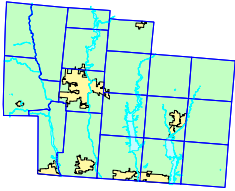


MINUTES



**DELAWARE COUNTY
REGIONAL PLANNING COMMISSION**
50 Channing Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259

Philip C. Laurien, AICP, Executive Director

**Thursday, December 20, 2001 at 7:00 PM
Delaware Joint Vocational School Auditorium
1610 St. Rt. 521, Delaware, Ohio 43015**

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of November 29, 2001 RPC Minutes
- Executive Committee Minutes of December 12, 2001
- Statement of Policy

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

50-01 ZON George & Alice Keller – Harlem Twp. – 20.619 acres from AR-1 to R-2

IV. SUBDIVISION PROJECTS

<u>Preliminary</u>		Township	Lots/Acres
43-00.12 T	Golf Village, Section 12 acres	Liberty	04 lots / 11.62

Preliminary/Final (none)

<u>Final</u>		Township	Lots/Acres
55-96.9	Tartan Fields, Phase 9 acres	Concord	41 lots / 16.36
34-98.16	Tartan Fields, Phase 16 acres	Concord	36 lots / 18.11
07-97.4	Riverby Estates, Phase 4 acres	Delaware	22 lots / 14.92
06-01.1	Willow Bend, Section 1 acres	Genoa	50 lots / 38.13
13-96.3	Thorton Woods, Phase 3 acres	Liberty	04 lots / 21.91

09-00 T Stults Farm (FKA: Burnt Pond Farms) Scioto 17 lots / 39.89
acres

T=TABLED

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- 2001 Consideration for Employee Bonuses: Executive Committee recommended \$12,500.00

VII. POLICY / EDUCATION DISCUSSION

- Conservation Subdivision design alternative – using the Keller site in Harlem Twp. as an example.

I. ADMINISTRATIVE BUSINESS

■ Call to Order

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

■ Roll Call

Representatives present: Don Poland, John Schmidt, Robert Hedrick, Fred Fowler, Jim Ward, Steve Burke, Tom Hopper, Leslie Warthman, Cy Schmidt, Holly Foust, Charles Heimlich, Dick Gladman, Bill Thurston, Jeannette Curren, Kevin Moran and Larry Starling. *Alternates present:* Scott Pike and Shawn Leininger. *Arrived after roll call:* Gary Spanner (R) and Chad Antle (R). *Staff present:* Phil Laurien, Paul Deel, Scott Sanders, Da-Wei Liou, Robert Sochor, Joe Clase and Stephanie Matlack.

■ Approval of the November 29, 2001 RPC Minutes

Mr. Gladman made a motion to approve the minutes of the November RPC meeting. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

■ December 12, 2001 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 8:35 a.m. Present: Holly Foust, Dick Gladman, Leslie Warthman, Steve Burke and Jim Ward. Staff present: Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

- a. **November 21, 2001** – *Mr. Gladman made a motion to approve the minutes of the previous month. Mrs. Warthman seconded the motion. VOTE: 4 For, 0 Opposed, 1 Abstained (Mr. Ward). Motion carried.*

3. Old Business

- a. **Office Space** – Mr. Laurien stated that a lease agreement has not been signed but that Mr. Dave Cannon, County Administrator has said that he believes the draft agreement is agreeable with the Commissioners and will be

the basis for a formal agreement. He stated that one tree has been cut down along with the overgrown shrubs in the front of the building. Replacement of the sewer line should begin in the near future. All were items that were listed in the draft agreement. Since the Intense Supervision staff have moved into the neighboring building, maintenance employees will be able to begin work at 109 N. Sandusky.

