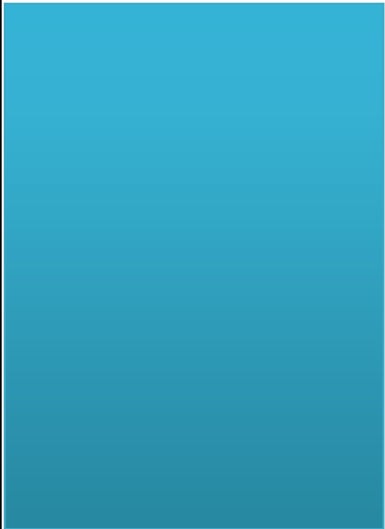
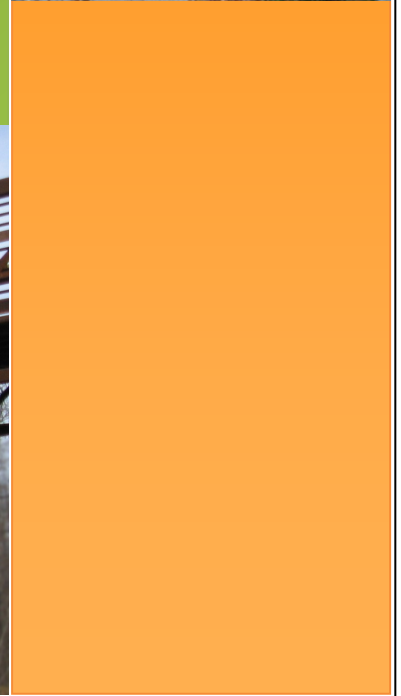


# 2010 Annual Report

*1961-2011  
recognizing 50 years*



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In addition to this **Annual Report**, the RPC staff regularly publishes two reports that are of interest to our residents, communities, representatives, developers, and other governmental agencies.

The **Demographic Package**, updated in October of each year, features information on population projections derived from Census information and local building permit data.

Our other annual publication, **Delaware County Development Trends**, is a more detailed look at the number of lots in the development pipeline. It presents subdivision and zoning proposals in numerous ways, not only for 2010, but for the last several years and decades.

It is vital that our member communities help us keep our data current. If you see a zoning code on our website that is outdated, please alert our staff and we will make sure it is updated on the site and in our files.

*On the cover: Old Orange Road bridge (top), Ohio to Erie Trail bridge across Old 3C at Plumb Road (center), Bridge over Bartholomew Run within the River Run subdivision (bottom).*

## Mission

**The Delaware County Regional Planning Commission was established to provide growth management systems, planning services and general information to all governmental entities in Delaware County, Ohio relating to land use planning and coordination of activities of regional significance.**

## Involvement

In addition to the involvement and contact RPC has with county offices and local jurisdictions, we have also had interaction or contact with the following organizations in 2010:

<b>Ohio Planning Conference</b>	<b>Ohio State University Dept. of City and Regional Planning</b>	<b>Olentangy Local School District</b>
<b>County Planning Directors of Ohio</b>	<b>United Way Essential Services Team and Community Impact Team</b>	<b>Olentangy Watershed Action Group</b>
<b>MORPC Staff Summit</b>	<b>County Greenways Forum</b>	<b>Friends of the Lower Olentangy Watershed</b>
<b>MORPC Balanced Growth Planning Partnerships (Olentangy, Scioto, and Big Walnut Watersheds)</b>	<b>Partnership for a Healthy Delaware County</b>	<b>Delaware General Health District's PACE-Environmental Health Committee</b>

# Commission members

*The DCRPC is comprised of one representative from each Township/Municipality participating in the funding of the Regional Planning Commission. County Commissioners and the County Engineer are representatives as are one member from the Board of Health, Sanitary Engineer Department, and Code Compliance. Members serve a three-year term commencing March 1st of each year. The Board of County Commissioners and the County Engineer serve during their tenure in office. The Executive Committee is comprised of four appointed members of the DCRPC and one Commissioner appointed by the Board of Commissioners. Executive Committee officers serve a term of one year commencing at the first regularly scheduled Executive Committee meeting in April.*

## Executive Committee (4/2011)

**Holly Foust**, *Liberty Township*, Chair    **Steve Burke**, *Delaware General Health District*, Vice-Chair  
**Lloyd Shoaf**, *Radnor Township*, 2nd Vice-Chair    **Dick Gladman**, *Orange Township*, Member-At-Large  
**Ken O'Brien**, *Delaware County Commissioner*

## Representatives and Alternates (4/2011)

### Village of Ashley

Jim Nelson, Rep.

### Berkshire Township

Jeff George, Rep.  
William Holtry, Alt.

### Berlin Township

Rick Sedlacek, Rep.  
Ray Armstrong, Alt.

### Brown Township

Susan Kuba, Rep.  
Paul Clay, Alt.

### Concord Township

Ric Irvine, Rep.

### Delaware County

Dennis Stapleton, Commissioner  
Ken O'Brien, Commissioner  
Tommy Thompson, Commissioner  
Tim Hansley, (Administrator) Alt.  
Fred Fowler, Code Compliance  
Duane Matlack, Code Comp. Alt.  
Steve Burke, Health Dept. Rep.  
Steve Ruckman/Mike Rogich,  
Health Dept. Alts.  
Tiffany Jenkins, Sanitary Eng. Rep.  
Jack Smelker, Sanitary Eng. Alt.  
Chris Bauserman, Engineer Rep.  
Rob Riley/Doug Reidel,  
Engineer Alt.

### Delaware Township

Sharon Hough, Rep.  
Karl Johnson, Alt.

### City of Dublin

Gary Gunderman, Rep.

### Village of Galena

Tom Hopper, Rep.  
Scott Jamison, Alt.

*The early history  
of the Regional  
Planning  
Commission is  
limited to minutes  
and correspondence  
in ledger books  
like these.*



### Genoa Township

Joe Clase, Rep.  
Karl Gebhardt, Alt.

### Harlem Township

David Andrian, Rep.  
Dave Jackson, Alt.

### Kingston Township

Dave Stites, Rep.  
Bob Talbott, Alt.

### Liberty Township

Holly Foust, Rep.  
David Anderson, Alt.

### Marlboro Township

Hal Clase, Rep.

### Orange Township

Dick Gladman, Rep.  
Thomas Farahay, Alt.

### Village of Ostrander

Carolyn VanBrimmer, Rep.

### Oxford Township

William Thurston, Rep.  
James Hatten, Alt.

### Porter Township

Marvin Miller, Rep.

### Village of Powell

Eric Fischer, Rep.  
David Betz, Alt.

### Radnor Township

Lloyd Shoaf, Rep.  
Mike Watkins, Alt.

### Scioto Township

Tom Brown, Rep.  
Sandra Stults, Alt.

### Village of Shawnee Hills

Charlie Callender, Rep.  
James Gauldin, Alt.

### Village of Sunbury

Bill Metzler, Rep.

### Thompson Township

Bonnie Newland, Rep.

### Trenton Township

Mike Dattilo, Rep.  
Larry Walton, Alt.

