



Delaware County Regional Planning Commission

109 North Sandusky Street
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 www.dcrpc.org
Scott B. Sanders, AICP Executive Director



MINUTES

Thursday, December 21, 2017 at 6:30 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of November 30, 2017 RPC Minutes
- Executive Committee Minutes of December 13, 2017
- Statement of Policy

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

- 37-17 ZON Jo Joe Properties LLC - Oxford Twp. - 6.45 acres from FR-1 to PI
- 38-17 ZON 37 CC, LLC. - Berkshire Twp. - 14.515 from A-1 to PCD
- 39-17 ZON Grand Communities Ltd. - Orange Twp. - 20.59 acres from SFPRD/PC to SFPRD
- 40-17 ZON Rockford Homes - Liberty Twp. - 40.6 acres - amended final development plan
- 41-17 ZON Benton and Katherine Benalcazar - Genoa Twp. - 42.791 acres from RR to PRD
- 42-17 ZON John McCann - Harlem Twp. - 13.28 acres from AR-1 to PCD
- 43-17 ZON Liberty Twp. Zoning Commission - Comprehensive Plan update

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
03-17	Woodhaven Estates, Lot 514, Division #1	Genoa	02 lots / 04.62 acres

Preliminary/Final

17-17	River Rock Farms, Lots 5259 and 5260, Div. #1	Liberty	02 lots / 09.29 acres
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Final

11-16.2	Fourwinds Drive, Section 2 T=TABLED, W=WITHDRAWN	Berlin/Berk.	04 lots / 85.092 acres
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V. EXTENSIONS

04-16	Harvest Curve	Liberty	38 lots / 36.7 acres
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VI. OTHER BUSINESS

- Consideration for Approval: Transfer of Appropriations: \$130.00 from Services and Charges (5305) to Salaries (5001)
- Consideration for Approval: retaining Brosius, Johnson & Griggs as legal counsel for 2018

VII. POLICY / EDUCATION DISCUSSION

VIII. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

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

▪ **Roll Call**

Representatives: Jeff George, Chet Heid, Ric Irvine, Steve Burke, Mike Frommer, Tammy Noble, Dave Stites, Tracey Mullenhour, Ed Reely, Ed Snodgrass, Tim Gose, Bonnie Newland, and Doug Price.

Alternates: Helen Caraway, Seiji Kille, Bob Lamb, John Piccin, Dave Jackson, Michelle Boni, and James Hatten. *Arrived after roll call:* Fred Fowler (R) and Joe Shafer (R). *Staff:* Scott Sanders, Da-Wei Liou, Phil Bennetch and Stephanie Matlack.

▪ **Approval of the November 30, 2017 RPC Minutes**

Mr. Price made a motion to Approve the minutes from the last meeting, seconded by Mr. Burke.

VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **December 13, 2017 Executive Committee Minutes**

1. Call to order

Chairman Stites called the meeting to order at 8:50 a.m. Present: Dave Stites, Gary Merrell, Susan Kuba and Jeff George. Staff: Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes from November 22, 2017

Chairman Stites made a motion to Approve the minutes from the last meeting, seconded by Mrs. Kuba.

VOTE: Unanimously For, 0 Opposed. Motion carried.

3. New Business

- Financial / Activity Reports for November 2017

REGIONAL PLANNING RECEIPTS		NOVEMBER	YTD TOTAL
General Fees (Lot Split)	(4201)	\$410.00	\$10,660.00
Fees A (Site Review)	(4202)	\$1,200.00	\$4,200.00
Insp. Fees (Lot Line Transfer)	(4203)	\$300.00	\$3,300.00
Membership Fees	(4204)		\$226,355.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$8,629.32
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$2,595.00	\$80,623.60
Charges for Serv. B (Final. Appl.)	(4231)	\$8,400.00	\$84,738.90
Charges for Serv. C (Ext. Fee)	(4232)		\$1,350.00
Charges for Serv. D (Table Fee)	(4233)		\$800.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$600.00	\$2,100.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$4,800.00
OTHER DEPT. RECEIPTS			

Health Dept. Fees	(4242)	\$1,550.00	\$3,425.00
Soil & Water Fees	(4243)	\$900.00	\$4,375.00
			\$12.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			\$229.66
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non-Revenue Receipts	(4733)	\$12.00	\$312.22
Sale of Fixed Assets	(4804)		\$0.00
TOTAL RECEIPTS		\$15,967.00	\$435,910.70

Balance after receipts	\$918,772.68
Expenditures	<u> \$ 29,941.65</u>
End of November balance (carry forward)	\$888,831.03

