



**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

* MINUTES*

**Thursday, December 28, 2000 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 30, 2000 RPC Minutes
- Executive Committee Minutes of December 20, 2000
- Statement of Policy

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

61-00 ZON A,B Charles Day&Bradley Walker–Ber.&Lib.Twp.’s–8.221 acres from FR-1 to PCD
 65-00 ZON Randy Wilcox - Orange Twp. – 22.149 acres from C-2 to PI (Green Meadows Commerce Center)
 66-00 ZON Michael Curran – Orange Twp. – 8.258 acres from C-2 to PI (Green Meadows Commerce Center)
 67-00 ZON W/D Virginia Homes – Liberty Twp. – 138.209 acres from FR-1 to PRD (Wedgewood Park Phase II)

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
48-00.1/2/3	Genoa Farms, Ph.’s 1, 2 and 3	Genoa	152 lots / 73.92 acres
43-00.3.1/2	T Golf Village, Sec. 3, Ph.’s 1&2	Liberty	63 lots / 34.88 acres
43-00.5.1	T Golf Village, Sec. 5, Ph. 1	Liberty	48 lots / 20.17 acres
47-00	North Orange	Orange	246 lots / 345.20 acres

Preliminary/Final

49-00 Northbrooke Corp. Center, Ph. 2 Orange 03 lots / 28.09 acres

Final

50-99	T Scioto Highlands No. 3	Concord	18 lots / 36.55 acres
50-00	Ames Subdivision (Amended)	Delaware	04 lots / 05.31 acres
34-00	T The Gates at Hoover	Genoa	12 lots / 25.58 acres
64-93.6.	Harvest Wind, Phase 6, Sec. 1	Genoa	39 lots / 26.37 acres
07-00	Evans Estates, Section 2	Genoa	03 lots / 22.01 acres
41-99	Augusta Woods, Phase 2	Genoa	15 lots / 15.18 acres
15-00	T Highland Lakes North, Sec. 7	Genoa	19 lots / 09.70 acres
22-00	T Cambridge Subdivision	Genoa	64 lots / 28.10 acres
05-00.2	T Highland Hills at the Lakes, Sec. 2	Gen./Ora.	50 lots / 22.06 acres

(T=TABLED, W/D =Withdrawn)

V. EXTENSIONS

37-99 Liberty Woods Estates Liberty 03 lots / 07.55 acres
 40-99 “The Park” at Greif Brothers, Ph. 1 Liberty/Berlin 14 lots / 149.0 acres

VI. OTHER BUSINESS

- Presentation: Highlights of the Berkshire Twp. Comp. Plan, year end contracts update
- Consideration for Purchase: Director computer upgrade \$4084.85
- Consideration for Payment: Professional Services, Legal, Don Brosius (Sept.) \$3,272.30
- Consideration for Payment: Data Processing Equipment (server, Da-Wei’s computer) \$9,152.27
- Consideration for Employee Bonuses: Executive Committee recommended \$11,025.00
- Recognition of DCRPC Representatives and Alternates
- Recognition of DCRPC Chairwoman

VII. POLICY / EDUCATION DISCUSSION

I. ADMINISTRATIVE BUSINESS

■ **Call to Order**

Chairwoman Foust called the meeting to order at 7:10 p.m.

■ **Roll Call**

Representatives present: John Schmidt, Richard Fleming, Fred Fowler, Commissioner Jim Ward, Commissioner Don Wuertz, Loretta Firis, Chad Antle, Tom Hopper, Leslie Warthman, Bill Shively, Holly Foust, Charles Heimlich, Dick Gladman, Marvin Miller, and Hansel Waugh. *Alternates present:* Paul Oswalt, Bev Alltop, and Ken Baker. *Staff present:* Philip Laurien, Paul Deel, Mike Bissett, Jiyeong Lee, Da-Wei Liou, Joe Clase and Stephanie Matlack.

■ **Approval of the November 30, 2000 RPC Minutes**

Mr. Gladman made a motion to approve the minutes of the November 30, 2000 meeting, seconded by Mr. Miller. VOTE: Unanimously For, 0 Opposed. Motion carried.

■ **December 20, 2000 Executive Committee Minutes**

1. Call to order

Chairwoman Foust called the meeting to order at 8:35 a.m. *Present:* Holly Foust, Dick Gladman, Loretta Firis, Commissioner Ward, and Larry Starling. *Staff present:* Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

- a. **November 22, 2000 – Mr. Gladman made a motion to approve the minutes of the last meeting. Mr. Starling seconded the motion.**

VOTE: Unanimously For, 0 Opposed. Motion carried.

3. Old Business

- a. **Office Space** – Mr. Laurien presented the Committee with the appraisal for 109 N. Sandusky Street (Health Dept. building) from County Administrator Dave Cannon. The appraisal suggested cosmetic upgrades along with the addition of central air, new heating, plumbing and wiring and the replacement of carpeting and windows. The final estimated value for the building and parking area as is was \$290,000. Mr. Laurien was directed to discuss the Commissioner’s intentions for the building further with Mr. Cannon.

4. New Business

- a. **Financial / Activity Reports for November 2000**

The Financial report for November was presented:

Ending balance as of 10/31/00 \$539,451.18

<u>Receipts</u>	<u>November</u>	<u>YTD</u>
General Fees (NPA)	\$ 1,385.00	\$ 26,730.00
Inspec. Fees (Transfer)	\$ 120.00	\$ 1,520.00
Fees A (Site Review)	\$ 400.00	\$ 3,200.00
Membership Fees	\$	\$122,277.00
Planning Surcharge (Twp. Assist.)	\$ 1,467.92	\$ 28,455.37
Charges for Services A (Prel. Appl.)	\$12,450.00	\$
92,099.95		
Charges for Services B (Final Appl.)	\$ 6,750.00	
\$114,301.60		
Charges for Services C (Ext. Fees)	\$	\$ 1,050.00
Charges for Services D (Table Fees)	\$ 400.00	\$
2,800.00		
Charges for Services E (Appeal/Var)	\$	\$ 2,400.00
General Sales	\$ 311.00	\$ 6,144.86
Health Dept. Fees	\$ 750.00	\$ 17,130.00
Soil & Water Fees	\$ 350.00	\$ 4,225.00
Other Reimbursements	\$	\$ 156.00
Other Reimbursements A	\$	\$ 150.00
Other Reimbursements B	\$	\$ 50.00
Inter-fund Revenues	\$	\$ 0
TOTAL	\$24,383.92	\$422,690.44