### Troy Township

Doug Price, Rep.  
Charlie Cooperider, Alt.



# From the Director

**April, 2011** – This year marks the 50th anniversary of the Delaware County Regional Planning Commission. Although I do think some anniversary celebrations are a bit overdone, there should be some time to reflect on some milestones of the early days of the organization. These are listed to the right and interspersed throughout this document.

This year also marks the end of another decade of significant growth for Delaware County. It has been well-documented that the county was the country's 15th fastest-growing by percentage of growth from 1990-2000 at 64.3%. With the newly-released Census information, we know that the county ranked 22nd in the same growth category from 2000-2010, with a 58.4% growth rate.

This column has often focused on the downturn and how that has affected so many of our statistics. I won't dwell on the negatives here, although that downturn will still be evident in many of the tables within this Annual Report. In honor of the decade, I have expanded some of these tables and graphs to show how that activity impacted the RPC over the past ten years (or more).

Following a dramatic platting decline in 2007, followed by low platting activity in 2008 and 2009, last year finally saw an increase. However, the only significant activity was in final platting, where 152 new residential lots were created. Applications for Preliminary Approval for residential units hit an all-time low in the last couple of decades with only 5 new proposed lots. This again has had a direct impact on the Commission's revenue.

Residential building activity saw a slight increase. The county saw 444 total permits in 2008,

## Early Milestones of the DCRPC

**June 29, 1960**

First meeting of the **Delaware County Advisory Planning Committee**  
*Chairman Donald Huddleston, VC Paul Shisler, Secretary Thomas Elliott, Assistant Secretary Mrs. Erwin (Eugenie) Fellows. Other names included Everett Disbennet, E. Thomas, Paul Cunningham, Donald Mackley, H. Shaaf, R. Tone, D. Ferguson, J. Smart, C. Thurston, Harold Kintner.*

Intervening meetings had to do with structure, funding, and Bylaws of the organization.

**October 12, 1961**

Organizational meeting of the **Delaware County Regional Planning Commission**  
*Donald Huddleston, Paul Shisler as County Citizen Members; Henry Brandes, Harold Kintner, and John Eddleman. Donald Mackley, Thomas Elliot representing municipalities, and County Commissioners E. Thomas, R. McNamara, C. Barton.*

Early discussions mostly related to Bylaws adjustments and the impending extension of U.S. 23.

**December 4, 1962**

Rezoning of 23.03 acres from Farm Residence to Commercial on State Route 36 in Delaware Township.

**February 14, 1963**

Discussed "Land Use Controls" which appear to be a precursor to the Subdivision Regulations and County Zoning Regulations, though some details referenced Building Code issues.

**March 28, 1963**

Resolution to expand park land for the City of Delaware.

Hired Ladislav-Segoe and Assoc. to work on Subdivision Regulations and Comprehensive Plan.

**September 26, 1963**

Eight townships were references as having their own zoning at the time. Much discussion on where an access to "Route 71" (Interstate 71) would be.

### Development Pipeline

Each column represents figures at the end of each given year. Although the total lots in the pipeline has been decreasing, the 5-year average has also decreased, resulting in an increase in the amount of time it might take to build all the units in the pipeline. See "Subdivision Statistics" for more detail.

	2005	2006	2007	2008	2009	2010
Single-family lots	7,397	6,325	6,068	5,244	5,535	5,528
Multi-family units	3,638	3,972	3,767	3,019	3,000	2,366
<b>Total lots in the pipeline</b>	<b>11,035</b>	<b>10,297</b>	<b>9,835</b>	<b>8,263</b>	<b>8,535</b>	<b>7,894</b>
5-year average permits	1,942	1,685	1,382	1,035	726	545
<b>Years to build-out</b>	<b>5.68</b>	<b>6.11</b>	<b>7.11</b>	<b>7.98</b>	<b>11.75</b>	<b>14.48</b>
"Ready to build" lots	1,925	2,248	2,066	1,835	1,619	1,452

down to 358 in 2009 and then an increase to 404 in 2010. Commercial activity continued to be a relatively bright spot. Staff reviewed non-residential subdivisions representing 21 Preliminary Approved lots and 20 Final Approved lots. These numbers were both comparable to 2008. This is just an indication of activity, since multiple businesses can locate on the same parcel.

In 2010, we completed **Comprehensive Plans for both Orange and Berlin Townships**. We also completed an overhaul of the **Zoning Resolution for Kingston Township**. For 2011, we are starting an update to the Shawnee Hills Comprehensive Plan, last completed in 2002. We also posted new data to the website, including a county-wide **Land Use Analysis** with individual community profiles.

We will also continue to advocate **Healthy Communities** in various ways, including the Health District's environmental health committee and in park and trail support with multiple jurisdictions, Preservation Parks, school districts and other county agencies. Finally, we continue to work with ODOT and other agencies studying the **I-71** interchange and well as other transportation projects.

### What of the future?

We can again predict that the Commission is in good shape for 2011 financially thanks to the support of all our member communities, including the County Commissioners.

When will the current downward trend change? I'm not sure who to believe. In the meantime, staff continues to be available to help member communities on land use and code issues. Financially, we are keeping an eye on the budget, realizing we can't spend what we don't have. The planning staff is a Director, GIS Manager/Analyst and Executive Assistant. We value the support of all our member communities and appreciate the opportunity to help. Please let us know if there is anything we can do for you.



Scott B. Sanders, AICP  
Executive Director

**February 27, 1964**  
Paul Shisler, VP, was hired as "Resident Planner" and referred to as Director in the next meeting and later as "Regional Planner."

**March 26, 1964**  
Supported a Route 71 interchange at Lewis Center Road.  
Established an Executive Committee.

**July 14, 1964**  
Recommended approval of the County Zoning Code to the County Commissioners.

**August 6, 1964**  
Resolved to establish a Conservancy Board based on concerns that future reservoirs were being planned with little or no consultation with the county.

**December 8, 1964**  
Recommended that the County Commissioners adopt the completed County-Wide Master Plan.

**December 29, 1964**  
Reviewed an area in western Genoa Township for conversion from Residential to Business (B-1).

**March 25, 1965**  
Considered establishing a Metropolitan Park Board to "forestall the encroachment of the Columbus-Franklin County Metropolitan Park System."

**December 2, 1965**  
Reviewed a rezoning for 11 acres at 36/37 and C.R. 10 (S. Old State Road) from Agriculture to Commercial in Berlin Twp.

**November 17, 1966**  
Discussed a parcel for rezoning in Berlin Township at 36/37 and T.R. 35 (3 Bs and K Road) from Agricultural to Commercial.

