres from AR-1 to SFPRD

63-03 ZON Planned Communities – Orange Twp. – 11.18 acres from Fr-1 to SFPRD

64-03 ZON Judy Wise & Missi Hamilton – Orange Twp. – 5.43 acres from PC to PCD

65-03 ZON Berkshire Twp. Zoning Commission – text amendments

66-03 ZON Harlem Twp. Zoning Commission – text amendments

67-03 ZON Mary Keller – Harlem Twp. – 5.00 acres from AR-1 to FR-1

68-03 ZON Thomas & Leighanne Marcum – Harlem Twp. - 5 acres from FR-1 to AR-1

69-03 ZON Homewood Corp. – Liberty Twp. – 47.9 acres from FR to PR

IV. SUBDIVISION PROJECTS

	Township	Lots/Acres
<u>Preliminary</u>		
27-03	North Star, Section 1	Berkshire 05 lots / 827.86 acres
22-03	McNamara Tract	Berlin 79 lots / 50.38 acres
23-03	Summerwood Extension	Berlin 65 lots / 82.58 acres
24-03	Davis Acres	Kingston 02 lots / 06.75 acres
20-03	Liberty Village	Liberty 34 lots / 36.30 acres
21-03	Woodland Glen, Section 2	Liberty 31 lots / 38.01 acres
25-03	T Loch Lomond Estates	Liberty 08 lots / 12.35 acres
19-03	Phinney Place	Orange 11 lots / 06.04 acres
15-02.4	Estates of Glen Oak, Section 4	Orange 63 lots /
21.12 acres		

Preliminary/Final

26-03 Mount Royal Ave. dedication Genoa 02 lots / 64.89 acres

Final

11-03.1 **T** Killdeer Meadows, Section 1 Berkshire 15 lots / 09.69 acres
 03-01.2.B Grand Oak, Section 2, Phase B Genoa
 14-02 Bridlespur Place Liberty 04 lots / 11.84 acres
 07-03 Cumorah Court Liberty 03 lots / 05.02 acres
 47-00.2.3.B North Orange, Sec.2, Ph.3, Pt B Orange
 09-02.3.A Glen Oak, Section 3, Phase A Orange 33 lots / 35.98 acres
 17-03.1 Jersey Acres, Section 1 Trenton 02 lots / 30.98 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS

47-00.1.3 North Orange, Section 1, Phase 3 Orange 02 lots / 09.48 acres
 27-02 Wedgewood Park, Section 2 Liberty 136 lots/138.21 acres

VI. OTHER BUSINESS

- Consideration of approval: Director Evaluation
- Consideration of approval: Food purchases for 2004 meetings (up to \$395)
- Consideration of approval: Transfer of appropriation, \$9220.00 from contingency to benefits
- Consideration of approval: Expenditure of SWCD and Health Dept. fees collected on their behalf

VII. POLICY / EDUCATION DISCUSSION

VIII. RPC STAFF AND MEMBER NEWS

- Reception for DCRPC members following the regular meeting at 109 N. Sandusky St.

I. ADMINISTRATIVE BUSINESS

#Call to Order

Chairwoman Foust called the meeting to order at 6:30 p.m.

Roll Call

Representatives present: Fred Fowler, Steve Burke, Tom Hopper, Leslie Warthman, Cy Schmidt, Robert Brenner, Holly Foust, Charles Heimlich, Dick Gladman, Bill Thurston, Marvin Miller, Lloyd Shoaf, and Mike Datillo.
 Alternates present: Paul Snajd, Rick Sedlacek, and Scott Pike. Arrived after roll call: Robert Hedrick (R), Gary Spanner (R), Jim Ward (R), Kris Jordan

- b. Recommendation of financial transfers – Mr. Gladman made a motion to recommend approval of transferring \$9220.00 from the contingency account to the benefits account. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**
- c. Equipment purchase – Mr. Laurien explained that the RPC office needs to purchase a new fax machine. The current machine is not working properly and due to its age replacement parts are not available. The Data Center has suggested one they have purchased that cost about \$300. Mr. Laurien said that it would not be purchased until 2004.**

Mr. Ward made a motion to purchase a new fax machine, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.
- d. Consideration for approval: Health Dept. and SWCD expenditure for fees collected – Mrs. Warthman made a motion to recommend approval of the expenditure for the Health Dept. and SWCD for fees collected on their behalf. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**
- e. December RPC Preliminary Agenda – Mr. Laurien presented the agenda including 7 rezoning/text amendments, 9 preliminary (1 tabled), 1 preliminary/final, 7 final, and 2 extension requests. Mr. Laurien reminded the Committee that the meeting would begin at 6:30 p.m. with a Christmas cookie reception following at the DCRPC offices.**
- f. Rates for Out-of-County contracts – Mr. Laurien stated that he has been contacted regarding the DCRPC doing work for a planning commission outside of Delaware County. The Committee discussed a fee structure for “Associate Membership”. The contract would be on a time and materials basis. The Committee suggested a 25% increase to our regular hourly fees (plus overhead) and an annual associate fee of \$10,000. After the hours charged reaches the \$10,000 associate fee the organization would be charged on time and materials. This matter will be discussed with the full Commission if a contract is requested.**

	Hourly Rates	Overhead	DCRPC County Member Rates	Out of County Associate Rates
Director	\$41	139%	\$57	\$71.24
Planner II	\$26	139%	\$36	\$45.18
GIS I / Planner I	\$22	139%	\$31	\$38.23
GIS Manager	\$26	139%	\$36	\$45.18
Admin. / Clerical	\$23	139%	\$32	\$39.96

5. Other Business

- a.** In accordance with the State Auditor and the Delaware County Auditor the Commission will need to pre-approve food expenditures for meetings, classes, etc. The Executive Committee agreed to make a recommendation to approve the amount approved in the budget at the beginning of each year.

Mr. Gladman made a motion to recommend approval of food purchases up to \$395.00 for 2004. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

6. Personnel

- a. Director Evaluation -** Chairwoman Foust stated that she had not completed the written evaluation for setting goals for the Director for next year but would recommend a 3% salary evaluation.

Mr. Gladman made a motion to recommend approval of a 3% salary increase for Mr. Laurien, effective January 4, 2004. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

7. Adjourn

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

Meeting adjourned at 10:30 a.m.

The next regular Executive Committee meeting will be Wednesday, January 21, 2004 at 8:30 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

Suggested 2004 Consultant Rates

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

62-03 ZON M/I Homes of Central Ohio – Orange Twp. – 100 acres from AR-1 to SFPRD

Location: South side of East Orange Road, east of the new Olentangy Middle School, opposite McCammon chase subdivision.

I. Conditions

Present Zoning: Farm Residence (FR-1)

Proposed Zoning: SFPRD

Present Use: Vacant, power lines.

Proposed Uses: PRD subdivision

- 188 single family lots, average lot size 75' x 135'
- 25 acres of open space (25% of site).

Existing Density: 1 unit/acre in FR-1

Proposed Density: 1.88 unit/acre (gross density overall)

School District: Olentangy

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

Soils: CaB-Cardington 2-6 % slope
GwB-Glynwood Silt Loam 2-6% slope
CaC2 Cardington 6-12 % slope
AmD2 Amanda 12-18% slope
AmF- Amanda 25-50% slope

The land is characterized as some of the most scenic in Orange Township due to its severe slopes in two ravines that traverse the site. The design is intended to use the ravines as open space and many of the homes will back up to these ravines using walkout basements.

II. Conformance with Local Comprehensive Plans

The recently adopted Orange Township 2001 Comprehensive Plan recommends single family residential at 2 dwelling units per acre. The request conforms to the plan.

III. Conformance with Development Standards

1.) Provisions for sanitary sewer. The site abuts the new Delaware County Alum Creek wastewater treatment plant. Sewer capacity is available, but the exact sewer line layout is still being studied. If the developer will commit to making these new additions to the sewer system at his expense, the sewer issue will be resolved.

2.) Storm water – The ravines allow for direct discharge of storm water to Alum Creek. The applicant will request a waiver for on site detention.

3.) Proposed Traffic Patterns and their relationship to existing conditions-

- a.) A traffic impact study has not been submitted. With a total of 187 dwelling units, the residential portion of the development should generate 1870 new trips per day. DCRPC staff and the County Engineer prefer to see the Walker Wood Boulevard extension be aligned with the Abbey Knoll Drive entrance to McCammon Chase subdivision. This will require approximately 2 acres of land dedication from the Olentangy Schools to accomplish this. The school's development director has been approached by DCRPC staff to make such dedication and is seeking approval for such a dedication from his Board in return for access to Walker Wood Boulevard, which would be built by M/I.