Balance after receipts	\$563,835.10
Expenditures	\$32,611.62
End of November balance	\$531,223.48

Mr. Starling made a motion to approve the Financial reports, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

b. Recommendation of approval

- (1.) **Professional Services, Legal, Don Brosius (Sept. 2000) \$3,272.30**
- (2.) **Professional Services, Other, Health Dept. fees \$17,130.00**
- (3.) **Professional Services, Other, SWCD fees \$4,700.00**
- (4.) **Data Processing Equipment, (server, Da-Wei’s computer) \$9,152.27**

Mr. Gladman made a motion to approve the Health Dept. and SWCD fee expenditure and recommended approval of the legal fee invoice and the data processing equipment invoice. Mr. Starling seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

(Since the Health and SWCD fees are collected at the RPC on their behalf, it does not need to be voted on at the full Commission meeting.)

- c. **December RPC Preliminary Agenda** – Mr. Laurien stated that there are 4 rezoning requests, 4 preliminary (of which 2 are requested to be tabled), 1 preliminary / final, 9 final (of which 3 are requested to be tabled), and 2 extensions.

d. Legal Opinion

- 1.) **Does the DCRPC have the authority to require subdivisions w/ lots 1 acre or less to be connected to county water and sewer?**

Mr. Brosius stated that the DCRPC could not require subdivision to connect to county sewer or water if OEPA approved alternative systems. (Attorney opinion on file at the DCRPC for those interested.)

e. Contracts

- 1.) **Troy Twp.** – In progress, Mike Bissett and Paul Deel will be the

- primary contacts for this project.
- 2.) **Kingston Twp.** – contract signed, project early spring/summer for starting
 - 3.) **Concord Twp.** – ready for Chairwoman Foust and Director’s signatures
 - 4.) **Brown Twp.** – almost complete
 - 5.) **Shawnee Hills** – on going, recently met with approx. 300 people to discuss sewer taps, Mr. Laurien is drafting zoning updates
 - 6.) **Orange Twp.** – Mr. Laurien presented sample Lewis Center bypass concept plan at last weeks meeting. Comprehensive Plan final draft ready for adoption, needs reprinting.
 - 7.) **Others: Liberty Twp., Powell, Trenton Twp.** – possible contracts
 - 8.) **Berkshire Twp. plan presentation** – Mr. Laurien presented the Committee with a color copy of the draft Comprehensive Plan and reviewed a new chapter: Future Development Patterns.

(Commissioner Ward left for another meeting.)

f. Data Processing Equipment

- 1.) **Director’s computer** – Mr. Laurien explained that his laptop is not able to work on the comprehensive plans due to their size (50Mb files – only 64 mg RAM). When trying to save work completed it locks up and often isn’t able to save all the work completed. He presented several options (purchase and lease) for a new laptop with a preference to the Dell PIII with 850Mhz, 256MB SDRAM, 20GB hard drive and 32 MB m4 video. DCRPC staff would still use the current laptop.

Mr. Gladman made a motion to recommend approval of the purchase of the Dell PIII laptop computer for the Executive Director (\$4084.45), seconded by Mr. Starling. VOTE: Unanimously For, 0 Opposed. Motion carried.

g. Projections to End of Year – 2000

Total Projected revenue 2000 - \$469,237.95
Total Projected expenditures 2000 - \$422,051.58
Total projected surplus: \$47,1863.37
Total Contract revenue: \$31,434.63

- h. **Bonuses** – Staff continues to work regular overtime on contract work as staff prepares comprehensive plans. It will take several years to

complete all townships. As long as this is a requirement of the job and DCRPC is operating in the black, Mr. Laurien recommended a bonus to reflect the extra effort. He presented the Committee with a suggested bonus amount of \$7350.00. *Miss Firis stated Mr. Laurien’s recommendations was too modest for the quality of work performed by the RPC staff and offered a motion to recommend a total of \$11,025.00 toward bonuses for the RPC staff. Mr. Gladman seconded the motion. VOTE: 4 For, 0 Opposed, 1 Absent (Commissioner Ward). Motion carried.*

5. Other Business *(none)*

6. Personnel *(none)*

7. Adjourn

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

Meeting adjourned at 10:15 a.m.

The next Executive Committee meeting will be Wednesday, January 17, 2001 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.

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

61-00 ZON (second submission) **Charles Day, optionee; request to rezone 8.221 acres from FR-1 to Planned Commercial (PC) for the west side of Columbus Pike (US Route 23), north of Hyatts Road in Berlin Township**

I. Conditions

Present Zoning: Farm Residence (reverted from Planned Commercial)
Proposed Zoning: Planned Commercial for the portion of the Hetrick land in Berlin Township (8.221 acres).

Present Use: Vacant wooded lot

Proposed Uses: 634 mini storage lockers, office

Existing Density: 1 unit/acre in FR-1

School District: Olentangy

Utilities Available- Del Co Water

Soils: CaB Cardington 2-6% slope
CaC Cardington 6-12% slope

Surrounding Land Uses: East- US 23; South, Mini storage lockers, Oak Furniture Store; West, vacant wooded lot (Hetrick) and Grief Brothers Office Park; North, Thermo-Core commercial builders, Columbus and Southern Electric power lines.

II. General Background

This is a second submission by Charles Day seeking rezoning for the Hetrick land; the first was November 2000 (same DCRPC case number). The applicant has changed his submission from Planned Industrial to Planned Commercial, as previously suggested by DCRPC.

John Hetrick owns 12.872 acres of land (D.B. 490, page 486) which is divided by the Liberty/Berlin Township line. The 8.221 acres seeking zoning is the Berlin Township portion of the 12.872-acre tract. This proposal requests Planned Commercial zoning to construct 634 mini storage buildings on the Berlin Township portion of the Hetrick tract, leaving 4.651 acres in Liberty Township zoned Farm Residential.

The 8.221 acres was previously zoned in 1988, again in 1991, and again in 1996 (DCRPC Case 50-96 ZON).

The 1996 zoning to Planned Commercial in Berlin township was based upon a site plan that showed a six lot commercial development with a central access road linking US 23, Hyatts Road, and the backland in Liberty Township.

Since the land did not develop, the development plan expired. The Berlin Township zoning officer has declared that the 8.221-acre zoning has reverted to Farm Residential.

