



Delaware County Regional Planning Commission

109 N. Sandusky Street, Delaware, Ohio, 43015
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 www.dcrpc.org

Scott B. Sanders, AICP, *Interim Executive Director*

MINUTES

Thursday, December 21, 2006 at 7:00 PM
Delaware Hayes Services Building,
140 N. Sandusky Street, Room G 35, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of November 30, 2006 RPC Minutes
- Executive Committee Minutes of December 13, 2006
- Statement of Policy

II. VARIANCES *(none)*

III. PUBLIC CONSTRUCTION PROJECTS *(none)*

IV. ZONING MAP/TEXT AMENDMENTS

- 60-06 ZON Countrytyme Grove City Ltd. – Harlem Twp. – 6 acres from AR-1 to FR-1
 61-06 ZON Romanelli & Hughes – Genoa Twp. – 30 acres from SR to PD-1

V. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
27-06	Fox Subdivision	Berlin	04 lots / 05.10 acres
25-06	Shady Lane Farm	Harlem	03 lots/ 27.39 acres

Preliminary/Final

26-06	T Olentangy Crossings, Sec. 2 Lot# 3752, Division #1	Orange	01 lot / 01.75 acres
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Final

27-03.1.A	T Northstar, Section 1, Phase A	Berkshire	03 lots / 336.29 acres
29-98.E.2.A	Scioto Reserve Expansion, Sec. 2, Ph. A	Concord	15 lots / 04.92 acres
29-98.E.2.B	Scioto Reserve Expansion, Sec. 2, Ph. B	Concord	42 lots / 18.31 acres
02-06.1	Mansard Estates, Section 1	Genoa	70 lots / 62.17 acres
16-05.2	Willow Creek, Section 2	Harlem	04 lots / 10.00 acres
14-05.1	Olentangy Crossings South, Section 1	Orange	43 lots / 34.82 acres
14-05.2	Olentangy Crossings South, Section 2	Orange	01 lot / 05.57 acres

T=TABLED, W=WITHDRAWN

VI. EXTENSIONS

19-05	Ravines at Meadow Ridge	Berlin	03 lots / 55.90 acres
20-05	Clear Creek	Orange	04 lots / 83.19 acres
28-05	Hastilow	Trenton/Berkshire	03 lots / 25.89 acres

VII. OTHER BUSINESS

- Consideration for approval: Legal expenses \$1,109.40
- Director Evaluation

VIII. POLICY / EDUCATION DISCUSSION

- Consideration for approval: Public hearing date for amendment to Common Access Driveway Regulations in the 2007 Subdivision Regulations

IX. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

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

▪ **Roll Call**

Representatives: Paul Snajd, Rick Sedlacek, Fred Fowler, Jim Ward, Kris Jordan, Steve Burke, Gary Gunderman, Leslie Warthman, Bob Talbott, Holly Foust, Charles Heimlich, Dick Gladman, Larry Crile, Lloyd Shoaf, Tom Brown, Scott Love, Robert Jones, Bonnie Newland and Larry Starling. *Alternates:* Jack Smelker and Doug Reidel. *Arrived after roll call:* Gary Spanner (R). *Staff:* Scott Sanders, Paul Deel, Jae Chin, and Stephanie Matlack.

▪ **Approval of the November 30, 2006 RPC Minutes**

Mrs. Warthman made a motion to approve the November 30, 2006 minutes. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **December 13, 2006 Executive Committee Minutes**

1. Call to order

Chairwoman Foust called the meeting to order at 8:35 a.m. Present: Holly Foust, Dick Gladman, Jim Ward and Lloyd Shoaf. Steve Burke was absent. Staff present: Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes

a. November 22, 2006 – Mr. Gladman made a motion to approve the minutes from the last meeting. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. Old Business

a. Contract updates

1.) Harlem Twp. – continuing to work on Comprehensive Plan.