Mrs. Kuba made a motion to Approve the Financial report as presented subject to Audit. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Site Review (none)
- December RPC Preliminary Agenda
 - 1.) Rezoning:
 - Jo Joe Properties - Oxford Twp. - 6.45 acres from FR-1 to PI
 - 37 CC, LLC. - Berkshire Twp. - 14.515 from A-1 to PCD
 - Grand Communities Ltd. - Orange Twp. - 20.59 acres from PC to SFPRD
 - Rockford Homes - Liberty Twp. - 40.6 acres - amended final development plan
 - Benton and Katherine Benalcazar - Genoa Twp. - 42.791 acres from RR to PRD
 - John McCann - Harlem Twp. - 13.28 acres from AR-1 to PCD
 - 2.) Preliminary:
 - Woodhaven Estates, Lot 514, Division #1 - Genoa Twp. - 2 lots / 4.62 acres
 - 3.) Preliminary/Final:
 - River Rock Farms, Lots 5259 and 5260, Div. #1 - Liberty Twp. - 2 lots / 9.29 acres
 - 4.) Final:
 - Fourwinds Drive, Section 2 - Berlin & Berkshire Twp.'s - 4 lots / 85.092 acres
 - 5.) Extension:
 - Harvest Curve - Liberty Twp. - 38 lots / 36.7 acres
- Director's Report
 - 1.) Trail Plan adopted by Commissioners;
 - 2.) Liberty Township Comp Plan Open House went well;
 - 3.) Attended a Central Ohio Water Resources Plan. Ohio EPA is using MORPC to combine all sewer plans in the area and identify areas of conflict between sewer providers, but reported that they will not be resolving any of the conflicts;

- 4.) Attended an internal “County Development Meeting” and discussed future format for meetings in 2018;
 - 5.) Hosted Planning Directors at the CCAO meeting. Speakers included Rose Simmons from the U.S. Census local (Columbus) office, and Tom Johnson to speak on condominium law and how it relates to Planning Commissions; and
 - 6.) Attended training at MORPC on the Local Update of Certified Addresses for the Census with Robert Parsons.
- Consideration for Approval: retaining Brosius, Johnson & Griggs as legal counsel for 2018

Mrs. Matlack stated that rates for legal assistance would increase by \$10.00 per hour effective January 1, 2018.

Mrs. Kuba made a motion to recommend retaining Brosius, Johnson & Griggs as legal counsel for 2018. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Transfer of Appropriations: \$130.00 from Services and Charges (5305) to Salaries (5001)

Mr. George made a motion to Approve the transfer of appropriation of \$130.00 from Services and charges (5305) to Salaries (5001). Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Director Annual Evaluation

Chairman Stites stated that he was meeting with Mr. Sanders after the Executive Committee meeting this morning and would send a draft via email to the other members for review at the January Executive Committee meeting.

4. Old Business (none)
5. Other Business (none)
6. Personnel (none)
7. Adjourn

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 10:05 a.m. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, January 17, 2018 at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

- **Statement of Policy**

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

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

37-17 ZON Jo Joe Properties LLC – Oxford Twp. – 6.45 acres from FR-1 to PI

I. Request

The applicant, Jo Joe Properties, is requesting a 6.45-acre rezoning from FR-1 to PI to be used as an excavating contractor's office, storage, and maintenance shop.

II. Conditions

Location: West side of US 42 North, north of Steamtown Rd.

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Industrial (PI)

Present Use(s): two large storage buildings

Proposed Use(s): excavating company office, storage and maintenance

Existing Density: 1 unit / 2 acres

Proposed Density: N/A

School District: Buckeye Valley Local School District

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

Critical Resources: none

Soils: BoA Blount Silt Loam 0-2% slope

PwA Pewamo Silty Clay Loam 0-1% slope

III. Introduction

The site is currently Non-Conforming, with several older existing structures. The Auditor's site lists the land use as "Other Commercial Structures."

This proposal is split into two phases of development. Phase 1 will include the conversion of two existing structures to the north into a pipe and equipment parts storage building and an equipment repair shop. Phase 1 also includes three stockpile areas. A portable toilet will be used on site until Phase 2, and the existing field to the south will be farmed or mowed until Phase 2. The second phase will see the addition of three new structures, a 5,000 s.f. truck barn, an 8,000 s.f. maintenance shop, and a 5,000 s.f. office building. Phase 2 will also include the relocation of the stockpiles, a retention basin, installation of on-site waste treatment, and parking.

IV. Comprehensive Plan

Oxford Township's 2006 Comprehensive Plan indicates this area would be Single-Family residential at 1 dwelling unit per 2 net developable acres, which is different from the proposal. However, the site is located on a U.S. Route and an active railroad, which is more desirable for industrial uses. Additionally, the Comprehensive Plan acknowledges the need to develop a tax base for the township, although this parcel falls outside of the proposed area that includes commercial, office, or industrial uses.

V. Issues

Signage: A graphic is included with the application showing the proposed signage and landscaping. The signage will be minimal and conform to the code.

Sanitary Treatment: A letter from Delaware General Health District is included, stating the "District does not foresee any issues with using a portable toilet during the proposed Phase 1 plan." The Health District also notes that this on-site waste treatment system may be regulated either by them or by the EPA, depending on the proposed gallons of wastewater treated per day.

Buffering: The plan shows landscaping adjacent to existing residential uses. This may not be adequate to mitigate impacts to the neighboring property.

VI. Divergences

No divergences are requested.

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Jo Joe Properties LLC from FR-1 to PI to the DCRPC, Oxford Twp. Zoning Commission and Oxford Twp. Trustees, *subject to:*

- 1.) *Continuing discussion with the Health District about waste treatment system usage intensity; and*
- 2.) *Ensuring appropriate buffering and landscaping is provided adjacent to existing uses.*

Commission / Public Comments

Mr. Marc Gaskell with Tom Dew Excavating was present to answer questions from the Commission.