III. Issues

There are two alternate plans, A and B, submitted by Mr. Day. Both plans show 30' setbacks from the northern Hetrick property line and along the east and west sides of the Liberty/Berlin Township line. The plans do not dedicate this setback area for future rear access roads, but that may be the implied concept. Mr. Day has met with DCRPC staff and ODOT staff after the DCRPC denied the initial PID zoning requested in November 2000.

Neither Concept A nor B show the overall development plan for the 18 acres under option in both Berlin and Liberty Townships, and as a result, they do not function well:

1. Concepts A and B still potentially create a landlocked parcel on the Hetrick 4.6-acre remainder in Liberty Township.
2. By carving out 8.221 acres of the overall 18.837 acres held by Hetrick and Berlin Holdings Inc. this piecemeal zoning does not accomplish the access management goals of the comprehensive plan. There is no provision on the development plan for the 60' wide easement for a future commercial "Backage" road as required on the Berlin Township Comprehensive Plan and the ODOT US 23 Access Management Plan.
3. If placed in the 30-foot setback on Concept Plans A & B, the backage road damages an existing creek.
4. DCRPC and ODOT staff prefer the proposed backage road to be located as shown in the "Suggested Alternative Concept Plan" drawn by Greg Channel of ODOT and Phil Laurien of DCRPC. This future US 23 backage road has already begun its layout straddling the township line with dedicated easements on Greif Brothers and NFS QAL to the north. The Hetrick tract was expected to extend the backage road to the south by dedicating a 60-foot easement straddling the township line. The US 23 Access Management plan seeks an extension of this backage road to Hyatts Road.
5. The development plan is still incomplete with regard to:
 - a.) Landscaping plan
 - b.) Architectural standards
 - c.) Sign details

- d.) Lot coverage. A variance or divergence is required for open space, reduced from 50% to 35%. It appears that the 30 foot setback around the perimeter, which ostensibly is supposed to be future roads, may have been included in the 35% green space.
- e.) Setbacks- Concept plans A and B both would have buildings 10-15' from the backage road if it were located in the 30' setback.
- f.) If the internal stub to the west is supposed to access the future backage roads in Concept A, such access will be denied by the security fence.
- g.) The pond was shown originally as storm water retention for 468 unit of storage lockers. Now the plan shows 634 units. Is this pond large enough? What about future development on the rest of the 18 acres?

IV. Required Findings for PCD

The Zoning Commission and Trustees may approve a PCD zoning provided they find that the proposed use complies with all of the following requirements:

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

DCRPC Staff Finding: The overall development plan is still not consistent with the general standards of the resolution.

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

DCRPC Staff Finding: The proposed development conforms to the proposed commercial use of this property on the 1999 Berlin Township Comprehensive Plan. It would be helpful to see the plans for the Liberty Township side of the 18 acres as well. The access management part of the development plan (Concept Plans A and B) is not in conformity with the “backage” road as proposed in the Comprehensive Plan.

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

DCRPC Staff Finding: That the proposed zoning to PC for mini storage warehouses could advance the general welfare of the township and the immediate vicinity if redesigned

more like the “Suggested Alternative Concept Plan” drawn by ODOT and DCRPC staff. The two Concept Plans A and B still do not answer access management and zoning and subdivisions issues.

V. DCRPC Staff Recommendation

DCRPC staff recommends to the DCRPC, the Berlin Township Zoning Commission and the Berlin Township Trustees that the request for Planned Commercial zoning for 8.221 acres on US 23 in Berlin Township be conditionally approved subject to the following:

- 1. A new, complete development plan be submitted that incorporates a US 23 backage road and access management principles depicted on the Berlin Township Comprehensive Plan and the “Suggested Alternative Concept Plan”.
- 2. A complete development plan be drawn for all 18 acres under option, including the Liberty Township lands. This plan will need to request zoning from Liberty Township, which should be a concurrent process.

Commission / Public Comments

Mr. Charles Day was present. He stated that he has been working with Mr. Laurien on the plan and does not have a problem with ODOT’s recommendation of the road at the rear of the property. His attorney will be submitting an application to Liberty Twp.

Mr. Reed Farmer (268 Hyatts Road), an adjoining property owner stated his concerns with the drainage problem that already exists due to the inadequate retention pond. He is also concerned with how the proposed road may affect the fresh water springs.

Mr. Laurien stated that there is an additional storm water detention pond shown on the development plan. Mr. Day’s engineer stated that the pond would be large enough and deep enough to handle development on the entire 18 acres. He feels it should be looked at more closely.

Mr. Miller made a motion to recommend conditional approval of the Charles Day rezoning application, subject to staff comments. Mr. Oswalt seconded the motion. VOTE: 17 For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

**65-00 ZON
66-00 ZON**

**Randy Wilcox - Orange Twp. – 22.149 acres from C-2 to PI
Michael Curran – Orange Twp. –8.258 acres from C-2 to PI**

These rezoning applications are submitted by Randy Wilcox (65-00 ZON) and Michael Curran (66-00 ZON), for a total of 30.20 acres, in order to construct seven (7) office warehouse buildings in a future phase of Green Meadows Commerce Park on the north side of Powell Road just west of the railroad tracks in Orange Township.

Conditions

- Present Zoning:** Neighborhood Commercial (C-2)
- Proposed Zoning:** Planned Industrial (PI)
- Present Use:** Vacant
- Proposed Use:** Office warehouse buildings
- Existing Density:** N/A
- Proposed Density:** N/A
- School District:** Olentangy
- Utilities Available:** Del-Co water and Delaware County sanitary sewer
- Soils:** Udorthents, Clayey-Urban Land Complex, Undulating (UdB)

Surrounding Land Use:

- West:** Green Meadows Industrial Park, Emory Worldwide (Zoned PID).
- East:** Norfolk & Southern/Conrail RR and Oak Creek multi-family residential (Zoned MFPRD).
- North:** Green Meadows Industrial Park (Zoned PID).
- South:** Green Meadows Commerce Park (Zoned PID).

General comments

The applicant is requesting Planned Industrial (PI) zoning to construct 7 office warehouse buildings on approximately 30.2 acres on the north side of Powell Road adjacent to the west side of the Norfolk and Southern and Conrail railroad tracks. Access is proposed to Powell Road at the west end of the property and Green Meadows Drive to the north with no restrictive turning movements to either road. The total office/warehouse space will be 471,866 sq. ft. with 1018 parking spaces provided (minimum 992 required). The project will be developed in 3 phases.