The County Engineer may require the developer pay a fair share of offsite traffic improvements. A left turn lane from E. Orange Road southbound into the Walker Wood Boulevard is expected, at a minimum.

- b.) Arrangement of streets in regard to existing or planned streets- The southernmost cul de sac should be changed to a street stub to the county commissioner's property to the east to someday be extended into the McCammon lands that lie along I-71. This is the best topographic opportunity to gain access around the very steep ravine. There is good

connectivity to adjacent McCammon lands to the east via two propose street stubs. Access should be made to the Olentangy schools site to the west via the realigned Walker Wood Boulevard.

- c.) No sidewalks are shown on the development plan. It should be clear that sidewalks are normally required in Orange Township for PRD lots.

4.) No divergences are being requested.

IV. Other Considerations

- a.) The design is an appropriate use of a difficult site that is crossed by power lines and impacted by two deep ravines.
- b.) There shall be no home driveways accessing directly to Orange Road.

V. Required Findings for SFPRD

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

DCRPC Staff Finding: Yes.

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

DCRPC Staff Finding: Yes.

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

DCRPC Staff Finding: Yes, provided that Walker Wood Boulevard is aligned with Abbey Knoll Drive, access is provided to the Olentangy Schools from Walker Wood Boulevard, the fair share of off site traffic improvements are provided for at the developer’s expense, and sewer is designed in accordance with the County Sanitary Engineer’s office.

VI. DCRPC Staff Recommendation

Staff recommends **conditional Approval** of the zoning change from FR-1 to SFPRD, for case 62- 03 ZON, *provided that Walker Wood Boulevard is aligned with Abbey Knoll Drive, access is provided to the Olentangy Schools from Walker Wood Boulevard, the fair share of off site traffic improvements are provided for at the developer’s expense, and sewer is designed in accordance with the County Sanitary Engineer’s office.*

Commission / Public Comments

Mr. Jack Reynolds, attorney with Smith & Hale was present along with Darrin Fair of M/I Homes. He stated that they met with Mr. Lowry of Olentangy Schools and have since presented a revised street layout to provide access to the school site. There are currently 188 lots with a gross density of 1.88, which is below the 2.0-acre comprehensive plan requirement. They are currently working on the traffic impact study and are still talking to the Sanitary Engineer regarding sewer connection.

Mr. Miller made a motion to recommend conditional approval of the rezoning request by M/I Homes subject to staff comments, seconded by Mrs. Warthman. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Gladman). Motion carried.

63-03 ZON Planned Communities – Orange Twp. – 11.18 acres from FR-1 to SFPRD

I. Location

West side of South Old State Road in Orange Twp., bordering Berlin Twp.

II. Request

The applicant is requesting a zoning map change from Farm Residential (FR-1) to Single-Family Planned Residential (SFPRD) for 11.18 acres in Orange Township for a proposed residential development. The application includes plans for 21 new homes and the demolition of one house, at 4798 South Old State Road, for construction of Avonlea Way. The applicant is also requesting a setback divergence of 60’ from South Old State Road in order to keep one of the existing homes, located at 4760 South Old State Road. The required front yard setback is 70’.

III. Conditions

- Present Zoning:** Farm Residential District (FR-1)
- Proposed Zoning:** Single-Family Planned Residential District (SFPRD)
- Present Use(s):** Two single-family residences / agriculture
- Proposed Use(s):** Single-family residences
- Existing Density:** 1 du/acre
- Proposed Density:** 1.97 du/acre
- School District:** Olentangy Local School District

Utilities Available: Del-Co Water and County Sewer

Soils: BoA – Blount Silt Loam (0 to 2% slopes)
GwB – Glynwood Silt Loam (2-6% slopes)
GwC2 – Glynwood Silt Loam (6 to 12% slopes), eroded
LyD2 – Lybrand Silt Loam (12-18% slopes), eroded

V. Description

This proposal covers two existing properties on the west side of South Old State Road in Orange Township, bordering Berlin Township. The proposed development plan includes 22 single-family lots. The development will include two new streets: Avonlea Way and Gables Crossing. Avonlea Way will align with Hidden Cove Circle to the east and will extend west from South Old State Road to Gables Crossing. Gables Crossing is a proposed north/south road that will stub to both property lines for future connection.

An existing pond on the property will be located in an open space parcel that will also include a proposed detention basin to handle storm water management. The open space lot will cover 2.58 acres, covering 23% of the development. This exceeds the 20% required. A small stream crosses the site from north to south. The applicant is proposing to reroute it along proposed property lines.

Surrounding land uses include Hidden Cove subdivision directly east across South Old State Road with agricultural fields to the north, west and south. An existing 0.95-acre residential parcel is located in the north east corner of this development. Mariner’s Watch, Willow Springs and Bryn Mawr at Delaware are all located in the immediate vicinity.

V. Conformance with Development Plan Standards

The submitted plan does not conform to the following development standards:

Section 10.06 (a), Application:

- 1) One or more of the owners or lessees of the property within an area of contiguous property located within the township may request that the zoning map be amended to include such area in the SFPRD.

The applicant, Planned Communities, Inc., does not currently own those properties they are requesting to rezone. If these properties are not obtained prior to rezoning, the current property owners will be required to sign the rezoning application.

Section 10.06 (b), Development Plan Standards:

- 6) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.

The applicant should work with Orange Township and the Delaware County Engineer’s Office to determine if a street connection is needed to the west.

- 11) Specific statements of divergence from the development standards in Article XXI and/or this Article, or existing county regulations or standards, and the justification therefor. Unless a variation from these development standards is specifically approved the same shall be complied with.

The existing home on Lot 22, that is shown to remain, appears to be encroaching on the existing property line to its north. The applicant is showing an adjustment to this property line that may solve this issue, however the amendment has not been recorded.

Section 10.07, Development Standards:

- e) Side Yard Setback – No building or structure shall be located closer than twelve and one half (12 ½) feet to any side lot line, and the total of the side yards shall be twenty-five (25) feet or more.

If the existing home on Lot 22 is less than 12.5’ feet from that property line, it will require a divergence that will need to be approved with this rezoning.

- g) Rear Yard Requirement – No structure shall be located closer than thirty-five (35) feet to the rear line of any lot.

The rear property line of Lot 21 appears to be incorrectly drawn on the Development Plan. Lot 21 may not be a feasible build lot without acquiring some additional lands from the adjacent parcel, 4730 South Old State Road.

If additional lands are acquired from this adjacent 0.95-acre parcel, at 4730 South Old State Road, then it should be included in this rezoning application to allow it to conform to the Orange Township Zoning Resolution. It is currently a non-conforming lot in the Farm Residential District (FR-1) which has a 1.98-acre minimum lot size.

VI. Criteria for Approval

- 1) If the proposed development is consistent in all respects with the purpose, intent and general standards of this Zoning Resolution.

Staff Finding: Yes, if items in V are addressed.

2) If the proposed development is in conformity with the Comprehensive Plan or portion thereof as it may apply.

Staff Finding: Yes.

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

Staff Finding: Yes.

VII. Staff Recommendations

Staff recommends **conditional approval** of this rezoning case from FR-1 to SFPRD for Planned Communities to the DCRPC, the Orange Township Zoning Commission and the Orange Township Trustees, *subject to conformance with the development standards listed in Section V of this report.*

Staff also recommends **approval** of the 10’ requested divergence from the required 70’ front yard setback of the existing home, at 4760 South Old State Road, to the DCRPC, the Orange Township Zoning Commission and the Orange Township Trustees.

Commission / Public Comments

Mr. Jack Brickner of Planned Communities was present. He stated that he has met with the County Engineer to review the street layout and it has been acceptable to them. Deed and legal corrections have been completed on the north side of lots # 21 and 22.

Mrs. Warthman made a motion to recommend conditional approval of the rezoning request by Planned Communities, subject to staff comments. Mr. Miller seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Gladman). Motion carried.

Mr. Miller made a motion to recommend approval of the front yard setback divergence, seconded by Mr. Cy Schmidt. VOTE: Unanimously For, 0 Opposed. Motion carried.

64-03 ZON Judy Wise & Missi Hamilton – Orange Twp. – 5.43 acres from
PC to PCD

I. Purpose: Planned Commercial and Office (office use) to Planned Commercial and Office (pet resort facility -grooming, boarding and pet park)

II. Location: North side of Lewis Center road, adjacent to and on the east side of the railroad track, in Lewis Center, Orange Township by Judy Wise and Missy Hamilton.

III. Conditions

Present Zoning: PC (DCRPC case 04-02 ZON office space, approved but not built)

Proposed Zoning: PC for a “high end” pet boarding facility.