**March 16, 1967**  
Final ratification of the Subdivision Regulations.

**September 28, 1967**  
1st Preliminary reviewed—Pleasant Corners Subdivision in Genoa Township.

**October 28, 1967**  
1st Plat approval—Elmgee #2 in Concord Township.

### 2010 By the Numbers (unincorporated areas)

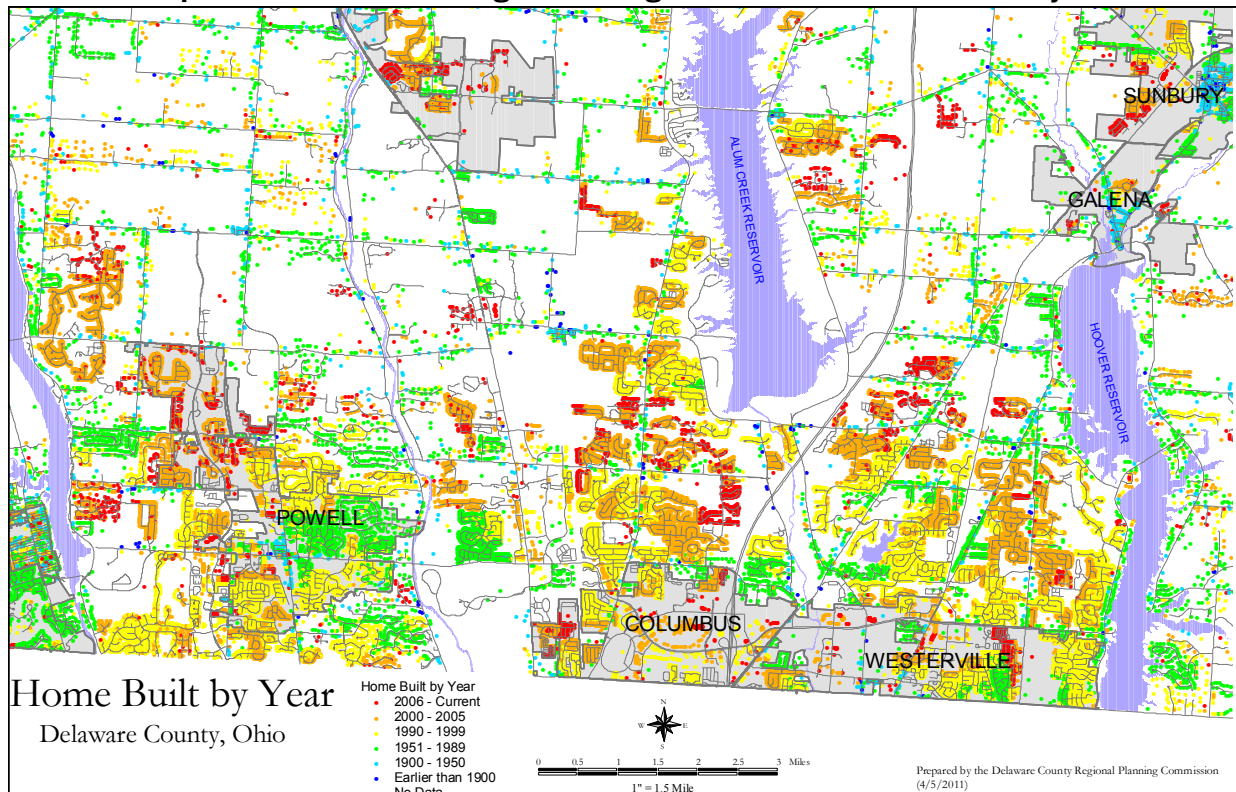
Lots reviewed through the lot split process	13
Lots reviewed for Sketch Plan Applications	64
Lots reviewed on Preliminary Plans	6
Lots reviewed on Final Plats	152
Total acreage reviewed in rezonings	96
Building Permits issued by county	404
Acres of open space platted (approx.)	22.216

The data in the following chart is detailed elsewhere in this report. This table is a summary of all the activity in each township throughout the year. These represent RPC review, not zoning approval from the township, final lots that were recorded, or multi-family units. Marlboro, Oxford, and Radnor Townships were removed (no activity) for space considerations.

Township	Zoning Reviews	Zoning Acreage	Text Reviews*	Preliminary Approved**	Final Approved**	New No-Plat Lots	Building Permits
Berkshire	1	2,959					19
Berlin			2				35
Brown							2
Concord				5		1	61
Delaware							4
Genoa			1		53	2	74
Harlem			2				5
Kingston			1			2	3
Liberty	1	4,372		1	6		45
Orange	3	83,533	3		93		119
Porter			1				5
Scioto	1	5,001					3
Thompson							2
Trenton	1	3					3
Troy	1	2,869					2

\*Includes Comprehensive Plans and Zoning Resolutions \*\*Includes residential and non-residential lots.

**Year Built Map shows two decades of growth along the southern half of the county.**

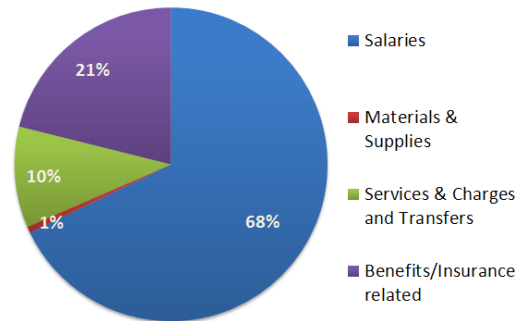
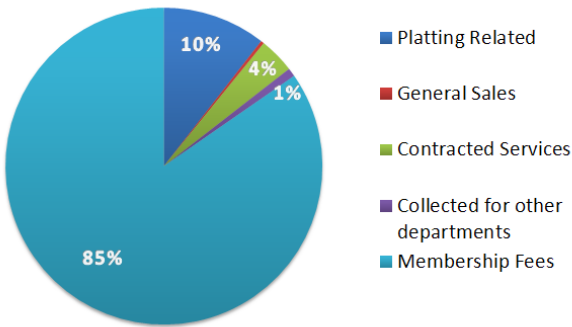