Phase	Acres	Buildings	Total Bldg. Sq. Ft	Parking
I	7.9	2	115,306	500
II	14.1	3	238,410	255
III	8.2	2	118,150	263
Total	30.2	7	471,150	1018

Del-Co can provide water with existing 12” lines along Powell Road and Green Meadows Drive. Sanitary sewer is available via a 15” line along Green Meadows Drive. Stormwater will be detained within 2 detention/retention basins on the west side of the development as well as within parking areas.

A divergence is requested from Section 14.07(o) of the Zoning Resolution permitting a maximum 75 percent lot coverage of buildings and impervious surface material.

The applicants intend to obtain an easement from ODOT along Powell Road for landscaping, mounding and bank stabilization. If this area is included in the overall calculation, then less than 75% of the development would be covered (26% green space).

Criteria for Approval

“In approving an application for a Planned Industrial District the reviewing authorities shall determine:”

- 1.) If the proposed development is consistent in all respects with the purpose, intent and general standards of the Zoning Resolution;
- 2.) If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply;
- 3.) If the proposed development advances the general welfare of the township and the immediate vicinity.

Staff Comments on meeting criteria for approval:

Compliance with local zoning

The development plan is generally consistent with the standards of the Planned Industrial District, except for the following:

- a.) The development plan indicates that an easement will be obtained on the ODOT land along the Powell Road overpass for landscaping, mounding and bank stabilization. This requires a permit from ODOT. ODOT staff members are agreeable to the concept.
- b.) An existing 10’ Electric Easement runs through 2 of the proposed buildings. If Columbia and Southern has not granted permission to develop within this easement the buildings must be relocated.
- c.) The developer should coordinate with Emory Worldwide on a single access point to Powell Road aligning with Green Meadows Drive approximately 500’ west of the development. According to Greg Channel of ODOT, this new intersection could warrant a traffic signal.

Compliance with the Comprehensive Plan

- a.) The Delaware County 1993 Regional Land Use Plan for this area shows the

land to be suitable for development. The Plan is not site specific enough to recommend land use for this parcel. However, given its location adjacent to the Green Meadows Industrial Park and railroad tracks, PID zoning would be a reasonable request and in general compliance with the intent of the 1993 Regional Land Use Plan, which shows industrial uses nearby.

- b.) The 1991 Orange Township Comprehensive Plan indicates that the area along the railroad tracks and Powell Road should be developed as planned industrial parks.

The draft 2000 Orange Township Comprehensive Plan recommends the corridor between US 23 and the Railroad tracks from Powell Road to Orange Road be Planned Commercial with areas along the tracks Planned Industrial.

Advancing the general welfare of the Township

The Property is currently zoned Neighborhood Commercial District but has industrial zoning and uses around it. This proposal is an infilling of the current industrial character of the surrounding land to the north, west, and south. The railroad tracks will provide an adequate buffer zone from the multi-family uses to the east. The plan will continue the trend of industrial development along the railroad corridor and Powell Road. Staff finds that the PID district could enhance the general welfare of the township and the immediate vicinity. If unrestricted turning movements to Powell Road are desired then access to Powell Road should be through the Emory Worldwide property to the west, with a new signal at the alignment with Green Meadows Drive South.

Findings:

- 1.) The development plan conforms to both the current and proposed Township comprehensive plan. Additional information is needed for compliance with PID zoning standards.

Staff Recommendation

Staff recommends *conditional approval* of the 30.20 acre rezoning from C-2 to PID, to the RPC, Orange Township Zoning Commission, and Orange Township Trustees, subject to staff comments.

Commission / Public Comments

Mr. Charlie Vince was present on behalf of Don Kenney Jr. He stated that he has a letter from ODOT stating that they will give an easement in the green area to maintain the slopes. Regarding the electrical easement, Mr. Vince has talked to Columbus and Southern and they want to keep the easement in place to provide

temporary construction power. The easement will be abandoned as the buildings are completed. ODOT is working with Emory to move the road to the east to tie into the Green Meadows development and put in a traffic light.

Mr. Ward made a motion to recommend conditional approval of the rezoning request by Randy Wilcox and Michael Curran, subject to staff comments. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

48-00.1/2/3 Genoa Farms, Ph.'s 1, 2, and 3 - Genoa Twp. – 152 lots, 73.917 acres

Applicant: Dominion Homes

Subdivision Type: Single Family Residential

Location: West side of Old 3C Highway about 650 feet north of Freeman Road

Current Land Use: Agricultural

Zoned: PD-1 Conservation Development

Utilities: Del-Co water and Delaware County Sanitary Sewer

School District: Westerville

Engineer: R.D. Zande & Associates, Inc.

Adjacent Existing Land Use:

West: Single family development west of State Route 3.

North: Large (2-6 acre) single-family house lots with frontage on Big Walnut Road.

South: Presbyterian Church and one large lot single family home along Freeman Road.

East: East side of Old 3C Highway is Covington Meadows, a PD-1 subdivision with conservation standards (under construction) with densities of 1.98 units per acre.

Staff Comments

This subdivision consists of two large agricultural tracts (total of 73.92 ac) located west of Covington Meadows along Old 3C Highway. Two rezoning cases were heard by the RPC (25-00 ZON and 31-00 ZON) for these tracts. The cases have since been joined into one application, and approval was received for 151 lots in a PD-1 Conservation Development zone from Genoa township. The development has

52.9% (39.08 acres) open space and a density of 1.98 du/acre. The design consists of a large loop street called Genoa Farms Boulevard with a smaller loop called Seneca Lane. Interior streets will have a 60' right-of-way and 27' of pavement width except for the two entrances, which have a width of 36'. Streets will have sidewalks on both sides.

There are three retention basins on the flat site with reserve areas for passive and active recreation including a 6' mulch walking path that meanders throughout the site. A hardwood reforestation area is located along the perimeter of the site. The remaining open space is low maintenance prairie grass. There are many existing structures on the site, many of which are to be preserved and owned by a Homeowners Association.