4. New Business

a. Financial / Activity Reports for November 2006

REGIONAL PLANNING RECEIPTS		NOVEMBER	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,435.00	\$18,800.00
Fees A (Site Review)	(4202)	\$100.00	\$1,400.00
Insp. Fees (Lot Line Transfer)	(4203)	\$60.00	\$880.00
Membership Fees	(4204)		\$231,245.96
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$629.27	\$16,968.29
Assoc. Membership	(4206)		\$3,000.00
General Sales	(4220)	\$67.00	\$1,531.92
Charges for Serv. A (Prel. Appl.)	(4230)	\$3,836.77	\$94,978.91
Charges for Serv. B (Final. Appl.)	(4231)	\$24,256.17	\$164,622.96
Charges for Serv. C (Ext. Fee)	(4232)	\$750.00	\$4,350.00
Charges for Serv. D (Table Fee)	(4233)		\$5,600.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$2,400.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$650.00	\$33,000.00
Soil & Water Fees	(4243)	\$300.00	\$3,293.00

MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$15.00
Other Reimbursements A	(4721)		\$3,854.19
Other Misc. Revenue (GIS maps)	(4730)	\$5.00	\$2,391.76
Misc. Non Revenue Receipts	(4733)		
TOTAL RECEIPTS		\$32,089.21	\$588,331.99

Balance after receipts	\$200,494.82
Expenditures	- \$ 34,022.92
End of November balance	\$166,471.90

Mr. Gladman made a motion to approve the financial reports as presented. Chairwoman Foust seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- b. **December RPC Preliminary Agenda** – Mr. Sanders stated that the agenda included 2 rezoning applications, 2 preliminary, 1 combined preliminary /final, 7 final and 2 extensions.
- c. **Consideration for approval: Legal expenditure** – *Mr. Ward made a motion to recommend approval of the legal expenses for Loveland & Brosius for \$1,109.40 for services rendered in October. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

6. Other Business

a. **Subdivision Regulations** – Chairwoman Foust asked the status of the subdivision regulations. Mr. Sanders stated that the County Commissioners are scheduled to hear the 2007 Subdivision Regulations (without the large lot review and with the CAD standards the as they are currently being enforced) on December 28, 2006. Mr. Sanders explained that the Advisory Committee has met three times and have completed draft language. He will be sending RPC Representatives and Alternates the draft CAD language in hopes of setting a public hearing date at the December 21st RPC meeting. That public hearing could be scheduled for February 21, 2007. He explained that the draft standards do not require paving or a Geo-grid type material but do specify aggregate layers and depth and subsoil compaction.

7. Personnel

a. **Director evaluation** – Chairwoman Foust explained to the Committee that according to the By-Laws, it is their duty to evaluate the Director and present that evaluation and recommendation to the RPC. The Committee reviewed the job description for Executive Director and felt that Mr. Sanders is able to perform all the functions listed and meets the requirements.

Mr. Gladman made a motion to recommend that Mr. Sanders be promoted to Executive Director of the Regional Planning Commission and that his salary be adjusted to the entry level of the Executive job category at \$70,291.00 annually. Mr. Shoaf seconded the motion.

Mr. Ward questioned the raise amount. Chairwoman Foust explained that when Mr. Laurien left, Mr. Sanders was named Interim Director and his pay was adjusted to \$63,045 annually. Mr. Ward said that Mr. Sanders should have been given a higher salary increase at the time the Interim Director appointment was offered than to give such a large increase now. Mr. Sanders has been the Interim Director since April 2006.

VOTE: Unanimously For, 0 Opposed. Motion carried.

b. **Annual reviews** – Chairwoman Foust explained that the By-Laws (Article 7, Section 3 (e)) state: *“The Director of the Regional Planning Commission shall evaluate all other employees of the Commission at least once a year in writing and report to the Executive Committee.”* She explained that the previous Director

interpreted the By-Laws differently than former Directors and he only occasionally presented the Committee with yearly evaluations for supporting staff members. She questioned whether the Committee wanted to review those evaluations and make adjustments or comments prior to staff receipt. She asked Mr. Ward how this was handled for those entities under the County Commissioners. He explained that the individual managers present the evaluations to the County Administrator for approval. The County Commissioners delegate the amount available to each department. This year departments are budgeting 3%. Mr. Ward further explained that the entity manager can determine how they hand out that amount. Some employees may get 5% and some may get 2%. Mr. Ward stated that there should be trust in the management to do the evaluations but did not disagree that the Executive Committee could make comments as desired. Mr. Gladman agreed. Chairwoman Foust confirmed that it was the consensus that Mr. Sanders would prepare annual evaluations for each staff member and present them at the next Executive Committee meeting. If salary adjustments are warranted, they could be done retroactively to January 1st which is the anniversary of the last staff evaluations.

c. Director Request for leave – Chairwoman Foust explained that it has not been the practice in recent years for the Director’s request for leaves to be signed by the Executive Committee Chairperson but previous directors had their requests for leave signed by the Chairman of the Executive Committee. She asked whether the Executive Committee felt the Director’s request for leave forms should be signed by someone on the Committee. After some discussion, the Committee agreed that any member of the Executive Committee could sign the Director’s request for leave.