Mr. George asked if the applicant has had any communication with neighbors. Mr. Gaskell stated that they have and the neighbors are supportive of the request.

Mr. Burke questioned the timing of the Phases. Mr. Gaskell said it would be 5-10 years before Phase 2 would be started.

Mr. Stites asked about the noise and odors that would be created. Mr. Gaskell explained that business hours were 7 am to 5 pm. Noise would be limited to start up and loading / unloading of equipment.

Mr. Reely expressed concern with drainage that would be impacted by the paved surface. He is aware of some drainage issues there currently. Mr. Gaskell said that at Phase 2 they would repair / replace any tiles that were in need. There is also a retention basin planned for Phase 2.

Mr. George made a motion to recommend Conditional Approval of the rezoning request by Jo Joe Properties

from FR-1 to PI, subject to staff recommendations 1 and 2. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

38-17 ZON 37 CC, LLC. – Berkshire Twp. – 14.515 from A-1 to PCD

I. Request

The applicant, 37 CC LLC, is requesting a 14.515-acre rezoning from A-1 to PCD to allow commercial building, office space, retail and/or restaurant.

II. Conditions

Location: East side of Carters Corner Rd., North of US 36/SR 37

Present Zoning: Agricultural (A-1)

Proposed Zoning: Planned Commercial District (PCD)

Present Use(s): Vacant, agricultural

Proposed Use(s): Retail / Office buildings and restaurant space

Existing Density: 1 du / 5 acres

Proposed Density: N/A

School District: Big Walnut Local School District

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

Critical Resources: streams/drainage course, wetlands

Soils: BeA Bennington Silt Loam 0-2% slope

BeB Bennington Silt Loam 2-4% slope

CaB Cardington Silt Loam 2-6% slope

PwA Pewamo Silty Clay Loam 0-1% slope

III. Introduction

This proposal for Map Amendment has frontage on 36/37, but will take its access off Carter's Corner Road. The Preliminary Development Plan includes two 3,500 s.f. restaurant sites, one 3,500 s.f. retail building, a 15,000 s.f. retail or restaurant building, and the related parking spaces. There are two detention basins as well. The site is generally flat and there are no natural resources of note.

In addition, there are four 12,000 s.f. office buildings arranged at the end of a long drive, creating an awkward layout.

IV. Comprehensive Plan

Berkshire Township's 2008 Comprehensive Plan indicates this area would be Single-Family residential at 1 unit per 2 acres without sewer, which is different from the proposal. This could potentially be justified by the fact that almost all proposed commercial or office uses are located adjacent to 36/37, which is the case with this site.

V. Issues

The Development Plan is substantially incomplete: no topography, adjacent structures, relationship to existing uses, architectural exhibits, provisions and information regarding sewer or water, Traffic Impact Analysis, or letter from the Fire Department.

VI. Divergences

No divergences are requested.

VII. Staff Recommendations

Staff recommends **Denial** of the rezoning request by 37 CC LLC from A-1 to PCD to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees, based on a lack of detail within the Development Plan, lack of utilities in the near term and the recommendations in the Comprehensive Plan.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Price made a motion to recommend Denial of the rezoning by 37 CC LLC from A-1 to PCD, based on staff recommendation. Mr. Shafer seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

39-17 ZON Grand Communities Ltd. – Orange Twp. – 20.59 acres from PC to SFPRD

I. Request

The applicant, Grand Communities Ltd., is requesting a 20.59-acre rezoning from PC to SFPRD for the development of Grand Pointe at North Orange, a 35-lot single-family development.

II. Conditions

Location: west of Gooding Blvd., eastern extension of Harness Way

Present Zoning: Planned Commercial and Office (PC)

Proposed Zoning: Single Family Planned Residential (SFPRD)

Present Use(s): Vacant

Proposed Use(s): 35 single-family house lots

Existing Density: N/A

Proposed Density: 1.64 du / acre

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: streams/drainage course, slope \geq 20%, archeological sites (OHPO) buffer 50'

Soils: GwB Glynwood Silt Loam 2-6% slope

GwC2 Glynwood Silt Loam 6-12% slope

LyD2 Lybrand Silt Loam 12-18% slope

LyE2 Lybrand Silt Loam 18-25% slope

III. Introduction

This site was originally zoned to Planned Commercial as part of the North Orange development in 2000. The proposal shows two accesses; the main entrance being off Gooding Boulevard from the east, and the second being the continuation of Harness Way from the south. The two form a T-intersection and Harness Way ends in a cul-de-sac. Lot sizes are typically 61' wide by 135' deep. The smallest is 7,302 s.f. and the largest is 24,550 s.f. An 8' wide asphalt path is provided on one side of streets, connecting both this subdivision and the one to the south to

the North Orange Trail Corridor, and a 5' sidewalk is provided for the cul-de-sac. Street trees are provided throughout.

Open space totals 8.14 acres (47%) distributed around the lots, which includes a walking path, detention basin, and a stream.