## 2010 Revenues

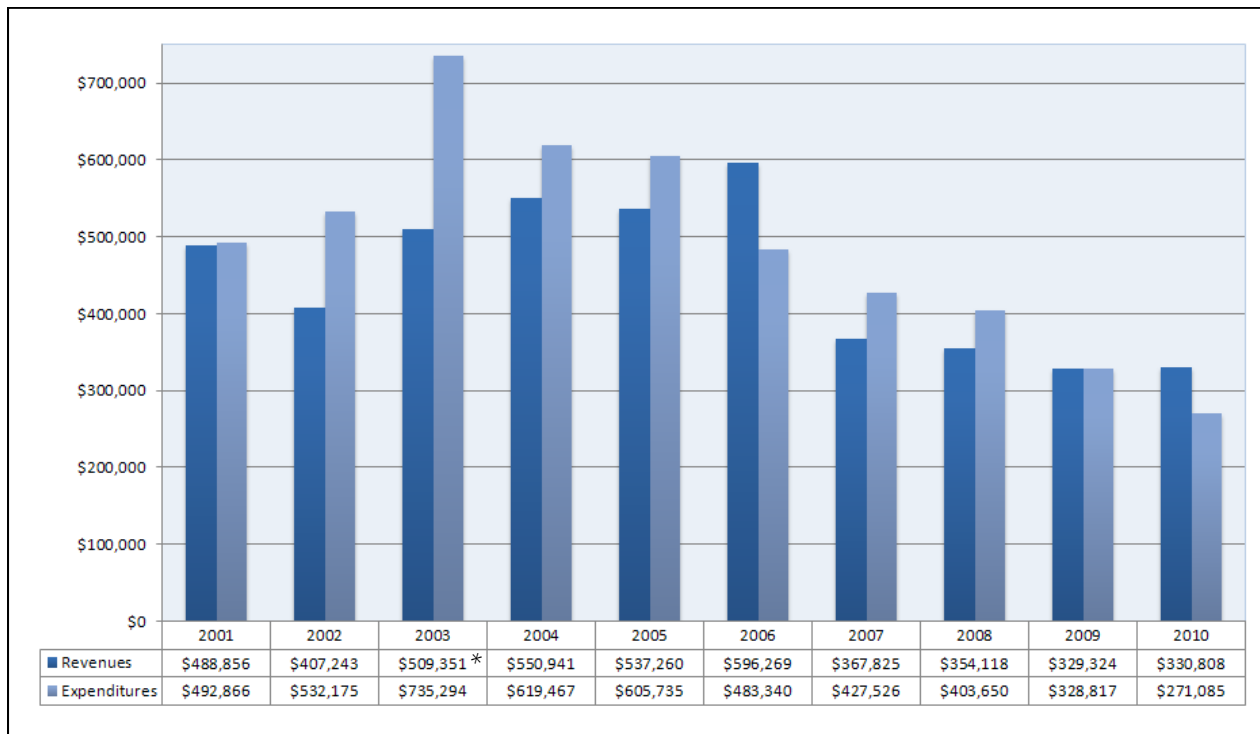
Platting Fees: Subdivisions, NPA	\$33,971
General Sales	\$1,030
Contract Services (Member Assistance)	\$11,757
Health Dept. Fees	\$1,500
Soil & Water Fees	\$1,275
Membership Fees	\$273,205
<b>Total</b>	<b>\$322,738</b>

## 2010 Expenditures

Salaries	\$183,920
Worker's Compensation	\$3,678
Hospitalization/Dental/Life Ins.	\$25,105
PERS	\$25,749
Medicare	\$2,691
Materials & Supplies	\$1,734
Services, Charges and Transfers	\$28,206
<b>Total</b>	<b>\$271,085</b>



## 2001-2010 Revenues vs. Expenditures



2009 and 2010 revenue has been adjusted to place dues in the applicable year.  
\*includes office renovation

# Subdivision review

## Potential Number of Single-Family Lots and Multi-Family Housing Units (end of year)

	2006	2007	2008	2009	2010
Non-platted zoned lots:					
Approved by Townships	1,371 lots	1,486 lots	1,386 lots	1,423 lots	1,941 lots
Pending in Townships (at year end)	214 lots	12 lots	0 lots	635 lots	612 lots
Sketch Plan reviewed lots	131 lots	479 lots	48 lots	64 lots	76 lots
Preliminary approved lots	2,096 lots	1,951 lots	1,889 lots	1,736 lots	1,417 lots
Final approved lots	265 lots	74 lots	63 lots	38 lots	30 lots
Non-built recorded lots	2,248 lots	2,066 lots	1,835 lots	1,619 lots	1,452 lots

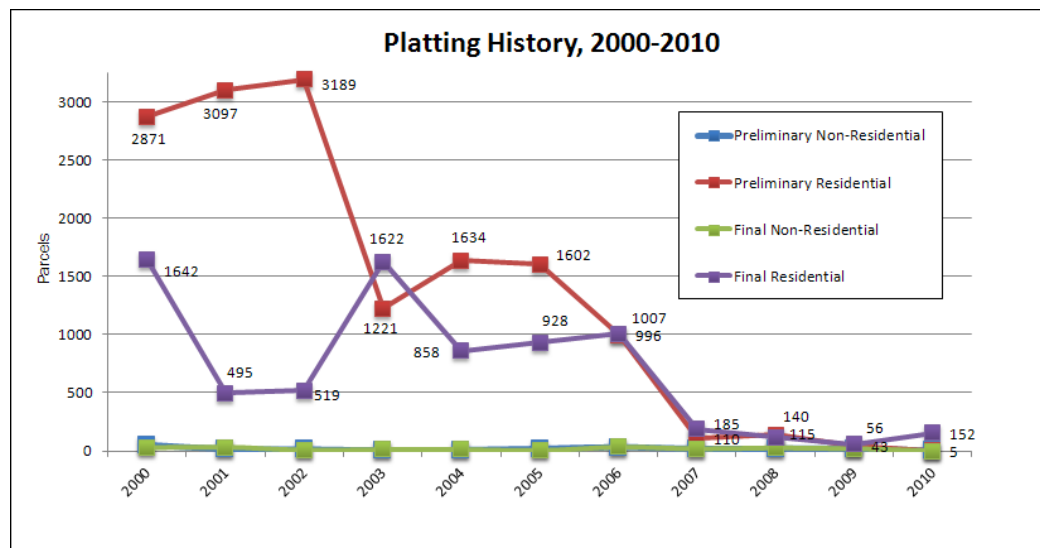
**TOTAL: lots/units** (7,894 single-family lots and 2,366 multi-family housing units)

(Single family is up from 6,751 in 2009 and multi-family is down from 3,000 units that year)

Unincorporated Delaware County supply of 14.5 years, figured using the previous 5-year average for building permits at 545 permits

Summary Statistics of 2010 Subdivision Proposals					
Active Subdivision Proposals Approved by RPC (2010 only, not cumulative)					
Township	Total		Single-Family Lots	Multi-Family Housing Units	Non-Resident. Lots**
	Acreage	# of Lots*			
<b>Concord</b>	18.5	5	5	-	-
<b>Genoa</b>	43.425	53	53	-	-
<b>Liberty</b>	46.201	7	6	-	1***
<b>Orange</b>	51.786	93	93	-	-
<b>TOTAL ('09 total)</b>	<b>159.912 (548.7)</b>	<b>156 (174)</b>	<b>157 (107)</b>	<b>0 (45)</b>	<b>1 (22)</b>
* Number of units including total subdivided lots and multi-family housing units in 2010, including sketch plans.					
** Number of subdivided lots for commercial, industrial, or open space use.					
*** Commercial use, but an assisted living residential facility.					

decade at a glance



For a complete review of DCRPC's development trends, please consult the "Downloads" area of our website.