8. Adjourn

*Mr. Gladman made a motion to adjourn the meeting at 10:00 a.m. Mr. Shoaf seconded the motion.
VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, January 17, 2007 at 8:30 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015

• Statement of Policy

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

II. VARIANCES (none)

III. PUBLIC CONSTRUCTION PROJECTS (none)

IV. ZONING MAP/TEXT AMENDMENTS

60-06 ZON Countrytyme Grove City Ltd. – Harlem Twp. – 6 acres from AR-1 to FR-1

I. Request

The applicant/owner, Countrytyme Grove City, Ltd. is requesting a 6-acre rezoning from AR-1 to FR-1 to allow residential lots.

II. Conditions

Location: 5681 Kean Road, Harlem Township

Present Zoning: Agricultural Residential (AR-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): Vacant/Agricultural

Proposed Use(s): Single-family residential

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 2 acres

School District: Big Walnut Local School District

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

Critical Resources: none

Surrounding land uses: Large residential lots, between 1.3 acres and 5 acres in size.

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

PwA: Pewamo Silty Clay Loam (0 to 1% slope)

III. Issues

This is a straight district rezoning, so no development plan is required. It is assumed, therefore, that the applicants will divide the lot into two or three lots. This lot has 558 feet of frontage on Fancher Road and 468 feet of frontage on Kean Road. The township's frontage requirement for FR-1 is 175' for lots at least 2 acres in size but smaller than 3.

The applicant should consult with the Health Department to assure that there is adequate area for on-lot waste treatment systems.

The 1988 Harlem Township Comprehensive Plan shows the proposed site as Residential but does not recommend minimum lot acreage. The proposed plan (2006) supports FR-1 development where sewer is not available.

Surrounding land uses include scattered single-family homes along Fancher and Kean Roads. FR-1 zoning would be in character with the area, if on-lot treatment can be designed for two lots.

IV. Staff Recommendations

Staff recommends **Approval** from AR-1 to FR-1 for Countrytyme Grove City Ltd. to the DCRPC, the Harlem Township Zoning Commission and the Harlem Township Trustees.

Commission / Public Comments

Mr. Gladman made a motion to recommend approval of the rezoning request by Countrytyme Grove City Ltd. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

61-06 ZON Romanelli & Hughes – Genoa Twp. – 30 acres from SR to PD-1 with conservation standards

This application by Romanelli and Hughes on behalf of landowners John Shawd and Jean Shawd is a request to rezone 30 acres for the development of 43 freestanding condos to be known as the Villas at Highland Lakes.

I. Conditions

- Location:** 6599 and 6611 Worthington Road, Genoa Twp.
- Present Zoning:** Suburban Residential (SR)
- Proposed Zoning:** Planned Residential District (PD-1)
- Present Use:** Two large (12-acre and 17-acre) single-family lots
- Proposed Use:** 43 Condominium units
- Proposed Density:** 1.43 units per gross acre
- School District:** Westerville
- Utilities Available:** Del Co Water, Delaware County sanitary sewer
- Soils:** Amanda Silt Loam (AmE) 18-25% slope (no building proposed);
Lobdell-Sloan (LsA) (no building proposed);
Bennington Silt Loam (BeA) 0-2% slope;
Cardington Silt Loam (CaB), 2-6% slope;
Cardington Silt Loam (CaC2), 6-12% slope.

Surrounding Land Use: To the west is the Oakmont portion of Highland Lakes, to the south and east are sections of Highland Lakes and to the north is Meadowood Condominiums.

II. Overview

The site is generally wooded, with a large, flat open space in the center. The site is also impacted with streams, and significant ravines. Because it would be impractical to develop the site as single-family residential, the applicant is proposing to cluster condominiums in the level areas of the site and preserve much of the woods and ravines. The site plan shows a public entrance from Highland Lakes Avenue aligned with Temperance Point Street to the south. Highland Lakes Avenue is a non-loaded road with a 35-foot paved cross-section in a 70-foot right-of-way.