IV. Comprehensive Plan

Orange Township's 2010 Comprehensive Plan indicates this area is currently zoned to Planned Commercial and Office District (PC), as are the adjacent parcels with frontage on Gooding Boulevard. This project would not significantly affect the potential commercial development on Gooding Boulevard, so this is a reasonable deviation from the Comprehensive Plan. The Comprehensive Plan also proposes a road connection between Gooding and the SFPRD to the southwest, which the proposal fulfills.

V. Issues

Signage: An exhibit is included showing potential designs for sales and information signage to be presented with the Final Development Plan. However no entry feature sign detail was shown as part of the signage exhibit.

Sanitary Treatment: A letter from the Regional Sewer District is included, stating "Capacity is currently available to serve the proposed project. Existing 21" and 15" sanitary sewers are located on the properties."

VI. Divergences

Five divergences are requested:

1. To allow on-street parking to count towards the six required parking spaces for the model home.
Staff Comment: *No argument was presented. This is usually provided on an adjacent lot.*
2. To reduce the minimum lot width at the front line of the dwellings from 75 feet to 60 feet.
Staff Comment: *The application states that this divergence will allow for the density to offset the cost of road extension and associated environmental challenges, as well as allow the home builder to build a product that requires minimal yard maintenance. This is reasonable. However, the site plan shows lots that abut on the public street for distances as little as 33 feet. This appears to be an incomplete divergence request.*
3. To reduce the minimum side yard setback from 12.5 feet to 6 feet.
Staff Comment: *The application gives the same arguments as for the lot width.*
4. To waive the maximum lot coverage limitation of 25%.
Staff Comment: *The application states this will allow the home builder to build a product for the customer who prefers less yard coverage. Based on the open space provided, this is reasonable.*
5. To reduce the minimum structure separation from 25 feet to 10 feet.
Staff Comment: *No argument was presented. This divergence is related to the lot width and side yard setback divergences. The difference between the structure separation and side yard setback divergences should be clarified.*

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Grand Communities Ltd. from PC to SFPRD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to:*

- 1.) Requesting a letter from the Engineer's office regarding feasibility;
- 2.) Denial of the parking divergence;
- 3.) Clarification of the structure separation and side yard setback divergences; and
- 4.) Clarification of the lot width divergence.

Commission / Public Comments

Mr. Jason Wisniewski, Vice President of Planning & Zoning, Grand Communities (Fischer Development Company) was present. He stated that there would be a minimum 10' building separation per the fire code and the lot width would be 60' at the building line. He explained that they met with the residents of North Orange development in September and they were in agreement of this development as it connects the neighborhoods.

Ms. Noble questioned the three lots on Corduroy Rd. set away from the other lots. Mr. Wisniewski stated that there is an existing wetlands they needed to plan around.

Mr. Piccin asked if they considered a commercial use in the area of the three lots. The access to those lots, especially lot one, may need to be looked at. Mr. Wisniewski said that they have been working with Casto, the broker on the property, and they are retaining the other portions of the property that are not being rezoned. They have been marketing this piece for some time. This will create an entrance feature to this community and they would like to control it coming in off of Gooding Blvd. and Corduroy Rd. Mr. Piccin asked if they would consider a shared access. Mr. Wisniewski agreed to consider a shared access.

Mr. Heid questioned the lot coverage. Mr. Wisniewski stated he did not have that figure but the concept of this development is single family homes but condo style maintenance so the landscaping taken care of for them.

Mr. George made a motion to recommend Conditional Approval of the rezoning by Grand Communities from PC to SFPRD, subject to staff recommendations. Mr. Piccin seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

40-17 ZON Rockford Homes – Liberty Twp. – 40.6 acres – amended final development plan

I. Request

The applicant, Rockford Homes, is requesting a 40.6-acre amendment to the Final Development Plan of Nelson Farms West to be developed as Nelson Farms North.

II. Conditions

Location: east side of Liberty Rd., south of Hyatts Rd.

Present Zoning: Planned Residential District (PRD)

Proposed Zoning: Planned Residential District (PRD)

Present Use(s): One single-family house

Proposed Use(s): 37 single family house lots

Existing Density: 1.18 du / acre

Proposed Density: 1.09 du / acre

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: streams/drainage course, ponds, wetlands

Soils: BoA Blount Silt Loam 0-2% slope

BoB Blount Silt Loam 2-4% slope

GwB Glynwood Silt Loam 2-6% slope

III. Introduction

This property was originally zoned by Planned Communities in April, 2005 as a 48-lot single-family development. The layout in the RPC files shows a full access to Liberty Road and three streets providing access to the lots. A stub was provided to the east and to the approved but undeveloped Nelson Farms to the south. The design included a variety of lot sizes including a pocket of smaller lots in the center of the site that was out of character with lots to the south. Open space of 28% was noted in the staff report. Development of the site was delayed by the process of extending the sewer line from the Olentangy valley through Nelson Farms to reach the site. That project is nearing a point where this site can be accessed in the near future.

The new layout shows a full access from Nelson Farms located farther west than previously shown. Lots are a more consistent size of 100' x 200', or 0.47 acres. Some are larger. Open space of 14 acres is proposed, or 34.5%, representing an increase over the previous plan. This open space includes the overhead powerline easement as well as a new detention pond and the existing pond in the northeast corner. A 5' sidewalk is located along one side of internal streets, located along the east or north side.

