



Delaware County Regional Planning Commission

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Scott B. Sanders, AICP
Executive Director

Special Meeting

MINUTES

Tuesday, December 2, 2014 at 6:00 PM
Delaware County Commissioners' conference room,
101 N. Sandusky St., Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Statement of Policy

II. SUBDIVISION PROJECTS

Township

Lots/Acres

Preliminary/Final

27-03.1.D North Star, Section 1, Phase D

Berkshire

43 lots / 18.685 acres

III. ADJOURN

I. ADMINISTRATIVE BUSINESS

▪ Call to Order

Chairman O'Brien called the meeting to order at 6:00 p.m.

▪ Roll Call

Representatives: Susan Kuba, Fred Fowler, Gary Merrell, Ken O'Brien, Tiffany Jenkins, Tom Hopper, Dave Stites, Matt Huffman, Hal Clase, Tom Farahay, Robert Taylor, Charlie Callender, and Doug Price. *Alternates:* Mike Rogich, John Piccin, Susan Dorsch, and Dan Quick. Arrived after roll call: Bill Thurston. *Staff:* Scott Sanders and Stephanie Matlack.

• Statement of Policy

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

II. SUBDIVISION PROJECTS

Preliminary/Final

27-03.1.D North Star, Section 1, Phase D – Berkshire Twp. - 43 lots / 18.685 acres

I. Conditions

Applicant: Northstar Residential Development LLC
Subdivision Type: Single Family Residential
Location: south side of Wilson Rd., east of Galena Rd.
Current Land Use: Vacant
Zoned: Planned Residential District (PRD)
Utilities: Del-Co water and public sanitary sewer
School District: Big Walnut
Engineer: EMH & T

II. Staff Comments

Northstar is a development of approximately 965 acres in Berkshire Township and approximately 773 acres in Kingston Township approved at various times between 2001 and 2013. The Berkshire Township part of Northstar received zoning approval in December, 2001. Preliminary Approval was granted for the commercial side and Wilson Road extension in December, 2003. These areas, as well as most of the golf course in Berkshire Township, were platted in December, 2007.

Section 1, Phases B through E received Preliminary Approval in August, 2005. This approval expired, but there have been no major changes since the original submission. Along with the Final Plat approval, the applicant is requesting re-approval of the Preliminary Plan for Phase D. Improvements are in place including streets, as well as a new bike path and extensive landscaping along Wilson Road. This Phase is the site of the 2015 BIA Parade of Homes.

Phase D gains access from Wilson Road and is in the center of the development. It includes 43 lots of roughly 14,000 square feet each. Exterior lots have a width of 100 feet, while the interior lots have 90 feet of frontage. Lots are accessed via Kenley Place from North to South and a loop road, Lovington Way. No open space is platted with this section, as the site is surrounded by platted golf course land. While some of the sites are adjacent to a golf course green, most lots have a buffer of wooded land between the parcel and the actual course.

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

III. Staff Recommendation

Staff recommends *Preliminary and Final Approval* of **North Star, Section 1, Phase D** to the DCRPC.

Commission / Public Comments

Mr. Bart Barok of Nationwide along with Thom Reis of Terrain Evolution were present.

Mrs. Jenkins made a motion for Preliminary and Final Approval of North Star, Section 1, Phase D, seconded by Mr. Farahay. VOTE: Unanimously For, 0 Opposed. Motion carried.

III. ADJOURN

Having no further business, Chairman O'Brien adjourned the meeting at 6:10 p.m.

The next regular meeting of the Delaware County Regional Planning Commission will be Thursday, December 18, 2015, 7:00 PM at the Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.

Ken O'Brien, Chairman

Stephanie Matlack, Executive Administrative Assistant