An additional emergency access is planned at the site's frontage on Worthington Road. All internal streets are proposed to be private and there are no other connections proposed to surrounding land. Units will be single-family-type standalone structures with the easternmost existing house being retained and accessed from the end of the cul-de-sac.

III. Development Plan

The application commits to natural materials but the development plan shows only building envelopes and no photographs or examples of the proposed product.

Staff Comments: The proposed footprints with front-loading garages could be snout houses. This is a housing style that received much debate during the review and update of the Genoa Comprehensive Plan in 2004.

Although the 2004 Comp Plan has not yet been adopted, the Zoning Commission seemed to strongly oppose snout houses in PDs (see Appendix A, Item 2, Genoa Draft Comp Plan). The developer

should provide sample elevations of the housing types.

Open Space - The 30-acre site includes 15.85 acres of open space, exclusive of additional Worthington Road right-of-way, retention areas and entry features (slightly over the 50% required). This open space includes 3/10 of an acre of formal landscaped courtyard with benches and lawn areas.

Utilities - Letters are provided for water and sewer access. A Phase I Environmental Assessment has been completed for the site and preliminary detention areas are noted.

Staff comment: Additional research may be necessary to assure that these detention areas are located and sized correctly.

IV. Divergences

One divergence is requested:

1. The applicant proposes no sidewalks where Section 524.17 of the code requires all residential developments be provided with sidewalks on both sides of the street;

Staff comment: Staff has consistently supported sidewalks on both sides of the street, but realizing that the roads are private and many condominium communities have no sidewalks, and that this plan does not ask for a front setback divergence, staff supports sidewalks on at least one side of the street, particularly along Streets B and C, extending to the cul-de-sac in the east.

V. Other issues

1. The applicant commits to the county's cross section for internal streets.

Staff comment: Staff concurs with this standard. Internal road geometry and corner radii need to be approved by the Fire Chief.

VI. Compliance with Comprehensive Plan

The 1998 Genoa Township Comprehensive Plan places this property in Planning Area I. It recommends that this area be developed as residential up to 1.8 units per acre or up to 2.2 units per acre if conservation standards are used.

Staff comment: The proposed density of 1.4 dwelling units per gross acre meets that recommended in the Comp. Plan.

VII. Criteria for approval

“Approval for planned development rezoning will be granted only when the plan for the project is such that public health, safety, comfort, morals and general welfare will be promoted”, as it pertains to Section 524.23 of the Township Zoning Resolution.

Staff finding: Staff finds that the request for PD-1 is in general conformance with the Genoa Township 1998 Comprehensive Plan and is compatible with the surrounding land use. There is adequate utility service available and the overall development has direct access to a major street and will not create traffic on minor residential streets outside the district.

VIII. Staff Recommendation

Staff recommends **Conditional Approval** of the PD-1 zoning of 30 acres on Worthington Road and Highland Lakes Avenue to the RPC, Genoa Township Zoning Commission, and Genoa Township Trustees, *subject to:*

1. *The applicant providing to the township sample elevations of the housing types that are proposed;*
2. *The applicant adding sidewalks to the plan;*
3. *The applicant ensuring that detention areas are sized and located correctly and that the ravines are protected both by the construction of the road, the detention basins and the building pad areas.*
4. *The applicant ensuring that internal road geometry and corner radii are approved by the Fire Chief.*

Commission / Public Comments

Mr. Joe Looby from RD Zande was present to represent the applicant. Mrs. Lindsay Hodge of Kephart Fisher was also present. He stated they believe this development is consistent with Genoa Township's conservation subdivision standards and will protect the ravines and open space features. They used the standard templates in laying out the radii and would work with the Township to make sure they comply. They did not submit architectural renderings but would provide them to the Township. This project is similar to two other projects in the Township. The detention basins shown are based on Delaware County Auditor mapping. The fourth pond at the entrance is for aesthetics and that location can be shifted as needed. The applicant does not currently want to do sidewalks but will work with the Township on possible alternatives for pedestrian connections to Highland Lakes Avenue.

Chairwoman Foust expressed concern with only one entrance and exit for 43 homes. She was if there could be a connection onto Worthington Road. Mr. Looby stated that there could be but the developer chose not to.

Mrs. Warthman explained that there are two major ravines on this site and site distance problems. Mr. Sanders agreed that the eastern portion has a major ravine on it. Mr. Looby agreed that there is an opportunity for a second access onto Highland Lakes Avenue.