IV. Comprehensive Plan

The proposal relates more accurately to the Comprehensive Plan. Lots are larger than previously approved and while the lots are slightly smaller than future Nelson Farms to the south, permanent open space is provided.

V. Divergences

Two divergences are requested:

1. Side yard setback of 25 feet is requested to be reduced to 12.5 feet on each side for a total 25' structure spacing.

Staff Comment: This is a reasonable request and not the result of lots that are unusually small. The code allows flexibility when lots are clustered. These lots would generally not be considered clustered, but the open space provides a quality included in most clustered developments.

2. To locate driveway/turnaround areas within the building setbacks in order to allow side-load garages. Applicant also requests a divergence to allow driveway placement within 50' of the intersection of two roads.

Staff Comment: These are reasonable requests. Side-load garages are preferred to reduce the appearance of garage doors along a roadway. As stated previously, moving driveways away from intersections is not a County standard on internal local streets. In this layout, these roads will not carry significant through traffic and this request is reasonable. (Also, the request states both 40 and 50 in the language.)

VI. Staff Recommendations

Staff recommends Approval of the rezoning request by Rockford Homes for final development plan amendment to the DCRPC, Liberty Twp. Zoning Commission and Liberty Twp. Trustees, including

recommended approval of the divergence requests.

Commission / Public Comments

Mr. Corey Theuerkauf, Rockford Homes, was present to represent the applicant. He stated the original approval was for large estate lots with no open space. Now that the sewer is available for this site, they would like to develop a portion of the site in the near future. In consulting with the Township they realized their plan had expired and they didn't meet the current development standards. They hope to move forward next year, once the sewer is completed, with Nelson Farms Section 3 to the south as well as a portion of this site. They are also working with neighbors to acquire right-of-way.

Chairman Stites asked if there is any community use of the open space. Mr. Theuerkauf said there is no active trails, primarily passive open space. Chairman Stites questioned the green space out to Liberty Road. Mr. Theuerkauf explained it is for secondary fire access.

Mr. Price made a motion for Approval of the rezoning request by Rockford Homes for final development plan amendment. Miss Boni seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.

41-17 ZON Benton and Katherine Benalcazar – Genoa Twp. – 42.791 acres from RR to PRD

I. Request

The applicants are requesting a 42.791-acre rezoning of eight parcels under common ownership from RR to PRD to create a 67-lot single-family subdivision; The Ravines at Hoover.

II. Conditions

Location: south side of Oxbow, east of Tussic Street Rd.

Present Zoning: Rural Residential (RR)

Proposed Zoning: Planned Residential District (PRD)

Present Use(s): One single-family house

Proposed Use(s): 67-lot single-family subdivision

Existing Density: 1 du / 2 acres

Proposed Density: 1.56 du/gross acre or 1.98 du / N.D.A.

School District: Big Walnut Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: streams/ water course, ponds, wetlands, slope > 20%

Soils: BeA Bennington Silt Loam 0-2% slope

BeB Bennington Silt Loam 2-4% slope

PwA Pewamo Silty Clay Loam 0-1% slope

AmE Amanda Silt Loam 18-25% slope

SnA Sloan Silt Loam 0-2% slope

CaB Cardington Silt Loam 2-6% slope

CaC2 Cardington Silt Loam 6-12% slope

III. Introduction

The development plan indicates the subdivision will be accessed at a single point on Oxbow Road, approximately 700 feet east of Oxbow's intersection with Tussic Street Road. Two other roads circulate through the site, providing access to the 67 lots which are generally located in the meadow areas of the site. An emergency access is shown from the end of the southwestern cul-de-sac, providing an emergency connection to Tussic Street Road.

A stream crosses the site from a point near the Oxbow/Tussic intersection headed southeast through the site. The stream is located within a ravine that drops roughly 14 feet from the developable area. This stream and ravine, as well as the wooded area that surrounds it, is part of a 21.42-acre area of open space. This represents 50.2% of the overall site. Open space is also proposed to the east, providing a buffer to the existing homes along Northshore Drive.

The average lot dimensions are 60' x 120' or 0.165 acres in size. Detention ponds are proposed along the eastern edge and in the southwest corner of the site. Walking paths are shown throughout the open space including a pedestrian connection to Northshore Drive. A 10' wide multi-use path is indicated along Tussic Street Road. Sidewalks at 4' width are shown throughout.

The City of Columbus and ODNR have partnered to improve the boat ramp at the end of Oxbow Road. Plans indicate improved pavement on the driveway, a 5' concrete walk on the north side of the drive, a new parking area for 18 cars and 27 boat trailers, and an improved ramp with adjacent floating dock.

Process: The Township has a two-step process, with this application being the initial Map Amendment with development plan, and eventually a Final Development Plan. Additionally, the Zoning Resolution has an option to propose a design with Conservation Development Standards, which require 50% open space and allows for additional flexibility in lot design. This application incorporates Conservation Standards.