Present Use: Vacant

Proposed Uses: Dog and cat “suites”, pet grooming, fenced dog park and swimming pond.

School District: Olentangy

Utilities Available- Del Co Water, electric, gas, no Delaware County sanitary sewer.

Soils: GwA Glynwood 0-2% slope

PwA- Pewamo

BoA- Blount 0-2 % slope

IV. Issues

- The land consists of two parcels. 3.419 acres are being purchased by applicants Wise and Hamilton for the pet boarding facility. 2.01 acres are being leased from Evans Capital Investments for the pet park to the north of the boarding facility.
- All of the land lies along the east side of the railroad track. The land is a long a narrow piece and is heavily impacted by its proximity to the busy double railroad track. For this reason, the site has been previously zoned Planned Commercial. It is currently owned by a concrete company, but is vacant.
- Because there is no sanitary sewer service, the proposed offices approved in 2002 could not be built so a new use, the pet resort, is proposed.
- The pet resort is not a specifically listed permitted use in PC, but “commercial and office establishments of all types” may be permitted in accordance with an approved development plan. An abutting neighbor, the Mercantile Exchange, objects to this use. The Township must determine the appropriateness of the use.

V. Conformance with Development Standards

1.) Sewage- No sanitary sewer is currently available. The facility will remove

solid animal waste for off site treatment. Pet urine is washed into a gutter system in each of the pet suites and the liquids go to a septic tank and then are treated by a series of Wisconsin Mounds on site.

2.) Water-Del-Co water serves the development.

3.) Other Utilities- phone, gas and AEP electric can all provide service.

4.) Proposed Traffic Patterns and their relationship to existing conditions- the pets and their owners arrive by car. The building sets back 175 feet from Lewis Center Road to reduce visual impact. Off street parking is provided for the boarding facility and the pet park.

5.) Compatibility with existing and future probable uses- commercial use generally conforms to the 2001 Orange Township Comprehensive Plan, although that plan hoped for a town center for this site. The closest residence is approximately 400 to the south and across Lewis Center Road. Significant buffering is proposed between this residence and the pet suites facility. Remaining lands are vacant farmland to the east and north, and a large wooded lot with house far to the west of the railroad tracks. Commercial offices and retail faces this site from the south side of Lewis Center Road.

6.) Compliance with all requirements of the Planned Districts-

a.) Generalized drainage- the site is generally level, with sheet drainage from front to back and the outlet being a culvert under the railroad leading to a seasonal stream. A drainage plan needs to be included.

b.) Architectural design criteria- “building elements for the Wags and Whiskers facility include stone columns, low sloped deeply overhanging roofs and many windows for natural light to accent the exterior walls. The building also has a large covered entry portico to welcome its guests. This is all done to accomplish a building that looks very unlike the typical kennel, and much more like a resort lodge.” The architect indicates “the palette of materials includes:

Cultured stone- dry stacked ledge stone appearance
Architectural asphalt shingle roofing- heavily textured
Fixed glass commercial Aluminum Window System
Stained rough sawn wood trims
Colored split face concrete block”

Renderings of the building are provided.

c.) A divergence is requested for the 100’ setback from FR-1 zoned property to the east. Setback is proposed to be 25’. Staff does not support the 100’ divergence. If the building were flipped to be next to the railroad tracks, and turned 90 degrees so its narrow end faces front, the divergence could be reduced.

VI. Required Findings for PC - The Zoning Commission and Trustees may approve a Planned Commercial and Office District zoning provided they find that the proposed use complies with all of the following requirements:

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

DCRPC Staff Finding: The overall development plan is generally consistent with the general standards of the resolution, but preliminary drainage calculations should be submitted to assure that adequate Stormwater retention and release are provided.

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

DCRPC Staff Finding: The 2001 Comprehensive Plan recommends Planned Commercial and Office for the site. The proposed use conforms to the plan.

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

DCRPC Staff Finding: The development plan generally does advance the health, safety and morals of the township, but the 100’ setback divergence is unnecessary, as the site can accommodate the building with relocation of its foot print. The pet resort use must be determined by the Township to be an appropriate use.

VII. DCRPC Staff Recommendation

Staff recommends **conditional approval** of the proposed zoning change for 5.43 acres of Planned Commercial and Office, *subject to:*

1. *Submission of preliminary Stormwater calculations to demonstrate that adequate retention and release is shown.*
2. *Reduction of the 100’ side yard setback divergence to the FR-1 district*

to the east.

Commission / Public Comments

Ms. Missi Hamilton and Ms. Judy Wise were present.

Ms. Hamilton stated that park memberships would be limited to 600 total. The facility would be open 7 days per week. Most visits to the park average 45 minutes to 2 hours. There would be a children platform (raised for safety). They are proposing 45 parking spots. The Delaware 4-H dog program supports the facility. They would be able to use the facility for training free of charge. The facility would also donate \$6,000.00 to animal rescue charities. Rescue groups are proposed to be at the site twice a month for pet adoption.

Ms. Wise explained that the pet resort would provide lodging for dogs and cats while their owners are away. Amenities include roomy dog suites with beds, TV and wall art. Cat suites will have windows to watch bird feeders, also fish tanks. Large indoor runs, onsite groomers, soothing music to ease stress and access to the dog park. The resort will have no outdoor runs and all animals will be housed inside. Waste will be stored in a metal container and removed from the premises three times per week. 16 spaces will be available for drop off/pick up.

Mr. Frank Clay has been part owner of the Country Mercantile for 25 years. He stated that he thinks the concept of the proposal is good but feels it's in the wrong location. He has been to several meetings regarding the comprehensive plan for this area and doesn't feel this type of facility would encourage more development to create a "village" center, such as that proposed in the Orange Twp. Comp. Plan.

Mrs. Warthman asked if a gate is proposed around the project? Ms. Hamilton stated that there would be a gate around the dog park but not the entire project. Clients would be required to go through a building for check in, to get into the park area.

Mr. Ward asked if the applicant had considered moving the building back on the parcel that may permit a more village style use on the frontage. They said "no".

Mr. Miller made a motion to recommend conditional approval of the proposed dog park and resort, subject to staff comments. Mr. Shoaf seconded the motion. VOTE: Majority For, 0 Opposed, 1, Abstained.

Motion carried.

65-03 ZON Berkshire Twp. Zoning Commission – text amendments

Applicant: Berkshire Township Zoning Commission

Request: Review and Comment on cover-to-cover Zoning Text Amendments, Resolution 03-051

I. General

The Berkshire Township Zoning Commission has worked with DCRPC staff, Attorney Donald Brosius, and the Delaware County Prosecutor's office to perform a complete update and overhaul to the Berkshire Township Zoning Resolution. This process has taken 2 years and resulted in 8 versions of the revised resolution. Berkshire Township has sent these amendments with the unanimous support of the Zoning Commission to the DCRPC for statutory review.

II. Highlights of text amendments

- Article IV- Definitions – over 115 new definitions have been added or substantially revised.
- Telecommunications tower regulations to comply with changes in state law.
- Treatment of permitted and conditional use Home occupations.
- Treatment of religious land uses, adult family homes, cemeteries and child day care to conform to changes in state law.
- The allowance of "granny flats" or elderly apartments as part of a dwelling.
- Increase in minimum lot size from 1 acre to 1.95 acres within the FR-1 district if on-site sewage disposal systems are utilized. Lot size remains one acre in the FR-1 district if centralized sanitary sewer is used.
- Common Access Drives are specifically permitted.
- A Planned Elderly or Retirement Residential Community District was added to allow for housing developments where 80% of the head of household must be 55 or older.
- A Floodplain Regulatory overlay was added to restrict development within the mapped 100-year floodplain.
- The PRD district density was reduced from 2 units per acre to 1.25 units per net developable acre, to conform to the adopted township comprehensive plan. PRD design standards and procedures were revised for clarification. A two step process for PRD rezoning is provided to reduce the initial cost to developers and to provide greater design control to

- the township. The developer may, at his choice do a one step rezoning.
- Design standards and rezoning procedures have been revised for all Planned districts similar to the process used in the PRD.
 - The Planned Commercial and Planned Industrial Districts now use a list of permitted uses identified by a numeric system linked to the North American Industrial Classification System (NAICS). This removes the vague description of permitted uses. If a use is not on the list, it is not permitted.
 - Adults Only entertainment is provided for as a conditional use in the Planned Industrial District with a 1000-foot setback from any church, school, park or playground, residence or residential zoning district.
 - Ground or monument signs become permitted uses; pole signs become conditional uses.
 - Billboards must be spaced 1250 feet from one another.
 - Two alternates may be appointed to both the Board of Zoning Appeals and the Zoning Commission.
 - Board of Zoning Appeals grounds for a variance is specified to conform to recent Ohio case law.
 - Penalty for violations is increased from \$100 to \$500.