4. New Business

a. Financial / Activity Reports for November 2001

The Financial report for November was presented:

Ending balance as of 10/31/01		\$595,338.70
Receipts	November	YTD
General Fees (NPA)	\$ 1,320.00	\$ 14,870.00
Inspec. Fees (Transfer)	\$ 40.00	\$ 1,700.00
Fees A (Site Review)	\$ 100.00	\$ 2,700.00
Membership Fees	\$	\$122,017.00
Planning Surcharge (Twp. Assist.)	\$ 1,266.08	\$ 39,262.15
Charges for Services A (Prel. Appl.)	\$ 7,450.00	
	\$101,453.13	
Charges for Services B (Final Appl.)	\$14,300.00	\$156,386.20
Charges for Services C (Ext. Fees)	\$	\$ 3,900.00
Charges for Services D (Table Fees)	\$ 7,000.00	\$ 400.00
Charges for Services E (Appeal/Var)	\$ 300.00	\$ 2,700.00
General Sales	\$ 585.94	\$ 5,447.54
Health Dept. Fees	\$ 1,070.00	\$ 11,400.00
Soil & Water Fees	\$ 350.00	\$ 3,775.00
Other Reimbursements	\$	\$
Other Reimbursements A	\$	\$ 34.50
Other Reimbursements B	\$	\$
Canceled Warrants	\$	\$
Inter-fund Revenues	\$	\$
TOTAL	\$27,182.02	\$ 472,645.52
Balance after receipts		\$622,520.72

Expenditures \$47,352.37

End of November balance \$575,168.35

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

b. December RPC Preliminary Agenda – Mr. Laurien presented the Preliminary agenda. There is 1 rezoning, 1 Preliminary (tabled from the Nov. mtg.) and 6 Final applications.

Mr. Laurien stated that the Harlem Twp. zoning case is also in Genoa Twp. Mrs. Warthman stated that she has not received an application for rezoning the backs of the 2 lots within Genoa Twp. yet. Mr. Laurien stated that he would copy the file for her information.

5. Other Business

a. Contract Updates

- 1.) **Concord – meetings are underway, completed a “land in speculation map”**
- 2.) **Kingston – meetings are underway**
- 3.) **Sunbury – will start work around February or March**

6. Personnel

a. Da-Wei Liou – request for H-1B extension assistance – Mr. Laurien presented a letter from Mr. Liou requesting financial assistance with the fees for his H-1B extension. This extension would be valid for 3 years at which time he may be able to apply for his green card (which he is not eligible to do at this time). The approximate total fees are \$3375.00. Mr. Liou is asking for \$2500.00, similar to RPC support of the original H-1B work permit. Mr. Ward stated, and all members agreed, that Da-Wei’s unique combination of positive work ethic, knowledge and experience with our GIS make him a valued employee deserving of partial support on his work permit. All agreed. Mr. Laurien stated that this extension isn’t required until April 2002, and suggested that if approved be taken out of the 2002 budget.

Mr. Ward made a motion to recommend paying up to \$2500.00 for Mr. Liou’s H-1B extension. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

b. 2001 Bonus discussion – Mr. Laurien presented the Committee with a spreadsheet showing the number of overtime hours worked and the bonus that was paid for 1999, 2000, and 2001. He also presented one

showing total number of hours (regular and overtime) for each staff member for 2001 (thru Nov. 2001). The last sheet was a summary of 2001 revenues (thru Nov. '01), proposed expenditures and subdivision and zoning activity to date. There was \$45,054.38 billed for contracts Jan. – Nov. 2001, and 304 hours of contract overtime. There was an additional 93.5 hours of miscellaneous staff overtime, for a total of 397.50 hours of overtime, compared to last year (373 hrs. of OT for 2000).

At 10:06 a.m., Mr. Ward made a motion to go into executive session, seconded by Mrs. Warthman to discuss personnel matters. VOTE: Unanimously For, 0 Opposed. Motion carried.

At 11:00 a.m., Mr. Ward made a motion to go back into regular session, seconded by Mrs. Warthman. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Ward made a motion to recommend approval of the following allocation of bonuses to current staff members.

Mr. Laurien \$8200.00

Mr. Deel \$2200.00

Mr. Sanders \$500.00

Mr. Liou \$600.00

Mr. Sochor \$500.00

Mrs. Matlack \$500.00

Total \$12,500.00

Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- c. Phil Laurien – Director yearly evaluation** – The Committee agreed to discuss Mr. Laurien's yearly evaluation at the January Executive Committee meeting. Mr. Laurien's evaluation would be effective 01/09/02 and would be retroactive.