IV. Comprehensive Plan

Genoa Township's 2016 Comprehensive Plan recommends residential uses in this area at a density of 0.75 units per net developable acre, based on its proximity to the Hoover Reservoir. Nearby PRD developments in the township include Vinmar Farms at 1.35 units per gross acre, Vinmar Village at 1.16 units per gross acre, and Vinmar North at 0.94 units per gross acre. (These are simple calculations of the density and not based on Net Acreage indicated in development plans.) Using the Vinmar Farms gross calculation, the result would be 58 units and would allow more flexibility in lot size and frontage while having a lower environmental impact. The Comprehensive Plan was approved in December, 2016. Vinmar North (Sections 4, 5, 6) was recently approved at a density above the recommended 0.75 units per net developable acre; it would be out of character for this application to be approved at 1.98 units per Net Developable Acre.

V. Issues

Traffic and access: Traffic Impact Study is included and the County Engineer letter indicates that based on the length of the cul-de-sacs and the emergency access, a single access to Oxbow is appropriate. Ditch setback improvements will be required along the frontage of Tussic Street and Oxbow. Pavement widening is required along Oxbow Road, along with the relocation of any above-ground utilities. Widening will include 12' travel lanes, 2' full-depth shoulder and 6' graded shoulder. That office has not yet reviewed the full study.

Drainage: Drainage appears appropriate but adequate outlets need to be indicated.

Signage: Signage is incorporated into the entry landscaping and indicates a single sign on a stacked stone base. Maximum height of the overall structure is 6' and the signage portion is 7' x 3'6" or 24 square feet.

Lighting: Lighting is minimal and includes lights at the three internal intersections. Light poles are proposed at 10' with a traditional design that included down-cast light source.

Sanitary Treatment: Typical capacity letter is included and the site can be serviced by the Vinmar pump station. Timing may be an issue as the County will be making improvements to that station in the future.

VI. Divergences

The application does not seek any divergences. Typical divergences in recent applications throughout the County have included lot dimensions and building separation. As this development is proposing Conservation Standards, there are no minimum yard requirements for residential uses. The Zoning Code doesn't appear to recommend building spacing and the Development Plan indicates a side-yard setback of 6', or a 12' separation between structures. This appears to be comparable to the spacing in other township subdivisions, such as Genoa Farms, but is minimal. Lot size and density are resulting in minimal setbacks.

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Benton and Katherine Benalcazar from RR to PRD to the DCRPC, Genoa Twp. Zoning Commission and Genoa Twp. Trustees, *subject to:*

- 1.) *Ensuring the emergency access road meets the standards noted in the Fire Department's letter; and*
- 2.) *Reducing the density to that of the recently approved Vinmar North proposal.*

Commission / Public Comments

Mr. Jeff Brown, Attorney for the applicant was present. He stated that this project uses conservation standards with 50% open space preservation. They had a walk about with the Township and a few neighbors participated as well.

Mr. Price made a motion for Conditional Approval of the rezoning request by Benton and Katherine Benalcazar from RR to PRD, subject to Staff recommendations. Mr. George seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.

42-17 ZON John McCann, Jim Gehrig and Jeff Barr – Harlem Twp. – 13.28 acres from AR-1 to PCD

I. Request

The applicants are requesting a 13.28-acre rezoning from AR-1 to PCD to allow a self-storage facility.

II. Conditions

Location: south side of Fancher Rd., east of Harlem Rd.

Present Zoning: Agricultural (AR-1)

Proposed Zoning: Planned Commercial District (PCD)

Present Use(s): Vacant lot

Proposed Use(s): self-storage facility

Existing Density: 1 du / 5 acres

School District: Big Walnut Local School District

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

Critical Resources: Archaeological sites (OHPO) buffer 50'

Soils: Ceb Cardington Silt Loam 2-6% slope

BeB Bennington Silt Loam 2-4% slope

PwA Pewamo Silty Clay Loam 0-1% slope

III. Introduction

The proposal includes seven standard storage buildings totaling 87,500 square feet, two temperature-controlled storage buildings totaling 29,750 square feet, and two covered boat/RV storage buildings totaling 13,824 square feet. A full access is proposed on the south side of Fancher Road. Asphalt parking spaces will be provided, although the majority of the site will be gravel. Open space provided is approximately 2.76 acres (21%), which includes a detention basin for stormwater control. The site is generally flat and there are no critical resources of note.

IV. Comprehensive Plan

Harlem Township's 2007 Comprehensive Plan indicates this area would be Single-Family Residential at 0.5 units per acre without centralized sewer, which is different from the proposal. Although there is no explicitly stated desire for commercial within this Sub Area A of the Comprehensive Plan, there are a number of existing commercial uses surrounding the property, as well as Westerville Estates Mobile Home Park to the east. With sufficient buffering and landscaping, the use is reasonable.

V. Issues

Traffic and access: A traffic analysis letter from Smart Services, Inc. is included, concluding that "a left turn lane is not warranted because there will be fewer than 10 left turning vehicles in the peak hours."

Drainage: A preliminary site stormwater management exhibit is included. The project is designed for the entire site to be tributary to the proposed basin to the southwest.

Signage: A signage and architectural standards exhibit is included, which will meet the zoning code requirements.

Lighting: The application states that mounted downward-cast LED lights will be provided on all buildings. On the western side of the buildings facing the residential properties, the light fixtures will have cutoff shielding.