There is sanitary sewer capacity available for a maximum of 90 units (Phases 1 and 2). To obtain capacity for the remaining lots in the subdivision (Phase 3), offsite improvements must be made to the sewer system within the Medallion subdivision to the south-east. The following note has been placed on the plan to address the issue of limited sewer capacity:

“In order to provide sanitary service for more than 90 lots, the 10” sanitary line between manholes 67-60 in Medallion Subdivision will need to be improved. The final plat for phase 3 will not be submitted for final approval prior to said improvements being completed to the satisfaction of the Delaware County Sanitary Engineer.”

A technical review was held on December 19th, 2000, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval* of Genoa Farms, Phases 1,2 &3 to the RPC.

Commission / Public Comments

Mr. Jason Coffee of RD Zande was present.

Ms. Warthman stated that there were two items that still need to be addressed:

- 1.) easement for the water line requested at the Twp. Trustees meeting and postponed for the next meeting, needs to be shown; and
- 2.) the requirement for one ownership for both parcels was stipulated in the development text prior to phases one and two receiving all 90 units. It's limited on the north how many units could be developed unless both parcels are owned by one owner.

Mr. Coffee stated that he is aware of both conditions and is agreeable to them.

Mr. Oswalt stated that he liked the layout of the plan and would like to see more of them.

Ms. Warthman made a motion for conditional approval of Genoa Farms, Phases 1, 2, and 3 subject to:

- 1.) *the resolution of the waterline easement request*
- 2.) *commitment that the requirement for one ownership prior to 90 units being designated on phases 1 and 2.*

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

43-00.3.1/2 Golf Village, Sec. 3, Ph.'s 1 & 2 – Liberty Twp. - 63 lots, 34.88 acres

Applicant: Triangle Real Estate

Engineer: Kevin Kershner, RD. Zande

Staff Comments

Mr. Kershner has requested to table this application for 90 days.

Staff Recommendation

Staff recommends approval of the 90-day table request for the Golf Village, Section 3, Phases 1 and 2, to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 90-day table request for Golf Village, Section 3, Phases 1 and 2. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

43-00.5.1 Golf Village, Sec. 5, Ph. 1 – Liberty Twp. - 48 lots, 20.17 acres

Applicant: Triangle Real Estate

Engineer: Kevin Kershner, RD. Zande

Staff Comments

Mr. Kershner has requested to table this application for 90 days.

Staff Recommendation

Staff recommends approval of the 90-day table request for the Golf Village, Section 5, Phase 1, to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 90-day table request for Golf Village, Section 5, Phase 1. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

47-00 North Orange – Orange Twp. – 240 residential lots, park dedication, 7 potential commercial lots - 345.2 total acres

Applicant: Planned Communities, Inc.

Subdivision Type: Single Family Residential/ Park/ Planned Commercial and Office

Location: West side of US Route 23 1950 feet south of Home Road

Current Land Use: Agricultural/Woods

Zoned: Zoning approved by the Orange Township Trustees on October 25th to SFPRD and to PCD on December 18th.

Utilities: Del-Co water and Delaware County Sanitary Sewer

School District: Olentangy

Engineer: Stults and Associates, Inc.

Surrounding land uses

West – Large lot residential tracts as well as two large lot subdivisions (Notch and Smith Subdivisions)

East – Orange Point Commerce Park and large agricultural tracts.

North – Large agricultural tract and large lot residential along Home Road.

South – West Orange Subdivision

Staff Comments

The site is currently agricultural with woods and ravines. The subdivision includes 130.66 acres of commercial in the north-eastern portion of the site, in the center of the site, and a strip approximately 500 feet parallel to US 23. 43.646 acres of park/open space is dedicated in the center. 172.94 acres of single family residential are proposed in the western area of the site. There are also two large lots delineated for detached single unit condominiums, 26.5 acres in the south and 38.7 in the north (191 unit's total). There are two large powerline easements running through the

commercial and park/open space portions of the site.

Two of the access roads to US 23 will be signalized intersections, a third will be a right-in-right-out movement. These access roads intersect with a parallel access “backage” road. Street C extends to the west into the single-family residential area (“District A”). The single-family area shows connections to the west to open tracts and to the north into the condominium (“District C”) and commercial (“District 4”) areas. Street N will continue through the commercial district and connect to the parallel access Street A. All streets will have a sidewalk on each side within the single-family residential district.

Lot sizes average 12,000 square feet in Single Family residential District ‘A’. Roads are generally 32 feet with 60-foot rights-of-way. Small pockets of open space throughout the development provide storm water management in 13 detention basins. The large park area provides a sufficient amount of passive and active recreation space for the development as well as for the local community.

A commitment to a bike-path connection has been made from the single detached condominium units in the south to the West Orange subdivision.

Staff Findings

A technical review was held on December 19th, 2000. A second meeting was held 12/28/00 at DCRPC offices to resolve outstanding issues. As a result of that meeting an amended preliminary plan was submitted, which is now the subject of the following comments:

1. Sheet 7 should show a new manhole (not existing) at the SW corner of the Havens lot and the Syrkin lot. The sewer easement across the Syrkin lot should be shown.
2. Street names must be determined and approved by the Map Department.
3. An access easement must be provided to the detention basin in the southern portion of the site between lots S39 and S24/S23.
4. The ODOT US 23 Access Management Plan recommends a back door connection from North Orange Subdivision to Orange Road. The US 23 Access Management Plan anticipates this to be a “backage” road. DCRPC staff sees no need for a full fledged “backage” road connection to Orange Road, since the “backage” road cannot connect further south to Owenfield drive as it is blocked by a large cemetery. However, the plan should show a residential street stub off Street J between lots S19 and S18. This stub should connect to an easement through a flag of the Havens 50.79-acre tract south to Orange Road. Such access easement

across the Havens Flag should be obtained concurrent with final plat approval. Subsequent to the development of North Orange Subdivision, should a future traffic study show the benefit of this connection (perhaps with the upgrading of Orange Road), the easement would be available. The 100' x 700' flag should be included as a reserve lot in the subdivision with an access easement dedicated to the County. Any future road connection would be a public construction project initiated by the township trustees.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of the North Orange Subdivision, *subject to the resolution of all four conditions listed under staff findings, to the RPC, and the resubmission of a revised preliminary plan incorporating these 4 amendments.*

Commission / Public Comments

Mr. Jack Brickner, Director of Development with Planned Communities was present. The “flag” that was referred to in the Staff Comments, item (4.), though owned by the Havens family, is not part of the purchase agreement. Planned Communities does not have direct control over that piece of ground. They did commit to DCRPC staff and others in this morning’s meeting, that they will try to work with the Havens to obtain an easement to enable a future road. He stated that they will be able to change the bike path to the southern end of the property (to West Orange Subdivision).