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

Meeting adjourned at 11:15 a.m.

The next regular Executive Committee meeting will be Wednesday, January 23, 2002 at 8:30 a.m. in the 2nd Floor conference room at 50 Channing Street,

Delaware, Ohio, 43015

■ Statement of Policy

As is the adopted policy of the Regional Planning Commission, all applicants will be granted 10 minutes to make their formal presentation. The audience will then be granted up to 10 minutes to speak, at which time the chair will allow questions from the members of the Commission. This policy was adopted by the Regional Planning Commission to provide for the orderly discussion of business scheduled for consideration.

Mr. Laurien introduced Mr. Vince Papsidero, new Planning Director for the City of Delaware. He is present for discussion, but will be a non-voting member. Due to budgeting constraints the City of Delaware has not been an active member at the RPC meetings. Mr. Laurien and Mr. Papsidero are working towards a resolution.

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

50-01 ZON George & Alice Keller – Harlem Twp. - 20.619 acres from AR-1 to R-2

Location: West side of Harlem Road, south of Woodtown Road, Harlem Township, by George and Alice Keller.

I. Conditions

Present Zoning: Agricultural and Residential AR-1

Proposed Zoning: R-2

Present Use: Vacant, woods and ravine

Proposed Uses:

- 25 single family lots

Existing Density: 1-unit/ 5 acres in FR-1

Proposed Density: 1.21 units per acre (gross density overall)

School District: Big Walnut

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

Soils: CeB Centerburg 2-6% slope

BeA Bennington 0-2 % slope

II. Conformance with Local Comprehensive Plans

The 1988 Harlem Township Comprehensive Plan recommends single family residential use with a minimum lot size of 1.25 acres per home. The request conforms to the use but exceeds the density recommended by the plan.

III. Conformance with Development Standards

- 1.) Lot sizes appear to meet or exceed the required 20,000 square feet in the R-2 district, with 100' feet of frontage.
- 2.) Provisions for water, sanitary sewer and surface drainage: Del Co water is available to the site. Sanitary Engineer Jack Smelker confirms that sanitary sewer was designed to be extended from Hoover Woods subdivision to the west, and that capacity exists for this development. There is good drainage to on-site ravines; detention off-stream is shown on the plan.

IV. Issues

- 1.) The tract relates topographically to the 24 acre Church of Columbus tract to the south. The development plan should show a stub street connection.
- 2.) The westerly road ends in a cul-de-sac with lots 19 and 20 extending west into Genoa Township. The area of the extension into Genoa Township is 1.804 acres within portions of lots 19 and 20. The Genoa portion of lots 19 and 20 must meet Genoa Township zoning for lot size. This land is zoned Rural Residential in Genoa Township, with a minimum lot size of 2 acres (.5 units/acre). It lies within the Planning Area II on the 1999 Comprehensive Plan, which would recommend a density of .66 units per acre if rezoned to PRD. Alternatively, it might be possible to rezone to SR, but with a minimum lot size of 66,000 square feet, or .66 units per acre. A rezoning in Genoa is required before any subdivision of this land can be accomplished in the fashion proposed. Recommend the applicant consult with the Genoa Township zoning officer.
- 3.) Lot Layout- Stormwater retention/detention basins straddle lots 19/20 and 10/11. These should be located in reserves on a subdivision plat for shared maintenance by the homeowners in the subdivision. Easements for access will be required for maintenance purposes. Perhaps it would be appropriate to make these a pedestrian destination within common open space.
- 4.) R-2 zoning does not have a clause requiring a strict conformance to the comprehensive plan.

V. DCRPC Staff Recommendation

Staff recommends conditional approval of the zoning change from AR-1 to R-2,

to the DCRPC, the Harlem Township Zoning Commission and the Harlem Township Trustees subject to the following:

- a.) The development plan/subdivision plat must be revised to correct design problems identified in IV (1-4) above. The number of lots may need to be reduced.
- b.) The land in Genoa Township must be rezoned and possibly reconfigured in order to conform to Genoa zoning requirements.
- c.) Sewer must be extended to the site.