Mr. Sedlacek questioned the developer not proposing sidewalks. Mr. Looby explained that it was the preference of the developer to not have sidewalks but rather alternative pedestrian connections possibly walking paths through open space areas.

Mr. Gladman made a motion to recommend Conditional Approval of the rezoning request by Romanelli & Hughes subject to staff comments and that the developer work with the Township on additional access. Mr. Gunderman seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mrs. Warthman). Motion carried.

V. SUBDIVISION PROJECTS

Preliminary

27-06

Fox Subdivision – Berlin Twp. - 04 lots / 05.10 acres

I. Conditions

Applicant: Michael & Deborah Fox
Subdivision Type: Single-family Residential (CAD)
Location: 2236 S 3 B's and K Road, Berlin Twp.
Current Land Use: Vacant
Zoned: Farm Residential District (FR-1)
Utilities: Del-Co water and County sewer
School District: Olentangy
Engineer: Hoy Surveying

II. Staff Comments

Fox subdivision includes 4 lots on 5.1 acres. It is located on the west side of 3 B's and K Road approximately 900' south of Cheshire Road. A shallow ravine runs through the site from east to west. A pond is located to the south of the ravine. Surrounding developments include single family residential subdivisions to the south (Harbor Pointe and Killdeer Meadows) and west (Meadows at Cheshire). The remaining land is large lot residential along 3 B's and k Road.

Three of the lots will utilize a Common Access Driveway (CAD) along the north side of the site. The fourth lot will have direct access to 3 B's and K Road. The ravine separating the CAD lots (Lot 2, 3, and 4) from the frontage lot (Lot 1). The lots are each 1 acre or larger, which is in conformance with the township zoning requirements. All lots will be served by Del-co water and County sewer.

A technical review was held on December 12, 2006, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Fox Subdivision**, to the DCRPC.

Commission / Public Comments

Mr. Brian Lundgren with Hoy Surveying was present to represent the applicant.

Mr. Sedlacek stated that the Township would like to see the dimensions of the two lots that face 3 B's & K Road on the plan. Mr. Lundgren agreed.

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

25-06 **Shady Lane Farm - Harlem Twp. - 03 lots/ 27.39 acres**

I. Conditions

Applicant: Ed Green
Subdivision Type: Single-family Residential (CAD)

Location: 10346 Gorsuch Road, Harlem Twp.
Current Land Use: Vacant
Zoned: Agricultural Residential District (AR-1)
Utilities: Del-Co water and individual on-lot treatment
School District: Big Walnut
Engineer: Watcon Engineering

II. Staff Comments

Shady Lane Farm is a Common Access Driveway (CAD) subdivision containing 3 lots on 27.39 acres. It is located on the south side of Gorsuch Road approximately 1,500' east of Red Bank Road. There is a large wooded area in the middle of the site with the remaining area open and vacant. The beginning of a ravine extends from the east to the west eventually feeding into the Hoover Reservoir to the west. Surrounding land use is residential on large road frontage lots and flag lots, and agriculture. The three lots are 16.29, 5.51, and 5.61 acres. The largest lot also owns the entire 1,500' long CAD. All lots will utilize Del-co water and on lot treatment systems.

A technical review was held on December 12, 2006, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Shady Lane Farm**, to the DCRPC.

Commission / Public Comments

Mr. Jim Watkins of Watcon Engineering was present to represent the applicants.

Mr. Gladman made motion for Preliminary approval of Shady Lane Farm. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

26-06 T Olentangy Crossings, Sec. 2 Lot# 3752, Division #1– Orange Twp. - 01 lot / 01.75 acres

Applicant: Lewis Center Investments, LLC

Consultant: Floyd Browne

I. Staff Comments

The applicant has requested a 30-day tabling of the preliminary/final application to resolve engineering and TRC issues.

II. Staff Recommendation

Staff recommends *Approval of the 30-day tabling* of the preliminary/final application for **Olentangy Crossings, Sec. 2 Lot# 3752, Division #1** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the 30-day table request for Olentangy Crossings, Section 2, Lot # 3752, Division #1. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Final

27-03.1.A Northstar, Section 1, Phase A – Berkshire Twp. - 03 lots / 336.29 acres

Applicant: Northstar Land, LLC/Northstar Golf, LLC

Engineer: EMH&T

I. Staff Comments

The applicant has requested a 90 day tabling in order to resolve engineering and ODOT issues. This would be the third table request.