III. Staff Findings and Recommendation

Staff finds that the Berkshire Township zoning amendments within Resolution 03-051, passed by the Berkshire Township Zoning Commission on December 4, 2003 are appropriate and recommends **approval** to the DCRPC, Berkshire Township Zoning Commission, and Trustees. No map changes are proposed with these amendments, but the floodplain district will refer to the previously adopted National Flood Insurance program FEMA floodplain maps.

Commission / Public Comments

There were no comments from the public or Commission.

Mr. Miller made a motion to recommend approval of the revisions to the Berkshire Twp. zoning resolution, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

66-03 ZON Harlem Twp. Zoning Commission – text amendments

Applicant: Harlem Twp. Trustees
Request: Review and comment on Harlem Township Zoning Resolution text amendments

I. Staff Comments

The Harlem Township Trustees request DCRPC comments on amendment to Article XXIV Non Conforming Uses of the Harlem Township Zoning Resolution. The proposed text replaces parts of the existing language relating to restoration and enlargement of non-conforming structures. Amendments were previously proposed in September by Joyce Facemyer (RPC #51-03 ZON), but those amendments were denied by the Township. The Township Trustees agreed that some of the current language was ambiguous and has met with RPC staff, the County Prosecutor’s office, and attorney for the Facemyer’s to discuss possible corrective language. The result of that meeting is the following amendments (deletions in ~~strike through~~, additions in **bold italic**):

Section 24.02 - Restoration: When a structure, ~~the use of~~ which does not conform to the ~~provisions~~ **development standards** of this Zoning Resolution, is damaged by calamity outside the control of the owner or occupant, to the extent that the cost of restoration is more than 60% of its value, the following conditions shall apply.

- 1) It shall not be restored unless in conformity with the ~~provisions~~ **current development standards** set forth in this Zoning Resolution or as amended, for the district in which it is located.
- 2) Restoration shall ~~commence within 180 days~~ **be completed before the expiration of two years from the date** of such calamity.
- 3) Manufactured/mobile homes shall also meet all requirements of Section 24.04.

For the purposes of this section, "value" shall be defined as the replacement cost of the structure prior to the calamity depreciated in accordance with applicable Internal Revenue **Service** Guidelines ~~of as to~~ the structure.

Section 24.03 - ENLARGEMENT: No non-conforming building or use may be completed, ~~restored, reconstructed,~~ extended or substituted except upon the granting of a ~~conditional use permit~~ **review and approval** and if necessary a variance permit issued by the Board of Zoning Appeals pursuant to Article XXVIII and this section.

II. Staff Recommendation

The staff recommends **Approval** of the text amendments to the Regional Planning

Commission, the Harlem Township Zoning Commission, and the Harlem Township Trustees.

Commission / Public Comments

Mr. Ward made a motion to recommend approval of the zoning text amendments to the Harlem Twp. Zoning Resolution, seconded by Mr. Sedlacek. VOTE: Majority For, 0 Opposed, 2 Abstained (Mr. Cy Schmidt and Mr. Miller). Motion carried.

67-03 ZON Mary Keller – Harlem Twp. – 5.00 acres from AR-1 to FR-1

I. Request

The applicant is requesting to rezone 5 acres from AR-1 to FR-1 in order to subdivide into lots at a 2-acre minimum size.

II. Conditions

- Location:** South side of Gorsuch Road, 2000 feet west of the Village of Harlem
- Present Zoning:** Agricultural Residential (AR-1)
- Proposed Zoning:** Farm Residential (FR-1)
- Present Use:** Residential
- Proposed Use:** Residential
- Existing Density:** 1du/5 acres
- Proposed Density:** 1 du/2 acre
- School District:** Big Walnut
- Utilities Available:** Del Co water, on-site septic
- Soils:** SsA – Smothers silt loam, 0-2% slope
SsB – Smothers silt loam, 2-4% slope

III. General comments

This rezoning would allow the applicant to split the existing residential site into two parcels, likely utilizing a new 60-foot access strip taken from the western edge existing frontage. Surrounding land use includes large-lot housing and agricultural acreage. Duncan Glen subdivision is to the east, with lots ranging from 1 acre to ½

acre.

The lot width is approximately 248 feet at Gorsuch Road and should allow for the development of a second lot to the rear. The existing home has a setback from the right-of-way of approximately 31 feet, with open land to the south.

The 1988 Harlem Township Comprehensive Plan draft shows the proposed site as residential and recommends the 2-acre lot size.

IV. Staff Recommendation

The staff recommends **Approval** of the 5-acre rezoning from AR-1 to FR-1, to the RPC, Harlem Township Zoning Commission, and the Harlem Township Trustees.

Commission / Public Comments

Mr. Brad Keller was present.

Mr. Gladman made a motion to recommend approval of the rezoning for Mary Keller, Mr. Miller seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Cy Schmidt). Motion carried.

68-03 ZON Thomas & Leighanne Marcum – Harlem Twp. - 5 acres from FR-1 to AR-1

I. Location

South side of Needles Rd., ½ mile west of County Line Rd., Harlem Twp.

II. Request

The applicant is requesting a zoning map change from Farm Residential (FR-1) to Agricultural Residential (AR-1) for 5 acres in Harlem Township in order to amend their survey and resubmit a new application to rezone back to FR-1. This property includes portions of farm silos that will be transferred to an adjacent property owner. It is the intent of the applicant to resubmit a new rezoning application with amended boundaries after these surveying corrections are recorded.

III. Conditions

- Present Zoning:** Farm Residential District (FR-1)
- Proposed Zoning:** Agricultural Residential (AR-1)
- Present Use(s):** Single-family residence / agriculture

Proposed Use(s): N/A
Existing Density: 1 du / 2 acres
Proposed Density: 1 du / 5 acres
School District: Big Walnut Local School District
Utilities Available: Well and private septic system
Soils: BeA – Bennington Silt Loam (0 to 2% slopes)
PwA – Pewamo Silty Clay Loam (0-1% slopes)

Existing Density: 1 du/acre in FR-1: 1.29 du/acre in approved PR development plan (17 lots/13.2 acres)
Proposed Density: 1.17 du/acre
School District: Olentangy
Utilities Available: Del Co Water, Delaware County sanitary sewer.
Soils: Udorthents (UdB)

II. Background

This application is for rezoning 34.7 acres from FR-1 to PR and a PR development plan amendment of 13.2 acres. 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 proposal includes 56 single-family lots for an overall density of 1.17 du/acre and 7.46 acres of open space (15.6%). 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 2 cul-de-sacs to the north and a loop street to the south. The lots range from 0.42 to 0.96 acres. An existing pond near Jewett Road will be preserved in an open space reserve and will be used for stormwater retention. The development will be served by Del-Co Water and Delaware County sanitary sewer (service letters provided with application).

III. Compliance with Comprehensive Plans

The 1995 Liberty Township Comprehensive Plan places this property in Planning Unit 2. The Plan recommends to... “Reserve the area west of Route 315 and below elevation 900 feet for single-family detached residences at a density not to exceed 1.0 unit per gross acre, with the minimum lot size of 0.75 acre, EXCEPT for the west edge of the area north of elevation 900 feet and adjacent to the railroad. Said exception may accommodate a density not to exceed 1.25 units per gross acre, with the minimum lot size of 0.6 acre. All of the above holds true provided that if the proposed development is designed for and justifies alternative development, the minimum lot sizes may be adjusted by the Zoning Commission.” **Findings:** The applicant has provided calculations to determine density above and below 900’ elevation and factors in the 17 lots allocated for the previously approved portion of the plan. A number of lots are less than the minimum lot size prescribed in the Comprehensive Plan, but the Zoning Commission may make adjustments as it sees fit. Given the shape of the tract and its location next to the railroad tracks, as well as the provision of open space, Staff has no objection to varying the lot size. We do suggest however, that the 900’ elevation be more clearly delineated on the plan and that the breakdown for density calculation be provided.

IV. Description

The applicant intends to file another rezoning application from AR-1 to FR-1 after the survey is amended. Although this adds another step to the rezoning process, it appears to simplify the final rezoning application that will be filed after the amendments are made.

V. Staff Recommendations

Staff recommends **approval** of this rezoning case from FR-1 to AR-1 for Thomas and Leigh Marcum to the DCRPC, the Harlem Township Zoning Commission and the Harlem Township Trustees.