## Approved subdivisions

*This listing includes all subdivisions receiving approvals for Preliminary Plans, Final Plats, or Combined Preliminary/Finals in 2010. It does not represent tablings, extensions, withdrawals, or disapprovals.*

Month	Township	Subdivision Name	Lots	Acres	Process	Type
February	Genoa	Mansard Estates, Section 2	53	43.425	Final	Residential
February	Liberty	Deer Creek Farms	2	21.681	Final	Residential
February	Liberty	Deerfield Farms	4	16.474	Final	Residential
March	Liberty	Loch Lomond Residence Village	1	08.046	Preliminary	Commercial
March	Orange	Little Bear Village, Section 2	45	24.062	Final	Commercial
September	Concord	Redtail Ranch	5	18.5	Preliminary	Residential
September	Orange	Nelson Farms, Sec. 1, Ph. A, Pt. 2	11	11.666	Final	Residential
September	Orange	Glen Oak, Section 7, Phase A	16	5.978	Final	Residential
September	Orange	Alum Crossing, Section 2, Phase A	21	10.08	Final	Residential

## Sketch plans

*The Sketch Plan is the first phase of the Subdivision process. It includes an on-site walkabout performed by several county agencies. Comments made after the visit assist applicants with the proper design of their projects. Staff recommendations do not prevent additional comments being made by either staff or members of the Commission during the platting process.*

Month	Township	Subdivision Name or Applicant	Lots	Acres	Comments
March	Concord	Red Tail Ranch*	5	18.5	Common Access Driveway
July	Genoa	Hillegas—Fisher	29	13.686	Residential
September	Liberty	Woodland Reserve	8	14.4	Residential
September	Porter	TM Sheedy	2	10.002	Common Access Driveway
November	Harlem	Williams / Karnap split	5	71.494	Residential
December	Liberty	Deseret Amended	15	39.81	Replat of Existing Subdivision *as of March 2011, project has proceeded either through township zoning or with the submission of a Preliminary Subdivision Plan.

Last year, *Business First* published a list of the “Wealthiest ZIP Codes” in central Ohio, based on median and average household income, net worth and other indicators.

Among the top twenty, several were partially or wholly within Delaware County.

- #1 – 43082 – Westerville (Genoa, Harlem),
- #3 – 43065 – Powell (Orange, Liberty, Concord),
- #4 – 43021 – Galena (Berkshire, Genoa, Trenton, Harlem),
- #5 – 43017 – Dublin (Concord, Shawnee Hills)
- #6 – 43035 – Lewis Center,
- #7 – 43074 – Columbus (Polaris area),
- #11 – 43066 – Radnor,
- #16 – 43074 – Sunbury,
- #20 – 43061 – Ostrander.

### Largest Property Taxpayers in the County:

- Columbus Southern Power Co.
- Banc One Management Corp.
- PFP Columbus LLC
- Columbia Gas of Ohio Inc.
- American Transmission Sys., Inc.
- Polaris Center LLC
- Kroger Co.
- Nationwide Mutual Insurance Co.
- NP Platinum Hotel LLC
- Meijer Stores LP

# Rezoning statistics

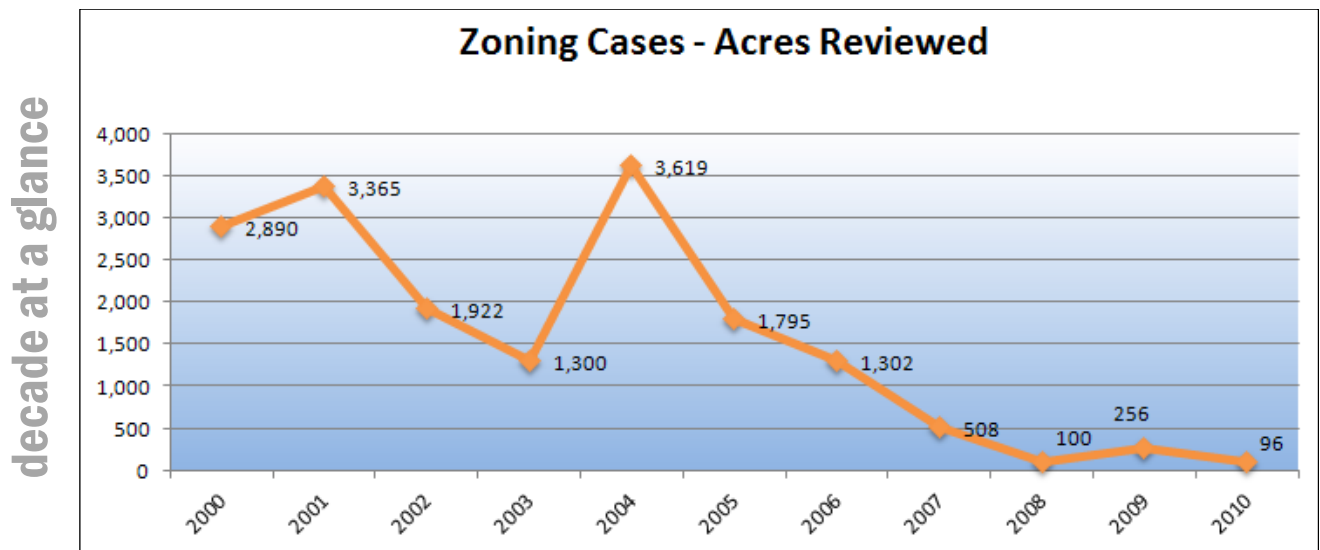
The number of cases reviewed declined again in 2010, from 20 in 2009 to 18. These included 10 map amendments and 10 text amendments. The total reviewed acreage rose by over 150 acres, due to a large 256-acre rezoning in Liberty Township. Berlin, Harlem and Orange all saw their acreage in rezonings decrease over the last two years. Berkshire, Genoa, Liberty and Marlboro saw an increase. The number of map cases dropped from 15 to 10 while the text cases dropped from 12 to 10. These text cases included two Comprehensive Plan reviews.

Township	Map Cases	Total Acreage	Acreage Change from 2009	Text cases
Berkshire	1	2.959	-9.525	0
Berlin	0	0	0	2
Genoa	0	0	-12.970	1
Harlem	0	0	5.822	2
Kingston	0	0	0	1
Liberty	1	4.372	-211.928	0
Marlboro	0	0	5.010	0
Orange	3	83.633	+79.736	3
Porter	0	0	0	1
Scioto	1	5.001	+5.001	0
Trenton	1	3	+3	0
Troy	1	2.896	+2.896	0
<b>Total</b>	<b>8</b>	<b>95.965</b>	<b>-160.518</b>	<b>10</b>

This was an unusual year for rezoning statistics. Only 7.8 acres was rezoned for non-residential uses.

The slump in zoning reviews suggests a continued slow-down in residential growth. The only significant residential rezoning activity included two requests, totaling 82 acres, for “reworking” existing multi-family proposals with new layouts, building products, and densities. The only other residential activity included two age-restricted projects, one in Liberty Township at 4.372 acres and one in Orange Township at 1.91 acres. As of this printing, the Liberty case was being considered and the Orange case had not been approved, with the applicant choosing to seek approval at another location in 2011.

Berlin and Orange included Comprehensive Plan reviews.