II. Staff Recommendation

Staff recommends *Approval of the 90-day table request* for **North Star, Section 1, Phase A** to the RPC.

Commission / Public Comments

Chairwoman Foust explained that this would be the third table request for this project. She questioned whether the Commission could grant approval. Mr. Deel explained that the RPC staff has been working diligently this last week but there were some issues that are out of the control of the consulting engineers. There was personnel change over at ODOT and with trying to get cooperation with the Flying J (regarding access) the applicant could not meet the time allowances in the regulations. Rather than try to push the application through and have the County Engineer's office hold on to the plat until these issues are worked out, staff recommends the 90-day table request.

Mrs. Warthman made a motion to waive the regulation limiting the number of table requests to two and also made a motion to approve a 90-day table request for Northstar, Section 1, Phase A. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-98.E.2.A Scioto Reserve Expansion, Sec. 2, Ph. A – Concord Twp. - 15 lots / 04.92 acres

Applicant: Triangle Real Estate Services
Subdivision Type: Single Family Residential
Location: East of Section Line Road, South of Hyatts Road, North of Scioto Reserve
Current Land Use: vacant/former agricultural
Zoned: Planned Residential
Utilities: Del-Co Water, public sewer system via Scioto Reserve
School District: Buckeye Valley/Olentangy
Engineer: Floyd Browne Associates, Inc.

I. Staff Comments

Scioto Reserve Expansion extends Scioto Reserve to the north to Hyatts Road and to the west to Section Line Road. Section 2, Phase A includes 15 lots on 4.92 acres. It will extend Pleasant View Loop westerly to connect with Letterman Drive in Section 1. This section contains no open space. The preliminary plan was approved in December 2004.

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 **Scioto Reserve Expansion, Section 2, Phase A** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Scioto Reserve Expansion, Section 2, Phase A. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-98.E.2.B Scioto Reserve Expansion, Sec. 2, Ph. B – Concord Twp. - 42 lots / 18.31 acres

Applicant: Triangle Real Estate Services
Subdivision Type: Single Family Residential
Location: East of Section Line Road, South of Hyatts Road, North of Scioto Reserve
Current Land Use: vacant/former agricultural
Zoned: Planned Residential
Utilities: Del-Co Water, public sewer system via Scioto Reserve
School District: Buckeye Valley/Olentangy
Engineer: Floyd Browne Associates, Inc.

I. Staff Comments

Scioto Reserve Expansion extends Scioto Reserve to the north to Hyatts Road and to the west to Section Line Road. Section 2, Phase B includes 42 lots (39 build lots) on 18.31 acres. It includes the extension of Letterman Drive from south to north. Other streets are Creek View Court, Pleasant Creek Court, and Clear Creek Loop. There is 5.1 acres of open space provided in three reserve lots. The preliminary plan was approved in December 2004.

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 **Scioto Reserve Expansion, Section 2, Phase B** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Scioto Reserve Expansion, Section 2, Phase B. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

02-06.1 Mansard Estates, Section 1 – Genoa Twp. - 70 lots / 62.17 acres

Applicant: M/I Homes of Central Ohio
Subdivision Type: Single-family residential
Location: West side of Worthington Road, 600' north of Big Walnut Road, Genoa Twp.
Current Land Use: Vacant
Zoned: Planned Residential District (PD-1)
Utilities: Del-Co water and public sanitary sewer
School District: Olentangy
Engineer: EMH&T

I. Staff Comments

Mansard Estates, Section 1 contains 70 lots on 62.17 acres. It gains access (Braymoor Drive) from Worthington Road, which will align with the access to Walnut Grove to the east. Internal streets include Gypsum Drive, Cornice Court, Cupola Court, and Chimney Court. There is 12.25 acres of open space throughout this section in a series of open space reserves, a boulevard and cul-de-sac islands. One of the reserves will include a walking path that will connect to a path in Grand Oak subdivision to the west. An existing 5-acre lot will be maintained as a single building site on Big Walnut Road. A 9.5-acre site to the north, with an existing house, will be allowed to subdivide up to a maximum of four lots in the future.