Mr. Tim Peterkoski, Central Ohio Scenic River Coordinator, ODNR submitted a letter regarding his concerns. He requests a minimum area of at least 120 feet on both sides of the ravines to be maintained as a forest buffer and that permanent protection be placed on these areas with an easement to ODNR or Delaware County Park District, or at a minimum, a plat restriction.

Mr. Laurien emphasized that the staff comments are not intended to force the developer to build an access from Orange Road to the North Orange subdivision, but is asking that the 100’x700’ strip of land be reserved with an easement dedicated to the public. If in the future, a connection to Orange Road is warranted and desired by the Township perhaps at a time of upgrading Orange Road, the Township won’t have to acquire the land. If the easement is platted, everyone is on notice that there could be a future street there because the stub is built. The County Engineer made it clear that it would be a public construction road. It would have to be initiated by the Township Trustees as a Township road and remain under their control.

Mr. Gladman stated that he would like to see a note on the plat that stipulates that the connection road would only be built by the initiative of the Township. Mr. Laurien asked if Mr. Brickner was in agreement to this stipulation. Mr. Brickner stated that they don’t have control over that access strip. The owner of that access strip also owns an adjoining vacant lot within the West Orange Subdivision. He stated that they are committed to approach the Havens to look at putting an easement on that strip of ground. One reason that that piece was not purchased in the original negotiations with the Havens was that neither they nor the Township wanted an access to Orange Road. So it was intentionally left out of the purchase. He stated that they could extend a stub within the section of the property that they are purchasing.

Mr. Laurien stated that if this were one of the conditions in preliminary plan approval and if it’s not resolved prior to final plat approval, there would be a problem. Mr. Brickner asked if Mr. Laurien and the County Engineer would meet with the Havens. Mr. Laurien agreed to.

Mr. Gladman stated that on the plan there is a 60’ setback from centerline, the Township requires set backs from road right-of-way (should be changed to 30’ from R-O-W). Also, it is designated as Planned Residential, the correct verbiage should be Single Family Planned Residential.

Mr. Ward made a motion for Preliminary approval of the North Orange Subdivision, subject to staff recommendations and comments, and with Mr. Gladman’s stipulation that a note be placed on the plat stating that the connection via easement to Orange Road would be required to be initiated by the Orange Township Trustees. Mr. Miller seconded the motion. VOTE: 17 For, 0 Opposed, 1 Abstained (Dick Gladman, Orange Twp.). Motion carried.

Preliminary/Final

49-00 Northbrooke Corp. Center, Phase 2 – Orange Twp. - 03 lots, 28.10 acres

Applicant: Airtight, Ltd. & Northbrook / AC LLC
Subdivision Type: Industrial
Location: 8133 Highfield Dr., Orange Twp.
Current Land Use: Vacant
Zoned: Planned Industrial (PI)
Utilities: Public sewer and Del-Co water
School District: Olentangy
Engineer: Environmental Design Group

Staff Comments

The applicants are proposing three (3) lots on 28.1 acres accessed from Highfield Drive. The property is located east of U.S. 23 and would connect Highfield Drive north with Highfield Drive south. Surrounding land uses are commercial to the south, southwest (Wal-Mart) and northwest, industrial to the east and southeast (Northbrooke Corporate Center), multi-family apartments to the north (Orange Village Center), and vacant lands to the west. Deep Run creek runs along the north property line, where a large detention pond is proposed. This development is the second phase of the Northbrooke Corporate Center, an industrial subdivision located to the immediate east. The Meadows at North High Subdivision is located to the south.

The entire parcel is currently zoned Planned Industrial (PI). 13.26 acres were rezoned to Planned Industrial (PI) in April 2000. The remaining area was rezoned as part of the Northbrooke Development. The lot sizes are 4.546 acres, 4.360 acres, (west side) and 15.808 (east side). The Delaware County Engineer has approved final engineering plans for High Field Drive.

The application received a technical review on December 19th, 2000 after which the applicant has addressed all of the required changes and submitted a mylar with all required signatures.

Staff Recommendation

Staff recommends *Preliminary and Final approval* of the Northbrooke Corporate Center, Phase 2 Subdivision, to the RPC.

Commission / Public Comments

Mr. Jim Olsausen, of Environmental Design Group was present on behalf of the applicant.

Mr. Miller made a motion to approve the Preliminary and Final application of the Northbrooke Corporate Center, Phase 2. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Mr. Gladman made a motion for Final approval of the Ames Subdivision, Evans Estates, Section 2, and Augusta Woods, Phase 2. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

T:\Internet\Minute\m122800.doc

Final

50-99 Scioto Highlands No. 3 – Concord Twp. - 18 lots, 36.55 acres

Applicant: S. Robert Davis
Engineer: EMH&T, Inc.

Staff Comments

The applicant has requested a tabling for a period of 90-days.

Staff Recommendation

Staff recommends approval of the 90-day table request for Scioto Highlands, No. 3 to the RPC.

Commission / Public Comments

Commissioner Ward made a motion to approve the 90-day table request for Scioto Highlands, No. 3. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

50-00 Ames Subdivision (Amended) – Delaware Twp. - 04 lots, 05.31 acres

Applicant: Scott Miller, Attny.
Subdivision Type: Single-family Residential
Location: North side of Kingsbury Rd. east of Pollock Road, Delaware Twp.
Current Land Use: Existing Single-family Residential
Zoned: Farm Residential District (FR-1)
Utilities: Public water and on site septic
School District: Delaware City
Engineer: Scioto Land Surveying, Inc.

Staff Comments

The Ames Subdivision is a four-lot subdivision along the north side of Kingsbury Road east of Pollock Road in Delaware Township. This application is for an amendment of the four lot final plat that showed a shared access point for lots 837 and 838. Since the time of platting the homes have been constructed with the drives on opposite sides of the lots. The amended plat simply removes the shared

access easement to be consistent with what is constructed.

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 Ames Subdivision amended plat, to the RPC.

Commission / Public Comments

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

34-00 The Gates at Hoover – Genoa Twp. - 12 lots, 25.58 acres

Applicant: Hoover Gate LLC
Engineer: Frank Celio, Scioto Land Surveying

Staff Comments

The applicant has requested a tabling for 90-days.