# Rezoning review

*This listing includes all non-binding rezoning recommendations sent to the townships. Applications which were withdrawn from consideration by either the applicant or the township are not included. For more details, consult the RPC minutes.*

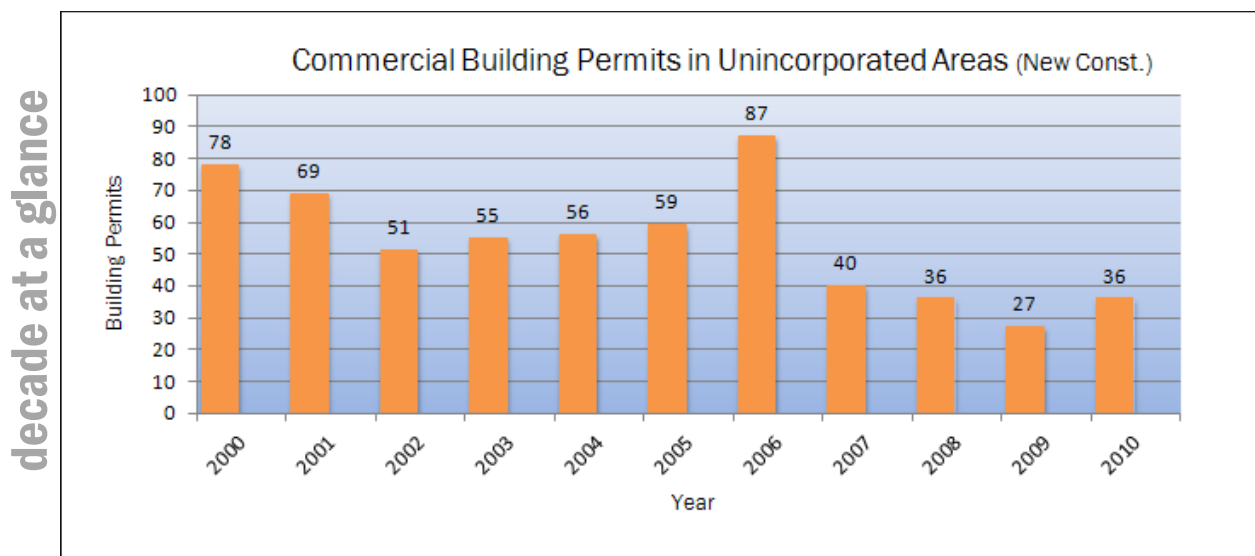
Month	Twp.	Applicant	Acres	From/To	Reason
January	Orange	Orange Twp. Zoning Commission	-	-	text amendments (Sec. 26.04)
January	Troy	Dr. Thomas Garey	2.869	FR-1 / PC	Oakside Animal Clinic
February	Genoa	Genoa Twp. Zoning Commission	-	-	text amendments
February	Orange	Orange Road Partners LLC	28.1	MFPRD	Change existing development plan
March	Berlin	Berlin Twp. Zoning Commission	-	-	text amendments
March	Porter	Porter Twp. Zoning Commission	-	-	Zoning Resolution review
May	Harlem	Harlem Twp. Zoning Commission	-	-	text amendments (X, XI, XV, XVIII, XX)
May	Orange	Villages at Bale Kenyon LLC	53.623	MFPRD	Change existing development plan
May	Orange	Orange Twp. Zoning Commission	-	-	Comprehensive Plan update
August	Berkshire	Christine Hance	2.959	A-1/FR-1	Lot line transfer
September	Orange	N. Orange Dvlpt./Franklin Fnd	1.91	PC/MFPRD	senior housing & green space
October	Berlin	Berlin Twp. Zoning Commission	-	-	Comprehensive Plan update
October	Liberty	Liberty C, LLC	4.372	PCD/PRD	3-story senior adult apartment
October	Scioto	Alexander and Julie Andrews	5.001	FR-1/C-2	antique store and café
October	Trenton	Bonita Caudill/M. Patricia Browne	3	AR/FR	future lot split
November	Harlem	Harlem Twp. Zoning Commission	-	-	text amendments (VII, VIII, XXVIII)
November	Kingston	Kingston Twp. Zoning Commission	-	-	text amendments (overall)
November	Orange	Orange Twp. Zoning Commission	-	-	text amendments

# Commercial activity

## Non-residential Building Permits 2010

Berkshire: 3; Brown: 2; Concord: 2; Delaware: 1; Genoa: 6; Orange: 19; Thompson: 2; Troy: 1.

**Total: 36**



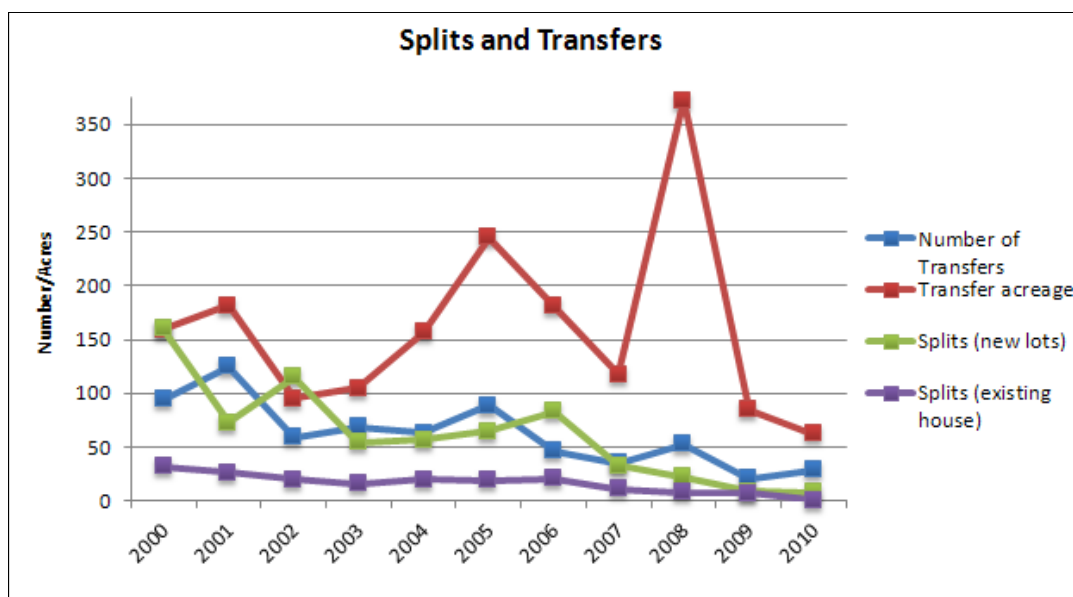
# Lot splits and transfers

The pace of lot splits declined again with only 8 reviewed lots compared with 17 reviewed lots in 2009. Staff reviewed splits on 40.794 acres (compared with 41 acres in 2009), creating 5 new lots. The average lot size, including splits with existing homes, was 2.46 acres.

Adjacent property transfers increased from 23 in 2009 to 29 in 2010. Transfers are typically small “slivers” of land that are not intended to be independent building sites. Liberty Township topped the list of most acreage transferred. The average transfer size was 2.146 acres.