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 **Mansard Estates, Section 1** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Mansard Estates, Section 1. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

16-05.2 Willow Creek, Section 2 – Harlem Twp. - 04 lots / 10.00 acres

I. Conditions

Applicant: Webster Building Company Inc.
Subdivision Type: Single-family Residential (CAD)
Location: 5192 Harlem Road, Harlem Twp.
Current Land Use: Vacant
Zoned: Farm Residential District (FR-1)
Utilities: Del-Co water and individual on-lot sewage systems
School District: Big Walnut
Engineer: Mike Williamson, P.E., Cornerstone Engineering

II. Staff Comments

Willow Creek Section 2 includes 4 lots on 10 acres. These lots will access the common access driveway in Willow Creek (Section 1) to the south. The DCRPC approved a variance in July to allow the additional lots to access the existing 4-lot CAD for a total of 8 lots served by a CAD. The lots in Section 2 range from 2 to 3.5 acres and will utilize Del-co water and individual on-lot treatment systems. A new CAD maintenance agreement will be recorded prior to plat signature by the RPC Director. Also, as part of the variance approval, the applicant has agreed to pave the CAD once home construction is completed.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **Willow Creek Section 2**, to the DCRPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Willow Creek Section 2. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

14-05.1 Olentangy Crossings South, Section 1 – Orange Twp. - 43 lots / 34.82 acres

Applicant: Planned Communities Development T, LLC
Subdivision Type: Single-family Residential
Location: West side of U.S. 23, north of Home Road, Orange Twp.
Current Land Use: Vacant
Zoned: Single Family Planned Residential District (SFPRD)
 and Farm Residential (FR-1)
Utilities: Del-Co water and public sanitary sewer
School District: Olentangy
Engineer: Floyd Browne Group

I. Staff Comments

Olentangy Crossings South, Section 1 contains 43 lots on 34.82 acres. The layout includes the extension of 2 streets from the Olentangy Crossings subdivision, Artesan Run (public) and Old Ironside Lane (private). Access to the single family lots is via Old Ironside Lane. An east/west road, Long Branch Run, extends to the west, intersecting with three small stub streets to the south. Thirty-seven single family lots are in this part of

the subdivision, at an average size of one-third of an acre. Four large lots, each at least 3-acres in size, are accessed via a Common Access Drive extending from the end of the western-most stub street (Fall Brook Trail). Two lots take access directly from the CAD while two lots have an access easement across the other lots. The RPC approved a variance in October allowing the CAD off of a private street.

Land to the west is owned by Preservation Parks of Delaware County and is intended to be a passive natural area with no public access. Access for maintenance is provided from the subdivision to the north.

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 **Olentangy Crossings South, Section 1** to the DCRPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Olentangy Crossings South, Section 1. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

14-05.2 Olentangy Crossings South, Section 2 – Orange Twp. - 01 lot / 05.57 acres

Applicant: Planned Communities Development T, LLC
Subdivision Type: and Commercial
Location: West side of U.S. 23, north of Home Road, Orange Twp.
Current Land Use: Vacant
Zoned: Planned Commercial (PC)
Utilities: Del-Co water and public sanitary sewer
School District: Olentangy
Engineer: Floyd Browne Group

I. Staff Comments

Olentangy Crossings South, Section 2 contains a single lot on 5.57 acres. It fronts on US 23 (to the east), Coal Bend Drive (to the north), and Artesan Run (to the west). Access to US 23 is restricted to right-in/right-out only at the south east corner of the site. Access to the other streets will not be restricted other than assuring proper intersection spacing. This lot will probably be further subdivided as tenants are determined.

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 **Olentangy Crossings South, Section 2** to the DCRPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Olentangy Crossings South, Section 2. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. EXTENSIONS

19-05 Ravines at Meadow Ridge – Berlin Twp. - 03 lots / 55.90 acres

Applicant: Village Communities
Engineer: Floyd Browne Group

I. Staff Comments

Preliminary approval for the Ravines at Meadow Ridge was given June 30, 2005. The application was extended in June 2006 for 6 months. The applicant stated that additional time is needed to meet the Delaware County Engineer and Sanitary Engineer requirements for approval.

II. Staff Recommendation

Staff recommends *Approval* of the 6-month extension for **Ravines at Meadow Ridge** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for a 6 month extension for the Ravines at Meadow Ridge. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

20-05 Clear Creek – Orange Twp. - 04 lots / 83.19 acres

Applicant: The Portland Company
Engineer: Floyd Browne Group

I. Staff Comments

Preliminary approval for Clear Creek was given June 30, 2005. This application was extended in June 2006 for 6 months. The applicant is requesting a six month extension in order to continue working on obtaining offsite easements for access to one of the parcels as well as continued negotiations with public authorities to consider financing of the project and to determine access points for the project.