Commission / Public Comments

Mr. Jeff Strung of EMH & T was present to represent the applicants. He stated that they agree with the RPC staff comments and will work with the County Engineer and the RPC staff regarding the detention basin. He also stated that he would meet with Genoa Township regarding zoning of the area within that Township.

Mr. Ward made a motion to recommend approval of the zoning request by George and Alice Keller, subject to staff comments. VOTE: 19 For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

43-00.12 Golf Village, Section 12 – Liberty Twp. - 04 lots / 11.62 acres

Applicant: Triangle Real Estate

Consultant: David Krock, ADR & Associates

Staff Comments

Mr. Krock has requested a 90-day tabling for Golf Village, Section 12 on behalf of the applicant.

Staff Recommendation

Staff recommends *approval of the 90-day table* for Golf Village, Section 12 to the RPC.

Commission / Public Comments

Mr. Cy Schmidt made a motion to approve the 90-day table request for Golf Village, Section 12. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (none)

CONSENT AGENDA

Chairwoman Foust asked if the Commission wished to remove any final application from the consent agenda. Hearing none asked for a motion.

Mr. Gladman made a motion for Final approval of Tartan Fields, Phase 9, Tartan Fields, Phase 16, Riverby Estates, Phase 4, Willow Bend, Section 1, and Thorton Woods, Phase 3 (amendment). Mrs. Curren seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final

55-96.9 Tartan Fields, Phase 9 – Concord Twp. - 41 lots / 16.36 acres

Applicant: NHG Development Group, LTD
Subdivision Type: Single-Family Residential
Location: 800 feet south of Harriott Rd., east of the Union County Line, Concord Twp.
Current Land Use: Semi-wooded
Zoned: Residential District (R-2)
Utilities: Del.-Co. Water and sanitary sewer with land application
School District: Dublin
Engineer: Kevin Kershner, R.D. Zande, Inc.

Staff Comments

This is the continued platting of the Tartan Fields Subdivision. The development is located in Delaware, Union, and Franklin Counties and includes single and multi-family residences surrounding an 18-hole golf course. It is served by a land application sewage system that is owned and maintained by the County. Tartan Fields received overall preliminary approval (Delaware County portion) of 223 lots on 144.1 acres (1.54 du/acre) in April 1997. Phase 9 will include 41 lots on 16.36 acres equating to gross density of 2.51 du/ac. It includes the southern extension of Morris Drive from Phase 8 and two new cul-de-sac streets; Flynn Lane and Grant Drive. The golf course is south and west of this phase.

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

Staff Recommendation

Staff recommends Final approval of the Tartan Fields, Phase 9 Subdivision, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Tartan Fields, Phase 9. Mrs. Curren seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

34-98.16 Tartan Fields, Phase 16 – Concord Twp. - 36 lots / 18.11 acres

Applicant: NHG Development Group, Ltd.
Subdivision Type: Single-family Residential
Location: East of Concord Rd., 900 feet south of Harriott Rd., Concord Twp.
Current Land Use: Agricultural and limited wooded areas
Zoned: Residential District (R-2)
Utilities: Del-Co water and sanitary sewer with land application
School District: Dublin
Engineer: Kevin Kershner, R. D. Zande & Associates, Inc.

Staff Comments

This is the continued platting of Tartan Fields, East of Concord Road, which received overall preliminary approval in December of 1998 for 191 lots on 114.41 acres. Tartan Fields, Phase 16 contains 36 lots on 18.11 acres. There will be 1.76 acres of open space in 2 reserve lots, including a 1.49 acre reserve that will provide access to the future elementary school directly to the west. Phase 16 will link Phase 14 (south) to Phase 17 (north) by extending Archer Lane to the north to connect with the easterly extension of Rob Roy Drive. Robertson Court is a proposed cul-de-sac on the west side of Archer Lane. All of Tartan Fields will be served by a land application sewage system that is owned and maintained by the County

The surrounding land use includes Muirfield Village, which is in the City of Dublin, to the southeast. The future Dublin City elementary school is to the west (zoned FR-1). The land to the north and south is part of Tartan Fields.