Township	Lot Splits			Transfers	
	No.	Acreage	Vacant Lots Reviewed	No.	Acreage
<b>Berkshire</b>	1	2.959		2	5.944
<b>Brown</b>				2	11.773
<b>Concord</b>	2	4.913	1		
<b>Genoa</b>	2	1.471	2		
<b>Harlem</b>				2	2.087
<b>Kingston</b>	2	5.617	2		
<b>Liberty</b>				8	5.527
<b>Marlboro</b>				3	2.601
<b>Porter</b>				5	11.342
<b>Radnor</b>				4	18.932
<b>Scioto</b>	2	4.723		1	3.051
<b>Thompson</b>				1	0.152
<b>Trenton</b>				1	0.832
<b>Total</b>	<b>8</b>	<b>19.683</b>	<b>5</b>	<b>29</b>	<b>62.241</b>

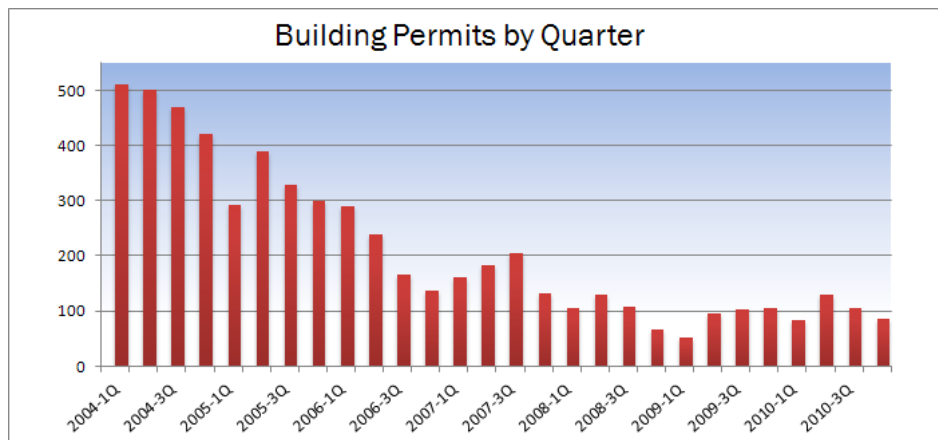
decade at a glance





# Building permits

Building activity posted a 12% increase from 2009 to 2010, the first year since 2002 with an increase. This followed a 19% decrease from 2008 to 2009 and a 34% drop from 2007 to 2008. Several townships experienced an increase in activity. Developing township, such as Berlin, Concord, Genoa, and Liberty all saw increases over 2009. RPC's recently-published Development Trends report shows that the ratio of building permits to lots in the pipeline has reached 92.6% of the total lots county-wide, indicating a higher lot absorption rate. This trend will continue as long as building permits outpace new subdivision activity, which is currently the case.



Residential Building Permit Totals by Township, 2000-2010

decade at a glance

TOWNSHIP	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
<b>Berkshire</b>	16	16	14	15	19	28	29	37	17	46	19
<b>Berlin</b>	128	182	157	123	97	84	66	40	30	20	35
<b>Brown</b>	17	10	14	11	8	4	3	2	3	5	2
<b>Concord</b>	235	355	294	410	235	167	134	80	67	40	61
<b>Delaware</b>	31	49	46	50	26	19	13	1	3	1	4
<b>Genoa</b>	651	667	708	646	442	305	183	148	72	69	74
<b>Harlem</b>	16	18	26	29	34	20	14	19	17	5	5
<b>Kingston</b>	30	37	34	35	18	14	13	12	1	4	3
<b>Liberty</b>	276	198	238	175	179	168	102	75	69	30	45
<b>Marlboro</b>	1	10	4	4	0	2	4	2	0	1	0
<b>Orange</b>	410	532	561	601	762	420	216	228	142	129	119
<b>Oxford</b>	10	11	11	8	7	4	6	5	1	0	0
<b>Porter</b>	12	9	11	18	15	8	11	6	3	1	5
<b>Radnor</b>	12	5	15	16	15	16	6	3	3	0	0
<b>Scioto</b>	21	9	18	20	15	25	15	5	10	4	3
<b>Thompson</b>	2	11	8	6	4	4	6	7	0	0	2
<b>Trenton</b>	10	11	13	11	11	14	7	7	3	2	3
<b>Troy</b>	7	14	24	10	16	9	7	6	3	1	2
<b>TOTAL</b>	1885	2117	2198	2180	1903	1311	835	683	444	358	404

# Population projections

The 2010 Census has just been released, and the 58.39% increase in population from April 1, 2000 to April 1, 2010 represented a numerical increase of 64,225 people to an actual population of 174,214, making the 22nd fastest-growing county for the entire period in the USA, and is still the No. 1 fastest growing county in the State of Ohio. Based on the recent slow-down in development, the county no longer appears on annual lists of the fastest-growing. However, it continues to be included in the rankings when the whole decade is calculated.

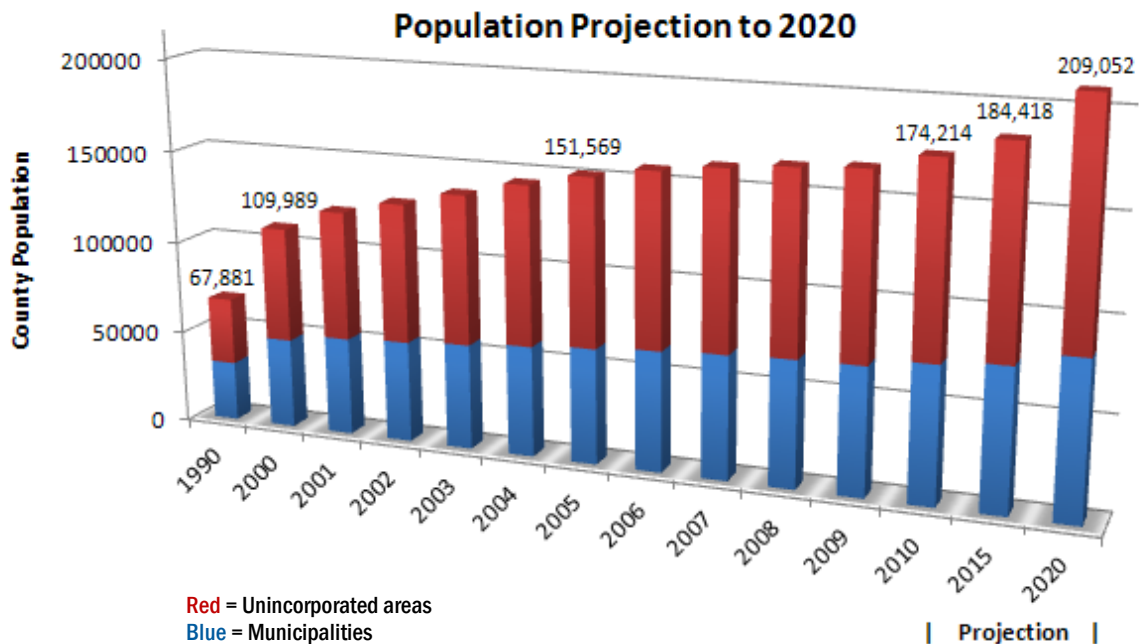
Because of the domestic migration into Central Ohio and the regional domestic migration, Delaware County should continue to experience increasing population. Staff has revised its projections based on the recent drop in activity and projects the county's population will be:

184,418 at the end of 2015 with 9.7% growth rate (2010-2015)

209,052 at the end of 2020 with 13.4% growth rate (2015-2020)

*(Note: The above are pre-Census 2010 projections and don't reflect Census 2010 changes)*