Commission / Public Comments

Mr. Bill Winter of Floyd Browne was present to represent the applicant.

Mr. Cy Schmidt made a motion to recommend approval of the rezoning request by Thomas and Leigh Anne Marcum. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

69-03 ZON Homewood Corp. – Liberty Twp. – 47.9 acres from FR to PR

Mr. Philip Laurien, RPC Director noted he is an abutter and moved to the audience.

This application is submitted by Homewood Corp. in order to develop a 56-lot planned residential subdivision at 2747 Jewett Rd. in Liberty Township.

I. Conditions

Present Zoning: Farm Residence District (FR-1)/ Planned Residence District (PR)
Proposed Zoning: Planned Residence District (PR)
Present Use: Agriculture/Horse Farm
Proposed Use: 56 single-family house lots with 15.6% open space

IV. Compliance with PR standards

- A. Utility – Letters from Del-Co Water and the County Sanitary Engineer have been provided acknowledging service availability. **Staff comment: Utility companies should also provide service availability letters.**
- B. Architectural design criteria – The text indicates that home exteriors will be stone, brick, stucco, or wood. No 2 identical home models will be permitted side by side or across from one another. Garages may be either front or side loaded. If the garage protrudes more than 10’ from the main structure, it shall be articulated with windows or other architectural features or detailing. The entryway includes an entry sign, fencing, masonry columns, and landscaping. **Staff comment: No building or sign renderings were provided. The proposal would allow the possibility of “snout” house where a front-loading garage projects in front of the houses. The Township should determine if this is desirable, since these types of houses are not present in the Calumet Farms subdivision.**
- C. Landscaping – A landscaping plan was submitted. All lots will be landscaped in the front and rear yards. The plan provides for the type and size of trees required within each lot and the open space/entryway. A perimeter treeline consisting of evergreens and deciduous trees will be required in the rear 50’ setback. **Staff comment: The area along the railroad tracks should include more landscaping/buffering than is proposed. 5 evergreens and 2 deciduous trees for every 100’ is not sufficient.**
- D. Site characteristics and relationship to existing and proposed uses – The plan shows the surrounding developments and fits well with the character of the area. **Staff comment: The plan does not show existing structures (Agricultural buildings, fence line) or features (pond) within the development area. It should be noted which ones are to be removed. Proposed ponds also should be labeled. The existing fence line along the east boundary would be a nice amenity to retain. Staff also suggests a sidewalk or bike path along Derby Drive.**
- E. Divergences - The following divergences are requested:
Setbacks - the resolution requires front setbacks equal to the width of the right-of-way (60’), side yard setback of 25’, and rear setback of 25’. The applicant requests a divergence to allow a front setback of 40’ and side

yard setback of 15’. **Staff comment: The proposed setbacks are consistent with the setbacks in the adjacent Calumet Farms subdivision.**
Driveways - A divergence is requested from the 100’ spacing of proposed driveways from road intersections. **Staff comment: This divergence has been granted for similar developments in the township.**

V. Criteria for approval

“1) Consistent in all respects with the purpose, intent and applicable standards of the Zoning Resolution.”

Staff finding: Yes, if the staff comments in section IV are addressed to the satisfaction of the Zoning Commission.

“2) In conformity with the Comprehensive Plan or portion thereof as it may apply.”

Staff finding: Yes, if the Zoning Commission approves the reduction of lot sizes.

“3) Advances the general welfare of the Township and the immediate vicinity.”

Staff finding: Yes, The development plan does advance the public health, safety and welfare of the vicinity.

VI. DCRPC Staff Recommendation

Staff recommends **conditional Approval** of the FR-1 to PR rezoning application by Homewood Corp. to the RPC, Liberty Township Zoning Commission, and Liberty Township Trustees, *subject to staff comments stated in IV above.*

Commission / Public Comments

Ms. Laura Comack with Crabbe, Brown and James was present.

Mr. Phil Laurien (2636 Clubhouse Circle) stated that there is a fence along the eastern property line. He stated that the horse fence is on the property line and he believes it is now a common fence according to Ohio Fence law. A number of property owners are using it as their back fence and would like to continue to. He asked if the applicant had any objection to that. Mr. John Hanks (attorney for Homewood Corp.) stated that he would need to make sure the fence was on the property line and not 20’-30’ over the line.

Mr. Laurien also stated that he feels that it is important that a sidewalk or bike path be provided on one side of Derby Drive. Mr. Hanks stated that he had no problem with that. Mr. Hanks asked if it is the desire of the Commission that this project be developed with curb and gutters or to be open ditch like Calumet

Farms. Several Commission members responded “it is your choice”.

Mr. Miller made a motion to recommend conditional approval of the zoning amendments for Homewood Corp. subject to staff comments. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

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

Applicant: Northstar Land, LLC/Northstar Golf, LLC
Subdivision Type: Residential (Single-family/Multi-family) & Commercial
Location: North side of SR 36/37, east and west side of N. Galena Rd. Berkshire Township
Current Land Use: Agriculture and open space
Zoned: Planned Residential (PRD) & Planned Commercial (PCD)
Utilities: Del-Co water and sanitary sewer with land application, County maintenance
School District: Big Walnut
Engineer: EMH&T

I. Staff Comments

Northstar is a proposed 1700-acre mixed-use development located north of US

36/37 and east of I-71 in Berkshire and Kingston Township. It was proposed include a golf course, approximately 300 acres of commercial uses, and a mixture of single and multi family residences (1.25 du/acre in Berkshire, proposed 0.8 du/acre in Kingston). The development will also include a central sewage treatment plant with land application of treated effluent. Kingston Township residents rejected its portion of the plan, but the zoning in Berkshire Township has been approved for both PRD and PCD.

Section 1 is located entirely within Berkshire Township. The purpose of this application is to relocate a portion of Wilson Road east of North Galena Road. It also includes a new leg of Wilson Road west of North Galena Road intersecting with US 36/37 just east of the Flying “J” truck stop. The current access to the Flying “J” will be closed and the signal moved to the new Wilson Road intersection. The plan also includes 5 large lots that will be further subdivided once the treatment plant and golf course are constructed.

A technical review was held on December 9, 2003, after which the applicant has addressed all of the required changes.

II. Staff Recommendation

Staff recommends *Preliminary approval* of **North Star, Section 1** to the RPC.

Commission / Public Comments

Mr. Drew Sanderell of EMH & T was present to represent the applicant.

Mr. Laurien stated that this development is a little different. It is a large development and we have to have some flexibility in the platting process. Unlike Scioto Reserve or Golf Village, where we received an overall preliminary that was basically identical to the development plan, this one is different. This development plan is subject to change. Zoning is in place. They have a two step process so the referendum period is long since past. Their desire was to do cluster homes, condominiums, and the golf course and some single family. There is about 300 acres of unspecified commercial. There is a key element of moving the access road about 500 feet from the Burger King to the east and back feeding the trucks into the Flying J. The golf course can not be built until they get zoned in Kingston Twp. (which was previously denied). When the applicant initially submitted the application, the fee only represented the area of the road. We said they couldn’t do that. Our attorney has stated that you can not just plat a road right-of-way. By dividing this large piece of land there would be 5 lots and the road. Since they are not going to specify anything, our fee is \$60.00 per acre, which is \$50,000 for the

Preliminary and \$50,000 for the Final. There was an objection from the applicant. Our attorney stated that our fees are what they are. If they want to appeal that, they need to go to the Commission. But we would ask our board to exempt the applicant to any further acreage charges for those types of uses that would not require a plat. Shopping centers, condo's and multi-family units are potentially exempt from platting. Mr. Sanderell stated that he was not involved in the fee discussions but would relay the comments to Mr. Jeff Strung of EMH & T and the clients.

Mr. Miller made a motion for conditional Preliminary approval of North Star, Section 1 subject to staff comments and presentation of an acceptable development plan location of the access south of RT 37. Mr. Gladman seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Mr. Hopper and Mr. Bell). Motion carried.

22-03 McNamara Tract – Berlin Twp. - 79 lots / 50.38 acres

Applicant: M/I Homes of Central Ohio, Inc.
Subdivision Type: Single-Family Residential
Location: East of Piatt Rd., south of Peachblow Rd., Berlin Twp.
Current Land Use: Agriculture
Current Zoning: R-2 w/ PRD overlay
Utilities: Del-Co Water and County Sewer
School District: Olentangy
Engineer: EMH&T

I. Staff Comments

The McNamara Tract includes 79 lots on 50.38 acres, with a gross density of 1.57 units/acre. The Berlin Township Board of Trustees rezoned this property to R-2 with a PRD overlay on October 27, 2003. This subdivision will provide connections between two access points on Piatt Road, Piatt Meadows Subdivision and adjacent undeveloped tracts.