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

Staff Recommendation

Staff recommends *Final approval* of **Tartan Fields, Phase 16**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Tartan Fields, Phase 16. Mrs. Curren seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

Applicant: Riverby Development Company, Ltd.
Subdivision Type: Single-family residential (private)
Location: East side of Pollack Rd at the terminus of Riverby Lane
Current Land Use: Vacant fields, woods and a single-family house
Zoned: Farm Residence, (FR-1)
Utilities: Private sanitary system and Del-Co water
School District: Delaware S.D.
Project Engineer: Wolfe Engineering

Staff Comments

The applicant is proposing the 4th phase of the Riverby Estates subdivision. This phase would extend Riverby Lane and Church View Court to the east (both private streets). Church View Court ends in a cul-de-sac and Riverby Lane stubs to the east property line where it will be extended into the future Phase 5. The lot sizes are typically 14,000 sq. ft. Riverby Estates is served by a private sewage treatment plant OEPA approved for 30,000 gallons/day. Conditional preliminary approval was granted in January 1998 for both Phases 4 and 5, subject to the developer obtaining a Permit To Install (PTI) from the OEPA. The developer requested a 30-day tabling last month to resolve issues with the County Engineer and County Sanitary Engineer.

According to the Sanitary Engineer, current sewer capacity can serve Phases #2

and 3, but not 4 and 5 because of infiltration during rain events. Although a PTI has been issued by the OEPA, the applicant has not resolved the capacity issues to the satisfaction of the Sanitary Engineer whose plat signature has been withheld. The County Prosecutor has stated that the Sanitary Engineer does not have jurisdiction to sign this plat because the plant was approved by the OEPA not the County.

E. C. Babbert, Inc. designed, built, and currently operates the treatment plant. According to Mike Jeffers, Supervisor and Licensed Operator of the plant, the flows, the operation, and test results are submitted to the Ohio EPA monthly. The Sanitary Engineer has concerns that there is infiltration into the sanitary lines that are using excess capacity. This problem must be corrected. Staff notes that the future Phase 5 will not be approved if the problem continues. The attorney for Riverby, Terry Finn is aware of the Sanitary Engineer's concerns and has stated that Mr. Adrian will correct any problems at the treatment plants or in the internal sewer system.

The applicant has presented to the RPC Office a Final Plat (mylar). However, it is not signed by the County Sanitary Engineer, a requirement for Final approval. However, a letter has been provided by the plant operator stating that the plant is operating according to OEPA requirements and is monitored monthly.

Staff Recommendation

Staff recommends *Final approval* of **Riverby Estates, Phase 4**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Riverby Estates, Phase 4. Mrs. Curren seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

Applicant: Big Walnut Associates (Charles P. Driscoll)
Subdivision Type: Single-Family Residential
Location: South side of Big Walnut Road, east of I-71, Genoa Twp.
Current Land Use: Agriculture/wooded
Zoned: Planned Residential Development (PD-1)
Utilities: Del-Co water and public sewer
School District: Olentangy

Engineer: Adam Long, EMH&T

Staff Comments

Willow Bend Subdivision is a 123-lot subdivision on 87.60 acres on the south 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. The applicant is currently requesting final plat approval for Section 1, which contains 50 lots on 38.13 acres. The density of Section 1 is 1.3 units per acre with four (4) lots of open space totaling 11.66 acres. Three (3) open space lots are to be owned by the Willow Bend HOA, while one (1) large southern open space is to be owned by the Genoa Conservation Trust. They are all to be maintained by the Willow Bend HOA.

The site will be accessed by one street aligned with the western entrance for Grand Oak. A traffic study completed by EMH&T determined that intersection improvements are warranted at the Big Walnut Road and Worthington Road intersections as well as at the new intersection along Big Walnut. Turning lanes are warranted and traffic signals are near warrant levels for the traffic produced by Grand Oak and Willow Bend. When the developments of the Oaks at Highland Lakes and Sheffield Park are included, a signal at Worthington Road and Big Walnut Road would be warranted. The County Engineer and developers will determine what improvements need to be made based on traffic from all developments in the area and set up a cost sharing arrangement.