*Population projections are based on a Housing Unit Method with the following formula: 1) the last Census (2000) is used as a base year; 2) number of residents per dwelling unit is calculated based upon the last census information; 3) number and type of new residential building permits is tracked by month for all jurisdictions; 4) a time lag factor anticipates the occupancy date of new housing after building permit issuance; 5) new population is projected for each jurisdiction based on the number of building permits issued times the number of residents per dwelling unit type, after the lag factor; and 6) new population added to last census data to create projected population.*



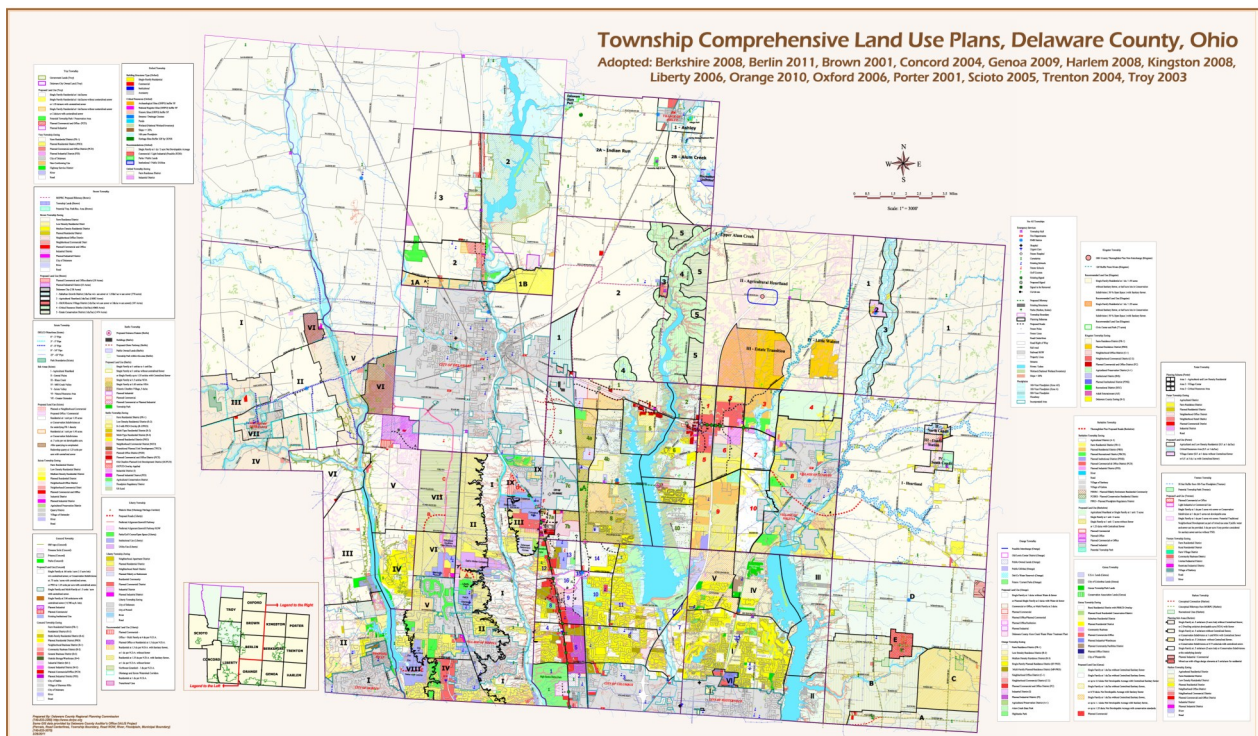
For the past twelve years, DCRPC has used departmental GIS for reviewing new development projects (such as subdivision and rezoning proposals), for creating township/municipal comprehensive plans, to create custom maps, and for monthly DCRPC meetings, township comprehensive plan meetings and other public presentations.

Since 2007, GIS staff has coordinated with the Auditor's GIS Department (DALIS) to publish our GIS data through their website, allowing the public to view information on the internet. Accessible data includes Proposed Subdivisions, Pending Township Rezoning Applications, Township Zoning Maps, and Township Zoning Codes. DCRPC has been maintaining and updating some GIS data, including CRAs (Community Reinvestment Areas) and EZs (Enterprise Zones) for the Economic Development department for the past ten years. At the end of 2010, this GIS data was provided to DALIS for publishing them on its website and also to incorporate them into a new Economic Development application.

DCRPC continues to enhance and improve the content of its website ([www.dcrpc.org](http://www.dcrpc.org)). The staff strives to make sure that the information is current, especially zoning codes, zoning maps, comprehensive plans, demographic information and development trends. All of this information was created with the help of GIS applications. Staff uses GIS to prepare monthly DCRPC staff reports and other special projects.

In 2010, DCRPC used GIS applications to assist Berlin Township, Orange Township, the Village of Galena, and the Village of Shawnee Hills in updating their Comprehensive Land Use Plans. DCRPC maintained updated zoning maps not only for townships in Delaware County, but also for 7 additional townships in Morrow County and the village of Ostrander. DCRPC also helped Genoa Township to create the GIS layers for zoning history since 1980. Several projects also utilized our GIS applications including the I-71 Interchange Impact Study, the US 36/Houk Road Buffer Analysis, the North Orange Buffer and Build-out Analysis, Olentangy River Watershed EPA Permit Study, etc. The GIS staff also continues to provide high-quality customized mapping for DCRPC members, county agencies, and the public.

DCRPC is always trying to evolve our GIS capabilities to the highest standard possible.





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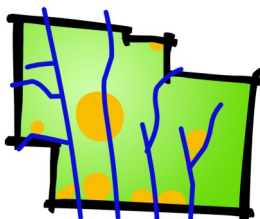
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*For the second year in a row, Delaware County was rated on top in the state in a county-by-county health ranking. The county was best in Ohio in both health outcomes and health factors. These health factors can predict future health and longevity of a population. The rankings show the county led the state in Social and Economic factors, was second-best in Health Behaviors, and fourth-best in Clinical Care. Also, Delaware County tied with Hamilton County for best access to recreational*

## What else happened in Delaware County in 1961?

- The city's water treatment plant was expanded, with an open house held on October 18, 1961.
- The first phase of the Route 42 bypass and right-of-way plans for the East Central Bridge were approved.
- Construction continued on the new Hayes High School on Euclid Avenue.
- First year for the new Buckeye Valley School District, which consolidated Radnor, Elm Valley and Scioto Valley school districts.
- Land was purchased for the new Buckeye Valley High School to be constructed on Coover Road.
- Proposed Mill Creek Dam would mean that Ostrander would have to be moved or an earthen dike would have to be built on three sides of the village.
- Hearings began for the highway improvements for Route 36 East at the railroad underpass.
- New firehouse was built in the Village of Powell, which had a population of 350.
- Second water line was completed, making the city supply now safer. The 16-inch line from filtration and pumping station to Park Avenue cost \$225,000.
- Six thousand were expected at Delaware Reservoir on Memorial Day.
- Scioto Township bridge work was approved by Commissioners at an estimated cost of \$5,835.

*Special thanks to Sandy Wicker at the Delaware County Historical Society*



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