Staff Recommendation

Staff recommends approval of the 90-day table request for The Gates at Hoover to the RPC.

Commission / Public Comments

Commissioner Ward made a motion to approve the 90-day table request for The Gates at Hoover. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

64-93.6.1 Harvest Wind, Ph. 6, Sec.1 –Genoa Twp. - 39 lots, 26.37 acres

Applicant: Webb Ventures V., Inc., Mr. Bob Webb
Subdivision Type: Single-family Residential
Location: 9406 Tussic Rd., Genoa Twp.
Current Land Use: Vacant / Wooded
Zoned: Planned Residential District (PD-1)

T:\Internet\Minute\m122800.doc

Utilities: Public sewer and Del-Co water
School District: Westerville
Engineer: Stults & Associates, Inc.

Staff Comments

There is disagreement between the applicant and the Township over a sidewalk that apparently was a condition of Zoning approval, agreed to by the previous developer, Vince Romanelli. The intent of the township Zoning Commission seems clear from the 1993 record, but the sidewalk was not itemized in the resolution, not required by the Township as part of the preliminary plan, and therefore not built as part of the approved preliminary plan. Attorneys for the township and Mr. Webb have agreed to cooperate in resolving this issue. Staff has no option but to recommend final plat approval since all improvements have been constructed in compliance with the approved preliminary.

Staff Recommendation

Staff recommends *Final approval* of the Harvest Wind, Phase 6, Section 1 Subdivision, to the RPC.

Commission / Public Comments

Mr. Laurien stated there is a disagreement between the current developer (Bob Webb) and the Township, which has resulted in the Township not signing the mylar. The fee has been paid but the mylar has not been signed. The dispute is over a sidewalk that is not built on a collector street. The intent of the Zoning Commission hearing (on November 8, 1993) was to have a sidewalk built by the developer along this collector road but the Commission did not specify the sidewalk in this resolution approving the zoning, nor did they require it in their review of the preliminary subdivision. Sidewalks are built elsewhere throughout the subdivision. This road has been built with open ditches (not curb and gutter). There is no physical way that it would be easy to build a sidewalk next to that street. The street has been built in complete compliance with the preliminary plan. The preliminary plan did not catch the fact that a sidewalk was required by the Township in the zoning process. It would not have been caught by the DCRPC because it was a stipulation made by the Township. It wasn't caught by the Township when they looked at the preliminary plan, so that plan that was reviewed by the County Engineer was one that was approved and was one that the subsequent builder built. The builder that apparently agreed in the minutes of that November hearing did not ultimately build this subdivision. This plat is in accordance with the preliminary plan, so Mr. Laurien feels the RPC is required to approve it.

Mr. Denny Gobert, Genoa Twp. Trustee, stated that Ms. Warthman's statement would reflect the Trustees concerns. He also stated that he agrees with Mr. Laurien's comments.

Mr. Steve Martin, attorney for Bob Webb was present. Preliminary plans were approved (19 sheets) and had a cross section of the road in question. Final plans were also approved. He stated that he does not agree that there was an agreement at the Zoning Commission that sidewalks would be built. But he does not dispute that there was discussion that Mr. Romanelli said that they could build them. Mr. Martin presented a letter from Stults & Associates, dated 12/14/93, which he stated clearly establishes that there was not an agreement between the Township and the then developer regarding sidewalks. The entry way on Tussic Road is 60 feet wide, there is a 60 foot ROW and open ditches. In order to put a bike bath or sidewalks there, additional lands would need to be acquired from the lands to the north and the south.

Ms. Warthman stated that sidewalk agreements were made for connections to several other subdivisions not just within Harvest Wind. Sidewalks were discussed during a minor amendment hearing. There is a 1997 resolution that stipulates sidewalks on the south side of Center Green Drive in front of the condominiums. That puts a sidewalk between no sidewalks on either side. She stated that the Zoning Commission assumed that there were sidewalks on both sides. She also stated that she received the application fee today (12/28/00) after it was made aware to the developer that they had not paid their administrative review fee nor had they submitted a mylar for signature. She has also not received any willingness to compromise and work out a way to work out this problem.

Mr. Miller made a motion for Final approval of Harvest Wind, Phase 6, Section 1, seconded by Miss Firis. VOTE: Majority For. No hand count was conducted. Motion carried (for approval).

An adjoining resident stated that he owns the property to the north. He said that he has had problems with flooding since the road has been built. Chairwoman Foust stated that he should contact the Zoning Office or DCRPC for future development.

07-00 Evans Estates, Section 2 –Genoa Twp. - 03 lots, 22.01 acres

Applicant: Alice Evans
Subdivision Type: Single-family Residential, CAD
Location: South side of Plumb Rd., East of 3 B's and K Rd., Genoa Twp.
Current Land Use: Agriculture
Zoned: Rural Residential (RR)
Utilities: On site septic and Del-Co water
School District: Big Walnut
Engineer: Patridge & Associates

Staff Comments

Evans Estates, Section 2 is a 3 lot CAD subdivision on 22.01 acres with the lots being 12.35, 3.26 and 6.34 acres. The surrounding land uses are single family residential along Plumb Road including the Staffen Estates three lot CAD subdivision. The Evans Estates Section 1 CAD subdivision is located to the east. Alum Creek State Park is located to the west and south which consists of wooded ravine land. The site is very flat with Pewamo and Bennington soils. Evans Estates received preliminary approval in March of 2000.

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 Evans Estates, Section 2 Subdivision, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of the Evans Estates, Section 2. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

41-99 Augusta Woods, Phase 2 – Genoa Twp. - 15 lots, 15.18 acres

Applicant: Augusta Land Corp. Development Ltd.
Subdivision Type: Single-family Residential
Location: East side of Africa Rd., 500 feet south of St. Andrews Dr., Genoa Twp.
Current Land Use: Single-family residential and a barn
Zoned: Suburban Residential (SR)
Utilities: Public sewer and Del-Co water
School District: Westerville

Engineer: ME Civil Engineering

Staff Comments

Augusta Woods II is located on the east side of Africa Road south of Worthington Road in Genoa Township, just north of Westerville. Highland Lakes South Sec. I is adjacent to the north, Highland Lakes, Sec. II to the East, Africa Road to the West and the proposed Augusta Woods I to the South. The proposed 15.2 acre subdivision is zoned SR and will have 15 lots with access from a cul-de-sac road and two CAD's. One is a four lot CAD and the other serving three lots at the east end of the cul-de-sac. The use of the CAD in the east enables the placement of homes to avoid steep slopes while meeting setback requirements. Augusta Woods II received conditional preliminary approval in October of 1999 and has since met all conditions.