The site contains 13.7 acres of open space in 4 Open Space Reserves. Reserves

“A” and “B” line Piatt Road and provide a landscaping buffer for the adjacent homes. Reserves “C” and “D” are on the east side of the subdivision and include an 8’ asphalt walking path, linking this development to Arrowhead Elementary School to the south. Reserves “A”, “B” and “C” all contain detention ponds that will be maintained for storm-water drainage.

Surrounding land uses include scattered single-family residences along Piatt and Peachblow Roads surrounded by agricultural fields. Olentangy’s Arrowhead Elementary School is located directly to the south on Hollenback Road. Piatt Meadows Subdivision is to the east.

A technical review was held on December 9, 2003, after which the applicant has addressed all of the required changes.

II. Staff Recommendation

Staff recommends *Preliminary approval* of the **McNamara Tract Subdivision**, to the RPC.

Commission / Public Comments

Mr. Drew Santerell of EMH & T was present.

Mr. Ward made a motion for Preliminary approval of the McNamara Tract Subdivision. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

23-03 Summerwood Extension – Berlin Twp. - 65 lots / 82.58 acres

Applicant: Charles Vince
Subdivision Type: Single-Family Residential
Location: East side of 3B’s & K Rd., about 1 mile south of Cheshire Rd., Berlin Twp.
Current Land Use: Agriculture / Wooded
Current Zoning: Farm Residential (FR-1)
Utilities: Del-Co Water and County Sewer
School District: Olentangy Local
Engineer: Randy Van Tilburg - Floyd Browne Associates

I. Staff Comments

This site contains 65 lots on 82.58 acres at a gross density of 0.79 du/acre. The property is currently zoned Farm Residential (FR-1). Lots will have access off Africa Road and through Summerwood, Section 2. The main arterial street, temporarily named “Street A”, will provide for future connections to the agricultural fields to the east. All lots are slightly larger than one acre.

Surrounding land uses include Summerwood, Sections 1 & 2 to the south, Alum Creek State Park to the north and west, and vacant agricultural fields to the east. Two lots in the Woods Edge Subdivision are located in the northwestern corner of this development.

A technical review was held on December 9, 2003, after which the applicant has addressed all of the required changes.

II. Staff Recommendation

Staff recommends *Preliminary approval* of the **Summerwood Extension**, to the RPC.

Commission / Public Comments

Mr. John McCann of Floyd Browne Associates was present to represent the applicant.

Mr. Brenner asked if the archeological site has been investigated? Mr. McCann said that a Phase 1 Environmental study and did not turn up anything.

Mr. Gladman made a motion for Preliminary approval of Summerwood Extension. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

24-03 Davis Acres – Kingston Twp. - 02 lots / 06.75 acres

Applicant: Brian Davis
Subdivision Type: Single-family residential on a Common Access Drive
Location: State Route 61, approximately 1500’ north of Monkey Hollow Road
Current Land Use: Wooded, single-family home (log cabin)
Zoned: Farm Residential (FR-1)
Utilities: Del.Co. Water and on-site septic
School District: Big Walnut

Engineer: Bischoff Miller & Assoc.
Soils: CaC2 - Cardington Silt Loam, 6-12% slope
PwA – Pewamo Silty Clay Loam, 0-1% slope

I. Surrounding Land Use

North: Single Family Residential with 8-acre lots
West: Single Family Residential with lots of 5-7 acres
East: Single Family Residential with lots of 4-10 acres
South: Residential, 5-acre lots, with some 1-acre road frontage lots

II. Staff Comments

The applicant proposes to develop a CAD along an existing driveway in order to create an additional lot to the rear of an existing house. A swale crosses the property between the existing structure and the proposed house. The plan indicates a larger turnaround requested by the Porter/Kingston Fire District.

A technical review was held on December 9, 2003, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary approval* of **Davis Acres**, to the RPC.

Commission / Public Comments

Mr. Brian Davis was present.

Mr. Gladman made a motion for Preliminary approval of Davis Acres. Mr. Miller seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Brenner). Motion carried.

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

Applicant: Mid-States Development Corp.
Subdivision Type: Single-family residential
Location: On the west side of Steitz Rd., 2500 feet south of Home Road
Current Land Use: Agricultural
Zoned: Planned Residential District (PR)
Utilities: Del-Co. Water and county public sewer

School District: Olentangy
Engineer: EMH&T

I. Surrounding Land Use

North: Large lot residential, Shroyer CAD subdivision, undeveloped land
West: Future condominium site and Scioto Reserve
East: Some undeveloped land, three 1-acre parcels along Steitz Road, and Golf Village at 30,000 s.f. lots
South: Undeveloped, agricultural land

II. Staff Comments

Liberty Village is a 34-lot planned residential subdivision. It was zoned to Planned Residential in 1995. One road enters from Steitz Road and continues through the development and stubs to undeveloped land to the north. One cul-de-sac is located in the northern portion of the site and an additional road is extended to the south property line. Two lots are created along Steitz Road utilizing a Common Access Drive, which will be paved. An emergency access driveway will be provided from the end of the CAD to the end of the cul-de-sac. This will be removed at the homeowners' choice when the connection to the north is completed. A second emergency access is located between lots 12 and 13, which connects to the future condominium development to the west. Four acres of open space, including two detention basins, are provided in the center of the development.

A technical review was held on December 9, 2003, after which the applicant has addressed all of the required changes except the following:

- The location of the western emergency access must align with a similar access on the condo site. Concord Twp. will be notified.
- The standards for the construction of the emergency access have not been provided.

III. Staff Recommendation

Staff recommends *conditional Preliminary approval* of **Liberty Village**, to the RPC, *subject to aligning the emergency access with the similar access in the condo site to the west, and providing construction standards for the emergency accesses.*

Commission / Public Comments

Mr. Drew Santerell of EMH & T was present. He stated that he has been in contact with the County Engineer and the engineer for the condominium

development to the west to coordinate the emergency access with them. This access will be developed to County standards.

Chairwoman Foust asked if the County Engineer had emergency access standards. Mr. Santerell stated that he received a request from Mike Ridge of the County Engineers office to use their standards. Chairwoman Foust asked if they are the same standards that they would be using for the other emergency access. Mr. Santerell said yes. Chairwoman Foust asked if the Liberty Twp. Fire Chief had been contacted for their requirements? Mr. Santerell stated that he had not. Chairwoman Foust stated that it is Liberty Twp.'s requirement for the Fire Chief to be contacted for standards. Mr. Santerell agreed.

Mr. Gladman made a motion for conditional Preliminary approval of Liberty Village, subject to staff comments. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

21-03 Woodland Glen, Section 2 – Liberty Twp. - 31 lots / 38.01 acres

Applicant: Woodland Glen, LLC
Subdivision Type: Single-family residential
Location: East side of Liberty Road, 2000 feet south of Home Road
Current Land Use: Vacant/Agricultural
Zoned: Farm Residential (FR-1)
Utilities: Del.Co. Water and county public sewers
School District: Olentangy
Engineer: Terrain Evolution, Inc.

I. Surrounding Land Use

North: Stillwater and Bridlespur Subdivisions, with lots from 1.5 acres to 3 acres
West: 1-2 acre road frontage lots and Powell Grace Brethren Church
East: Bridlespur Place Subdivision (Common Access Drive under construction)
South: Woodland Glen and Liberty Township Hall and Fire station

II. Staff Comments

Woodland Glen Section 2 is an extension to the north of Woodland Glen. It is accessed from Woodland Glen by Shepherd Drive and includes two east/west

streets; Dauer Court and Ness Court. An emergency access will be provided from the western end of Dauer Court to Liberty Road, since the number of lots on Dauer Court exceeds the county cul-de-sac standards. The applicant proposed to use a turf-stone surface for the emergency access. The access extends into the property to the south, with the completion and connection to Liberty Road to be built by the developer.

The development of this site includes a land swap with Liberty Township. The township will gain approximately 5 acres directly north of the township hall and fire station, including additional frontage on Liberty Road. The development will gain approximately 5 acres to develop 3.5 lots on the south side of Ness Court (behind the Township Hall).

A technical review was held on December 9, 2003, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *conditional Preliminary approval* of **Woodland Glen, Section 2** to the RPC, *subject to the applicant working with the township toward the completion of the emergency access to Liberty Road.*

Commission / Public Comments

Mr. Thom Ries of Terrain Evolution was present.