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

Staff Recommendation

Staff recommends *Final approval* of **Willow Bend, Section 1 Subdivision**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Willow Bend, Section 1. Mrs. Curren seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

13-96.3 Thorton Woods, Phase 3 - Liberty Twp. - 04 lots / 21.91 acres

Applicant: Theresa Doodan ET AL
Subdivision Type: Single-family Residential (CAD)
Location: West of S. R. 315, south of Bean Oller Rd., Liberty

Township

Current Land Use: Heavily wooded
Zoned: Farm Residential District (FR-1)
Utilities: Private septic and Del-Co water
School District: Olentangy S.D.
Project Engineer: Patridge LLC

Staff Comments

The applicant is requesting an amendment to the Thorton Woods, Phase 3 Subdivision. The development will include 4 single-family lots on 21.91 acres, on a CAD. The lots on the original plat were 5.684, 3.989, 5.867, and 6.370 acres in size. The amended plat shifts the common lot line between the first two lots to the north. The area affected is all within a large ravine protected by a 160' drainage easement. The result is a 4.718 and 4.955-acre lot with the last two lots the same. None of the proposed leach fields or building locations are affected.

The site is on the west of St. Rt. 315, south of the McGinnis Rd. cul-de-sac. The Preliminary and CAD variance were approved in August 1996, for the entire Thorton Woods Subdivision (40 acres) including a new public road off of Bean-Oller Road and two CAD's. Phase 1 and 2 have been recorded. The Phase 3 final was approved in September 2000, but not recorded.

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

Staff Recommendation

Staff recommends *Final approval* of **Thorton Woods, Phase 3 Subdivision** plat amendment, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Thorton Woods, Phase 3 (amendment). Mrs. Curren seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-00 Stults Farm (f.k.a Burnt Pond Farms) – Scioto Twp. - 17 lots / 39.89 acres

Applicant: John R. Chabria, Edward A. Kemmler Foundation
Engineer: IEG, Inc.

Staff Comments

The applicant has requested to table this application for 90 days in order to obtain lot numbers.

Staff Recommendation

Staff recommends *approval of the 90-day table request for Stults Farm to the RPC.*

Commission / Public Comments

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

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

• 2001 Consideration for Employee Bonuses: Executive Committee recommended \$12,500.00

Chairwoman Foust stated that the Executive Committee recommended approval of \$12,500.00 to go towards the Employee Bonuses. Items taken into consideration for this recommendation were: revenues from contracts versus expenditures on those contracts and number of overtime hours worked.

Mr. Cy Schmidt made a motion to approve the bonuses as recommended by the Executive Committee. Mr. Poland seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Chairwoman Foust thanked the Commission attendees, the members of the audience and the staff for their continued support.

Mr. Ward thanked all the Townships for their support and the employees of the Regional Planning Commission for all their work.

VII. POLICY / EDUCATION DISCUSSION

• Conservation Subdivision design alternative – using the Keller site in Harlem Twp. as an example.

Mr. Laurien stated that the Future Development Patterns chapter in many of the comprehensive plans that the RPC have completed tries to “teach but not preach” the conservation subdivision designs as defined by Randall Arendt. The conservation subdivision works best for lower densities. (1.) Look at the site for environmentally sensitive areas (Primary Conservation Areas) such as a stream bed, flood plain, hydric soils, and steep slopes. (2.) Identify the “nice spots” (Secondary Conservation Areas) such as the view from the road or a wild flower bed. (3.) The remaining area is what is left for development. Next the streets and houses are put in. In the end there is no greater overall density but every lot would be facing the common open space. There is less road in this concept. (See attached copy of slides on the Conservation design.)

Mr. Sanders presented a possible design for a Conservation Subdivision on the Keller tract. (See attached.)

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

Meeting adjourned at 7:40 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, January 31, 2002, 7:00PM at the Delaware Joint Vocational School North Campus, 1610 St. Rte. 521, Delaware, Ohio 43015.