II. Staff Recommendation

Staff recommends *Approval* of the 6-month extension for **Clear Creek** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for a 6 month extension for Clear Creek. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

28-05 Hastilow Subdivision– Trenton/Berkshire Twp.’s – 03 lots / 25.89 acres

Applicant: Bruce Hastilow

Engineer: Patridge Surveying

I. Staff Comments

Preliminary approval for the Hastilow Subdivision was given December 29, 2005. The applicant is requesting a 6 month extension in order to obtain final approval from various County agencies.

II. Staff Recommendation

Staff recommends *Approval* of the 6-month extension for **Hastilow Subdivision** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for a 6 month extension for Hastilow Subdivision. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. OTHER BUSINESS

- Consideration for approval: Legal expenses – *Mr. Ward made a motion to approve the legal expenditure of \$1,109.40 for Loveland & Brosius. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*
- Director's Evaluation – Chairwoman Foust stated that the Executive Committee unanimously recommended approval of promoting Scott Sanders to Executive Director. They also recommended that his annual salary be increased to \$70,291.00 which is the entry level Executive range. She asked the Commission if they had any comments.

Mr. Gunderman made a motion to approve the promotion of Scott Sanders to Executive Director along with an annual salary of \$70,291.00 effective January 1, 2007. Mr. Spanner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VIII. POLICY / EDUCATION DISCUSSION

- Consideration for approval: Public hearing date for amendment to Common Access Driveway Regulations in the 2007 Subdivision Regulations – Chairwoman Foust stated that she has received some communications from Advisory Committee members that they are not quite ready to hand over their recommendations to the RPC. She explained the hope was to set a public hearing date tonight for possibly February. She asked how the Commission felt about that. Mr. Starling asked what the Advisory Committee wanted to work on. Mr. Brown said it was his personal opinion that the Advisory Committee might make an endorsement or recommendation of the draft to the Commission. He feels they (Advisory Committee) would like to discuss additional lots on a CAD and any other topic that might come up tonight or from the Executive Committee. Chairwoman Foust agreed the Advisory Committee should come up with a recommendation. Mr. Burke agreed that the Advisory Committee members wanted to further discuss the number of lots on a CAD. He also feels that Committee should make a recommendation. Chairwoman Foust explained that she spoke with Mr. Sanders prior to tonight's meeting and asked if he has any objections to stepping back and turning the Committee loose without him monitoring or trying to advise them. That way if the Committee can make a recommendation, then the Director and staff can review it and make a recommendation to the RPC based on the Advisory Committee draft. Mr. Ward said that Mr.

Sanders should be available for technical questions during their meetings. Mr. Brown said that he feels that Mr. Sanders and other staff input has been good and would not want them excluded. Mr. Starling asked if there should be a Chairperson to head the Advisory Committee. Chairwoman Foust agreed. Mr. Starling said that there should be a time limit set for the Committee to provide their recommendations. Mr. Starling asked if the Advisory Committee has seen the draft presented tonight. Mr. Sanders said they were emailed a copy. Mr. Sanders asked Mr. Brown that other than the number of lots, wouldn't he characterize this draft as what was endorsed by the Committee. Mr. Brown agreed. Mr. Sanders explained that he did what was asked and made many of the changes requested by the Committee. Mr. Brown said that the Committee did not take a vote and maybe with a lack of objection Mr. Sanders moved on to the next topics. Mr. Sanders noted that the By-Laws state that Advisory Committees are non-voting and that the make-up if this Committee did not attempt to represent all sides equally. Mr. Starling suggested giving the Advisory Committee one more month to meet and be prepared to present the RPC with a recommendation. Chairwoman Foust suggested that the Committee present a recommendation at the February RPC meeting.

Mr. Shoaf made a motion for the Advisory Committee to continue working on a recommendation for the CAD regulations and present a recommendation to the RPC at the February 21, 2007 meeting.

IX. RPC STAFF AND MEMBER NEWS

Having no further business, ***Mr. Shoaf made a motion to adjourn the meeting at 8:00 p.m. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

The next meeting of the Delaware County Regional Planning Commission will be Thursday, January 25, 2007, 7:00 PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.

Kolby Foust, Chairperson

Stephanie Matlack, Executive Administrative Assistant