Chairwoman Foust stated that at one time there was discussion that if there was an emergency access required, maybe it would go straight out to Liberty Rd. instead of at an angle. Mr. Ries stated that with the current lot configuration it is not a possibility. It would cut into the 4.5-acre land swap area. Chairwoman Foust asked if the consultant is willing to build it to County Standards. Mr. Ries stated that the comments made by the County Engineer were to build it to Liberty Twp. standards or whichever is more restrictive. He will meet with Lt. Sally to make sure it will support the traffic.

Mr. Miller made a motion for conditional Preliminary approval, of Woodland Glen, Section 2. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

25-03 T Loch Lomond Estates – Liberty Twp. - 08 lots / 12.35 acres

Applicant: Ken Manning
Engineer: Scioto Land Surveying

I. Staff Comments

The applicant is requesting a tabling of 90-days to allow for resolution of zoning issues.

II. Staff Recommendation

Staff recommends *approval* of the 90-day tabling for the preliminary application of **Loch Lomond Estates Subdivision**, to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 90-day tabling for Loch Lomond Estates. Mr. Ward seconded then motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

19-03 Phinney Place – Orange Twp. - 11 lots / 06.04 acres

Applicant: MHD Companies, Inc.
Subdivision Type: Single Family Residential
Location: 8119 S. Old State Road. Orange Township
Current Land Use: Farm house and barn
Zoned: Single Family Planned Residential (SFPRD)
Utilities: Del-Co water and County sewer
School District: Olentangy
Engineer: Terrain Evolution

I. Staff Comments

Phinney Place is located on the east side of South Old State Road approximately 2000 feet north of Powell Road. It was rezoned to SFPRD by the Township in May 2003 (RPC # 17-03 ZON). The site contains an existing farmhouse, barn and pond. The surrounding land use includes Walker Woods Subdivision to the north and east (approximately 2 du/acre), undeveloped land owned by the Archdiocese of Columbus (15 acres) to the immediate south and Oak Creek Subdivision further south along Powell Road. To the west are 1+ acre single family lots along South Old State Road.

This development contains 11 lots on 6.04 acres. The existing farm house will remain on Lot 11 (0.33 acres, but the barn will be razed. The pond to the north

will be filled, but a new retention pond will be constructed in the southeast corner of the subdivision. Phinney Lane contains an oversized cul-de-sac with a proposed 0.075 acre landscaped island in the center (Reserve “C”). Reserve “A” (0.202 acres) is located at the entrance to the subdivision and Reserve “B” (0.82 acres) is to the southeast and contains the proposed pond. The overall density is 1.821 du/acre with 18% set aside for open space. All lots will utilize Del-co water and County sewer.

A technical review was held on December 9, 2003, after which the applicant has addressed all of the required changes.

II. Staff Recommendation

Staff recommends *Preliminary approval* of **Phinney Place** to the RPC.

Commission / Public Comments

Mr. Thom Ries of Terrain Evolution was present.

Mr. Miller made a motion for Preliminary approval of Phinney Place. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-02.4 Estates of Glen Oak, Section 4 – Orange Twp. - 63 lots / 21.12 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 is located in the northwest corner of the overall Glen Oak development. The Conrail Railroad tracks are along the west

boundary of this phase. 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.

Section 4 contains 63 lots on 21.12 acres, a density of 2.98 unit/acre (overall Glen Oak density is 1.77 units/acre). It includes the westerly extension of Summersweet Circle (looping around the north and west perimeter), Sunflower Street, and Scarlet Avenue. Lilly Place extends north and south through this section. A 1.75-acre reserve is provided along the railroad and to the northwest, but 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.

Staff notes that Blue Holly Drive, the main spine road in the Glen Oak Development, must be completed before final platting of Section 4. This was a major concern of County and Township officials when Section 3 was before the Commission.

A technical review was held on December 9, 2003, after which the applicant has addressed all of the required changes.

II. Staff Recommendation

Staff recommends *conditional Preliminary approval* of **Estates of Glen Oak, Section 4** to the RPC, *subject to the completion of Blue Holly Drive before submission of the final plat application for Section 4.*

Commission / Public Comments

Mr. Bryan Lundgren of EMH & T was present.

Mr. Gladman stated that at the preliminary zoning meetings he had requested that the ownership statement for Reserve A (retention pond) be on the plan. Mr. Lundgren thought it was on there and will make sure it is.

Mr. Miller made a motion for conditional Preliminary approval of the Estates of Glen Oak, Section 4, subject to staff comments and the addition of the ownership statement on the final plat. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

26-03 Mount Royal Ave. dedication – Genoa Twp. - 02 lots / 64.89 acres

Applicant: Westerville City School District
Subdivision Type: Institutional (street dedication)
Location: West side of Tussic Street Rd., about ¾ mile north of Maxtown Rd., Genoa Twp.
Current Land Use: Westerville Central High School & Alcott Elementary School
Current Zoning: Rural Residential (RR) & Planned Residential (PD-1)
Utilities: Del-Co Water and County Sewer
School District: Westerville City School District
Engineer: R.D. Zande & Associates

I. Staff Comments

The Westerville City School District has built two schools on this site; the Westerville Central High School and Alcott Elementary School. A portion of Sherbrook Subdivision open space was obtained to allow for the relocation of Mount Royal Avenue and the construction of a baseball field. The site is currently operational and has filed this application for the purpose of dedicating Mount Royal Avenue. Mount Royal aligns with Center Green Street to the east in Harvest Wind Subdivision. This four-way intersection will be signalized by the County Engineer after Mount Royal Avenue is approved for dedication.

The site is surrounded by planned residential developments. Sherbrook abuts this site to the north, south and west. Harvest Wind Subdivision is located east across Tussic Street Road.

The applicant has applied for final plat approval concurrently with this preliminary application.

A technical review was held on December 9, 2003, after which the applicant has addressed all of the required changes.

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

II. Staff Recommendations

Staff recommends *Preliminary approval* of the **Mount Royal Ave. Dedication**, to the RPC.

Staff recommends *Final approval* of the **Mount Royal Avenue Dedication** to the RPC.

Commission / Public Comments

Mr. Glen Halmbach of RD Zande was present.

Mr. Miller made a motion for Preliminary and Final approval of Mount Royal Avenue Dedication. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Chairwoman Foust asked if the Commission wished to remove any of the Final applications from the Consent Agenda. There were none.

Mr. Cy Schmidt made a motion for Final approval of Grand Oak, Section 2, Phase B, Bridlespur Place, Cumorah Court, North Orange Section 2, Phase 3, Part B, Glen Oak, Section 3, Phase A, and Jersey Acres, Section 1. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final

11-03.1 Killdeer Meadows, Section 1 – Berkshire Twp. - 15 lots / 09.69 acres

Applicant: Homewood Corp.
Consultant: Kurt Ziessler, P.E., Hockaden and Associates, Inc.

I. Staff Comments

The consultant has requested a 90-day tabling in order to obtain approval from the Sanitary Engineer. This is the second tabling request for Killdeer Meadows, Section 1.

II. Staff Recommendation

Staff recommends *Approval* of the 90-day table request for **Killdeer Meadows**,

Section 1 final plat to the RPC.

Commission / Public Comments

Mr. Ward made a motion for the 90-day table request for Killdeer Meadows, Section 1. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

03-01.2.B **Grand Oak, Section 2, Phase B – Genoa Twp. -35 lots / 52.49 acres**

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

I. Staff Comments

Grand Oak Subdivision is a 196-unit subdivision with 130 single-family lots and 66 condos on 145.20 acres on the north side of Big Walnut Road, just east of I-71. The site received approval from Genoa Township for PD-1 zoning in November of 2000. Grand Oak was given overall preliminary approval on November 23, 2003. Land has been dedicated to the Olentangy Local School District and the Genoa Township Board of Trustees for future facilities in earlier phases of this development.

Section 2, Phase B includes the last portions of the preliminary application. The site will have 35 lots on 52.49 acres with 39.07 acres of open space and an average lot size of 0.35 acres. The rest of the development has been recorded. This phase contains two street extensions with cul-de-sacs: Edgebrook Drive and Harrow Glen Court. Both streets gain access to Big Walnut Road through sections of Grand Oak that have already been recorded. A large open space in the western portion of this phase will have walking paths.

The condos are directly to the south of the western portion of this phase. I-71 is west of the site, Jaycox Road is north and vacant land lies 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.

II. Staff Recommendation

Staff recommends *Final approval* of **Grand Oak, Section 2, Phase B** to the RPC.