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 Augusta Woods, Phase 2 Subdivision, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Augusta Woods, Phase 2. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-00 Highland Lakes North, Sec. 7 – Genoa Twp. - 19 lots, 09.70 acres

Applicant: Jack Brickner, Planned Communities, Inc.
Engineer: Adam Long, EMH&T, Inc.

Staff Comments

The applicant has requested a tabling for a period of 90-days.

Staff Recommendation

Staff recommends conditional approval of the 90-day table request for Highland Lakes North, Section 7, subject to receipt of the \$200.00 table request fee, to the RPC.

Commission / Public Comments

T:\Internet\Minute\m122800.doc

Commissioner Ward made a motion to approve the 90-day table request for Highland Lakes North, Section 7. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

22-00 Cambridge Subdivision – Genoa Twp. - 64 lots, 28.10 acres

Applicant: Cambridge Land Investments, LTD.
Engineer: Robert McFarland

Staff Comments

The applicant has requested to table the application for 90 days.

Staff Recommendation

Staff recommends conditional approval of the 90-day table request for Cambridge Subdivision, subject to receipt of the \$200.00 table request fee, to the RPC.

Commission / Public Comments

Commissioner Ward made a motion to approve the 90-day table request for Cambridge Subdivision. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

05-00.2 Highland Hills at the Lakes, Sec. 2 - Genoa and Orange Twp.'s - 50 lots, 22.06 acres

Applicant: Jack Brickner, Planned Communities, Inc.
Engineer: Adam Long, EMH&T, Inc.

Staff Comments

Staff recommends conditional approval of the 90-day table request for Highland Hills at the Lakes, Section 2, subject to the RPC receipt of the \$200.00 table request fee, to the RPC

Commission / Public Comments

Commissioner Ward made a motion to approve the 90-day table request for Highland Hills at the Lakes, Section 2. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS
37-99 Liberty Woods Estates – Liberty Twp. - 03 lots, 07.55 acres

Applicant: Daryl T. Gillette
Engineer: Shores Surveying Company

Daryl T. Gillette is requesting a six-month extension of the Liberty Woods Estates Subdivision that received conditional Preliminary Approval on December 16th, 1999. Gary L. Shores of Shores Surveying Company states that the project is progressing timely except for reconciling differences between the Delaware County Health Department, OEPA, Delaware County Regional Planning Commission, and the desires of the developer. They are attempting to create an improved leaching arrangement, which both the Delaware County Health Department and the OEPA appear to support. At issue is who has, or is willing to take jurisdiction of said system.

Staff Recommendation

Staff recommends *approval* of the 6-month extension of the Liberty Woods Estates subdivision preliminary plan, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the 6-month extension for Liberty Woods Estates, seconded by Mr. Schmidt. VOTE: Unanimously For, 0 Opposed. Motion carried.

40-99 “The Park” at Greif Brothers, Phase 1 – Liberty and Berlin Twp.’s - 4 lots, 149.0 acres

Applicant: Greif Brothers Cooperage Corporation
Engineer: Charles L. Orth, Stults and Associates, Inc.

Greif Brothers Cooperage Cooperation is requesting a six-month extension of “The Park” at Greif Bros., Phase 1 Subdivision that received Preliminary Approval on September 30th, 1999. Charles L. Orth of Stults and Associates, Inc. stated the reason being a new public road has not been completed for acceptance.

Staff Recommendation

Staff recommends *approval* of the 6-month extension of the “The Park” at Greif Brothers, Phase 1 subdivision preliminary plan, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the 6-month extension for Liberty Woods Estates, seconded by Mr. Schmidt. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

- Presentation of highlights of the Berkshire Twp. Comprehensive Plan, year end contracts update
Mr. Laurien presented an overview of the Berkshire Twp. Comprehensive Plan with the additional chapters; Chapter 13 Future Development Patterns and Chapter 16 Implementation. He stated that in 1999 Orange, Porter and Berlin Twp.’s Comprehensive Plans were completed. In 2000, Berkshire was completed, Brown and Troy were started. Kingston and Concord contracts were signed.

- Consideration for Purchase: Director computer upgrade \$4084.85
The files for the comprehensive plans are too large now to run on the laptop. The Berkshire Twp. file is 50 MB (25 floppy disks). Each plan starts with the basis from the previous plan.

Commissioner Ward made a motion to approve the purchase of a computer upgrade for the Director. Mr. Oswald seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Payment: Professional Services, Legal, Don Brosius (Sept.) \$3,272.30

Mr. Gladman made a motion to approve the legal service invoice, seconded by Commissioner Ward. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Payment: Data Processing Equipment (server, Da-Wei’s computer) \$9,152.27
Mr. Oswald made a motion to approve the Data Processing Equipment invoice, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Employee Bonuses: Executive Committee recommended \$11,025.00

Chairwoman Foust explained that the bonus policy was started last year to compensate RPC staff for extra evening hours. After a review of last year's hours, this year overtime hours, the amount of money brought in by contracts and the Executive Committee recommended the approval of \$11,025.00 for bonuses. Commissioner Ward commended the DCRPC for their work on the Comprehensive Plans and for keeping on top of the planning for the County.

Mr. Miller made a motion for approval of \$11,025.00 for DCRPC Staff bonuses. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Recognition of DCRPC Representatives and Alternates
In recognition of the continued support of the Representatives and Alternates of the DCRPC, Chairwoman Foust presented the members with a certificate of service (5, 10, 15, 20 and 25 years of service.)
(See attached table with total years of service.)

- Recognition of DCRPC Chairwoman
In recognition of her service as Chairwoman for the last year, Mr. Laurien presented Mrs. Foust with a clock. He said that she has always been available to discuss issues concerning the DCRPC and appreciates her hard work.

VII. POLICY / EDUCATION DISCUSSION

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

Meeting adjourned at 9:00 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, January 25, 2001, 7:00PM at the Delaware Joint Vocational School North Campus, 1610 St. Rte. 521, Delaware, Ohio 43015.