Buffering: The proposal includes a concrete panel fence along the majority of the eastern boundary, and a 6' vinyl coated chain link fence along the eastern, southern, and western boundaries. In order to mitigate the impact to the adjacent residential properties to the west, the applicant is proposing 6' vinyl privacy fence along the majority of the western boundary. The western boundary adjacent to the residential properties will also include a continuous screen of evergreen trees and large shrubs. This should be sufficient.

VI. Divergences

One divergence is requested:

1. To allow all other circulation areas besides the driveway, guest parking, and a small apron inside the

security gate to be surfaced with compacted aggregate instead of asphalt or concrete.

Staff Comment: *The application states that this material is consistent with adjacent commercial properties, and helps to minimize the impact of stormwater runoff, and prevents the creation of a heat island. Staff concurs with impact of large impervious surfaces; this is a reasonable request.*

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by John McCann, Jim Gehrig, and Jeff Barr from AR-1 to PCD to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to:*

- 1.) *Ensuring proper buffering;*
- 2.) *All lighting being full cutoff; and*
- 3.) *Ensuring proper geometry to allow a fire truck to service the entire site.*

Commission / Public Comments

Mr. Jim Gehrig and Mr. Jeff Barr were present. Mr. Gehrig stated that they have done the calculations and have been in contact with the fire department regarding the turn radius. Cut off lighting was planned especially for the eastern edge due to the proximity to neighbors but would use wall lighting for the interior areas shielded to the neighbors. There is a 6' vinyl privacy fence proposed along the western property line. They have made contact with both neighbors, although one has not responded to their request to meet.

Mr. Burke questioned parking for staff. Mr. Gehrig stated that there would be no employees.

Ms. Noble asked if this would be open 24 hours. Mr. Gehrig stated that the units would be accessible from 6am - 10 pm. Each individual tenant would have their own gate access code. The lights would shut off at closing.

Mr. Irvine questioned the lights being off overnight. Mr. Gehrig stated that they would work with the township on what they would prefer. Their intent was to reduce the impact as much as possible.

Mr. Price made a motion to recommend Conditional Approval of the rezoning request by John McCann, Jim Gehrig, and Jeff Barr from AR-1 to PCD. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

43-17 ZON Liberty Twp. Zoning Commission – Comprehensive Plan update

I. Description

DCRCP staff worked with Liberty Township to create a Comprehensive Plan in 2006. In the mid-summer of 2016, staff began working with the Zoning Commission on a full update with all new information and formatting.

The changes to the plan reflect recent growth in Liberty Township and the City of Powell, including road improvements such as the rerouting of Powell Road around the Columbus Zoo and the extension of Sawmill Parkway. Township population in 2000 was 9,182 - a number that had grown to 14,581 by 2010 and estimated by our office to have been 16,450 when the plan update started. Residential growth has continued in the

Township, averaging 80-90 single-family permits a year during the last five years. Recent sewer-related infrastructure improvements have allowed the County to bring the Lower Scioto Wastewater Treatment Plant to be brought online. This has stimulated development in the Clark-Shaw and Hyatts corridor within both Liberty and Concord Townships. It is hoped that this will also lead to increased interest in the Golf Village North commercial area, where development has been limited by the lack of sewer access as well as market forces. The plan acknowledges recent annexations, as well as a mixed-use overlay approved by the Township. New sections were added related to Age-Targeted Housing, tax distribution detail, bikeways and trails, economic development tools, and “best management practices” in design principles. Density adjustments were made south of Hyatts to better match proposals that had been presented to both the Township and the City in the past. Design recommendations were also added for commercial areas. The Olentangy Heritage Corridor Historic Site Inventory was also reformatted and included.

II. Staff Recommendations

Staff recommends **Approval** of the Comprehensive Plan update by Liberty Twp. to the DCRPC, Liberty Twp. Zoning Commission and Liberty Twp. Trustees.

Commission / Public Comments

Mrs. Mullenhour thanked Mr. Sanders and staff for their work on the plan.

Mr. Corey Theuerkauf, as a developer, he commended the Township for putting together the plan and following the plan allows them to understand the rules and vision. From a resident’s perspective, he likes to see a coordinated plan and to be held to what the overall community is wanting to see.

Mr. George made a motion to recommend Approval of the Comprehensive Plan update by Liberty Twp. Mr. Heid seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

03-17 Woodhaven Estates, Lot 514, Division #1 – Genoa Twp. - 02 lots / 04.62 acres

I. Conditions

Applicant: Timothy Buren

Subdivision Type: Single Family Residential

Location: West side of Woodhaven Dr., south of Red Bank Rd.

Current Land Use: Single family residential

Zoned: Rural Residential (RR)

Utilities: Del-Co water and private on-lot treatment systems

School District: Big Walnut Local School District

Engineer: Jay Miller, Bird + Bull

II. Staff Comments

Woodhaven Estates is a 2-lot residential subdivision of an existing plat with frontage on the west side Woodhaven Drive, south of Sunbury and Red Bank Roads. A driveway will be utilized on the northern lot, and a new driveway will provide access to the southern lot. The northern and southern lots are 2.769 and 2.084, respectively, and will utilize on-site waste treatment. The site is mostly wooded and is adjacent to the Hoover Reservoir, and the lots therefore partially fall within the 100-year floodplain. The applicant is working on water service comments made by the fire department which can be resolved prior to Final Plat approval.

III. Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Woodhaven Estates, Lot 514, Division #1** to the DCRPC, *subject to*:

- 1.) *Continuing to work through the water service issue.*

Commission / Public Comments

Mr. Jay Miller with Bird + Bull was present.

Mr. Price made a motion for Conditional Preliminary Approval of Woodhaven Estates, Lot 514, Division #1, subject to staff recommendation. Mr. Gose seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.

Preliminary/Final

17-17 River Rock Farms, Lots 5259 and 5260, Div. #1 – Liberty Twp. - 02 lots / 09.29 acres

I. Conditions

Applicant: Paul and Phyllis Craver
Subdivision Type: Single Family Residential
Location: West side of River Road Rd., south of Orange Rd.
Current Land Use: Single family house lots
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and central sanitary sewer
School District: Olentangy Local School District
Engineer: Matt Kirk, EMH & T

II. Staff Comments

River Rock Farms is a residential subdivision that was recorded in December of 2013. It includes seven lots on a private street with a Common Access Driveway extending from the end of the road. Three homes have been built. Two of those lots have chosen to move the lot line to balance the side yards. One lot is currently 3.24 acres and will become 4.293 acres. The other lot is currently 6.05 acres and will be reduced to 4.997 acres. Based on numerous floodplain lines shown on the current plat, the applicant chose to replat the two lots rather than perform an adjacent property transfer. This allowed the typical agencies to review and sign the plat. The site is zoned FR-1, so there was no related Development Plan to amend through Liberty Township before

it could be signed.

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 *Preliminary and Final Approval* of River Rock Farms, Lots 5259 and 5260, Div. #1 to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Price made a motion for Preliminary and Final Approval of River Rock Farms, Lots 5259 and 5260, Div. #1. Mr. Gose seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.

CONSENT AGENDA

Final

11-16.2 Fourwinds Drive, Section 2 – Berlin and Berkshire Twp.’s - 04 lots / 85.092 acres

I. Conditions

Applicant: Brookdoc Investment

Subdivision Type: Road extension, future access

Location: northern extension of Fourwinds Drive, east of Three B’s & K Rd.

Zoned: Planned Multi-Unit Development (PMUD) and Planned Commercial (PC)

Preliminary Approval: 05/26/16 (overall preliminary)

Utilities: Del-Co Water, central sanitary sewer

School District: Olentangy Local School District

Engineer: Mark Smith, CEC

II. Staff Comments

This project primarily includes the extension of Fourwinds Drive from its current terminus approximately 2,100 feet north. This road will eventually turn and align with 3 B’s and K Road. As identified in the Township’s Comprehensive Plan and county planning documents, this road will become the primary route carrying traffic from 3 B’s and K down to the existing signalized intersection at Fourwinds and 36/37. Then, Fourwinds will continue south through new development before realigning with 3 B’s and K to the south near Sherman Road.

Section 2 includes the continuation of Fourwinds Drive north, which intersects with an east-west road, Summit Drive, in a roundabout. Fourwinds Drive will stub to the north of the site, and Summit Drive will

connect with 3 B's and K Road to the west and stub to the east. There are four buildable lots for single-family detached condominiums, and two reserves totaling 4.409 acres of common open space.

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 **Fourwinds Drive, Section 2** to the DCRPC.

Commission / Public Comments

Mr. Irvine made a motion for Final Approval of Fourwinds Drive, Section 2. Ms. Boni seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS

04-16 Harvest Curve – Liberty Twp. - 38 lots / 36.7 acres

Applicant: Crown Ridge Investment

Engineer: Jeff Strung, EMH & T

Preliminary approval: 02/25/16

I. Staff Comments

The applicant is requesting a 2-year extension for the Harvest Curve, based on market conditions. The applicant states that “the sale of lots have been slower than anticipated within the development of Harvest Point, also developed by Rockford homes, just north of Harvest Curve. The preliminary plan will expire on February 25, 2018. Therefore, on the December 21, 2017 Delaware County Regional Planning Commission meeting we are respectfully requesting an extension of the preliminary plan for Harvest Curve for two additional years, February 25, 2020.”

II. Staff Recommendation

Staff recommends *Approval* of a 12-month Extension for **Harvest Curve** to the RPC to expire February 25, 2019.

Commission / Public Comments

Mr. Corey Theuerkauf, with Rockford Homes was present to represent the applicant.

Mr. George made a motion to Approve a 1 year extension for Harvest Curve, to expire February 2019. Mr. Price seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.

VI. OTHER BUSINESS

- Consideration for Transfer of Appropriations: \$130.00 from Services and Charges (5305) to Salaries (5101)

Mr. George made a motion to Approve the Transfer of Appropriation as requested. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Approval: retaining Brosius, Johnson & Griggs as legal counsel for 2018

Mr. George made a motion to Approve retaining Brosius, Johnson & Griggs as legal counsel for 2018. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION (none)

VIII. RPC STAFF AND MEMBER NEWS (none)

Having no further business, Mr. Price made a motion to adjourn the meeting at 7:45 p.m. Mr. Killen 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, 2018, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.

Dave Stites, Chairman

Stephanie Matlack, Exec. Admin. Asst.