Commission / Public Comments

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

14-02 **Bridlespur Place – Liberty Twp. - 04 lots / 11.84 acres**

Applicant: Frank & Susan DelGreco
Subdivision Type: Single Family Residential (CAD)
Location: South side of Bridlespur Ln., about ¾ mile east of Liberty Rd., Liberty Twp.
Current Land Use: Vacant
Zoned: Farm Residential District (FR-1)
Utilities: Del-Co Water, private septic systems
School District: Olentangy Schools
Engineer: Floyd Browne & Associates, Inc.

I. Staff Comments

This site includes four lots accessing a Common Access Drive (CAD) off the south side of Bridlespur Lane. The northern lot (Lot #4495) has frontage on Bridlespur Lane. A small pond is located on the south side of the subdivision, across Lots 4493 and 4494. There is a drainage easement noted on the plat for maintenance.

Surrounding land uses include Woodland Glen Subdivision to the west (proposed) and south (under construction), Bridlespur Subdivision to the north, and an agricultural / wooded tract to the east (Emerald Farms).

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 **Bridlespur Place Subdivision**, to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval of Bridlespur Place. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

on the east side of Liberty Road approximately 400 feet south of Carriage Road. The site is mostly wooded with steep slopes and a creek straddling the south boundary. Each lot has frontage along Liberty Road (2 are flag lots), but will only be accessed by the CAD, which runs along the south side of the subdivision. The lot sizes are 1.3, 1.56, and 1.96 acre with the 2 rear lots owning the CAD. This development will be served by Del-Co water and public sewer.

Surrounding land use is residential, including large lot (1+ acre) to the north along Liberty Road and Carriage Road and Deseret subdivision to the east and south. Further south is higher density residential subdivisions including Canterbury, Quail Meadows, and proposed Lakes at Silverleaf. Liberty Middle and Wyandot Run elementary schools are to the north and west. Cumorah Court subdivision is zoned Farm residential, which requires a minimum lot size of 1 acre. It received preliminary approval April 24, 2003.

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 **Cumorah Court Subdivision** to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval of Cumorah Court. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

07-03 Cumorah Court – Liberty Twp. - 03 lots / 05.02 acres

Applicant: Dimon R. McFerson
Subdivision Type: Single Family Residential (CAD)
Location: East side of Liberty Road, 400 feet south of Carriage Road, Liberty Township
Current Land Use: wooded
Zoned: FR-1 (Farm Residential District)
Utilities: Del-Co Water, public sewer system
School District: Olentangy
Engineer: ADR & Associates

I. Staff Comments

Cumorah Court is a proposed 3-lot CAD subdivision of 5.02 acres. It is located

47-00.2.3.B North Orange, Section 2, Phase 3, Part B – Orange Twp. - 31 lots / 17.44 acres

Applicant: Planned Communities, LLC
Subdivision Type: Single Family Residential
Location: West side of US Route 23, North side of Orange Rd., Orange Twp.
Current Land Use: Former agriculture/Woods
Zoned: SFPRD
Utilities: Del-Co water and Delaware County Sanitary Sewer
School District: Olentangy
Engineer: Floyd Browne Associates

I. Staff Comments

North Orange, Section 2, Phase 3, Part B contains 31 lots on 17.44 acres. It includes the westerly extension of Trace Drive to a cul-de-sac. Coachman Lane will be extended from the north to intersect with Trace Drive. A 4.4-acre open space reserve is provided on the west side of this phase and will include a retention pond. Access is provided to the open space via an 11.24' strip between Lot 6522 and 6523. All of North Orange subdivision will be served by County sewer and Del-co water. Preliminary approval for North Orange was granted on December 28th, 2000.

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 North Orange, Section 2, Phase 3, Part B to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval of North Orange Section 2, Phase 3, Part B. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-02.3.A Glen Oak, Section 3, Phase A – Orange Twp. - 33 lots / 35.98 acres

Applicant: Dominion Homes
Subdivision Type: Single-family Residential
Location: North side of Orange Road, about 2500 feet west of South Old State Road.
Current Land Use: Former Agriculture
Zoned: Single Family Planned Residential District (SFPRD)
Utilities: Del-Co Water and Public Sewer
School District: Olentangy
Engineer: Kevin Kershner; R.D. Zande & Associates, Inc.

I. Staff Comments

Glen Oak, Section 3 includes the completion of Blue Holly Drive, which is the main collector street for Glen Oak. Boxwood Drive extends to the east from Blue Holly Drive and terminates at Primrose Avenue. Additional stubs are provided for Daffodil Place, Impatiens Way, Marigold Street, and Ivy Street. This phase includes 33 lots on 35.98 acres (0.917 du/acre). Reserve "E" is a 23.6-acre lot to be used as a future school site. Section 3, Phase A and B received preliminary approval October 31, 2002.

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 Glen Oak, Section 3, Phase A to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval of Glen Oak, Section 3, Phase A. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

17-03.1 Jersey Acres, Section 1 – Trenton Twp. - 02 lots / 30.98 acres

Applicant: Russell and Karen Fichtelman
Subdivision Type: Single-family Residential (CAD)
Location: South side of Meredith State Road, 2700 feet west of County Line Road
Current Land Use: Vacant, agricultural and wooded
Zoned: Farm Residential (1 unit/5 acres)
Utilities: On-site septic and personal wells
School District: Big Walnut
Engineer: Karen Coffman, Scioto Land Surveying Service

I. Staff Comments

Jersey Acres, Section 1, includes two lots from the overall five-lot subdivision. The lots are accessed utilizing a Common Access Drive in a 60' easement extending south from Meredith State Road. Building lots are 8.792 acres and 22.154 acres. The site is surrounded by agriculture land and some large lot residential.

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 **Jersey Acres, Section 1** to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion for Final approval of Jersey Acres, Section 1. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS

47-00.1.3 North Orange, Section 1, Phase 3 – Orange Twp. - 02 lots / 09.48 acres

Applicant: Planned Communities

Consultant: Floyd Browne Associates, Inc.

I. Staff Comments

The applicant has requested a second 6-month extension in order to complete construction and file a final plat.

II. Staff Recommendation

Staff recommends *approval* of the 6-month extension of **North Orange,**

Section 1, Phase 3 to the RPC.

Commission / Public Comments

Mrs. Warthman made a motion for approval of the 6-month extension for North Orange, Section 1, Phase 3. Mr. Cy Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

27-02 Wedgewood Park, Section 2 – Liberty Twp. - 136 lots/138.21 acres

Applicant: Virginia Homes

Consultant: Bird + Bull

I. Staff Comments

The applicant has requested a 6-month extension in order to complete the construction process and finalize the plat.

II. Staff Recommendation

Staff recommends *approval* of the 6-month extension of **Wedgewood Park, Section 2** to the RPC.

Commission / Public Comments

Mrs. Warthman made a motion for approval of the 6-month extension for Wedgewood Park, Section 2. Mr. Cy Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

• **Consideration of approval: Director Annual Merit Increase**

Chairwoman Foust stated that the Executive Committee recommended a 3% salary increase for Mr. Laurien effective 1/4/04. She stated that Mr. Laurien works very hard and is very much appreciated. He has brought the RPC a long way in the last few years.

Mr. Miller made a motion to approve the 3% merit raise for Mr. Laurien.

Mr. Cy Schmidt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

• **Consideration of approval: Food purchases for 2004 meetings (up to**

\$395)

Due to changes within the State Auditor requirements, prior approval of food reimbursements is needed. The approved budget allotted \$395 for refreshments for 2004.

Mr. Cy Schmidt made a motion to approve the expenditure of up to \$395.00 for refreshments for meetings held in 2004. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **Consideration of approval: Transfer of appropriation, \$9220.00 from contingency to benefits**

Mr. Cy Schmidt made a motion to approve a transfer of appropriation in the amount of \$9220.00 from contingency to benefits. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **Consideration of approval: Expenditure of SWCD and Health Dept. fees collected on their behalf**

Throughout the year the DCRPC collects money for SWCD and the Delaware General Health District for Site Review and Preliminary application fees. At the end of the year that money is paid to each department.

Mr. Gladman made a motion to approve the payment of \$8570 to the Health Dept. and \$5180 to the SWCD for fees collected in 2003. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION (none)

VIII. RPC STAFF AND MEMBER NEWS

- **Reception for DCRPC members following the regular meeting at 109 N. Sandusky St.**

Mr. Laurien invited all the members to the DCRPC office for a Christmas reception. 2004 pocket calendars will be handed out with all the 2004 RPC meeting dates included. (If you did not get a calendar and would like one, please contact Stephanie at 833-2261). Cookies and punch will be served.

Having no further business, Mr. Gladman made a motion to adjourn the meeting at 8:30 p.m. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, January 29, 2004, 7:00PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.