



Delaware County Regional Planning Commission

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www.dcrpc.org

Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, January 28, 2016 at 7:00 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of December 17, 2015 RPC Minutes
- Executive Committee Minutes of January 20, 2016
- Statement of Policy

II. VARIANCES / EXTENSIONS

06-04.V Summerwood Lakes – Berkshire Twp. – requesting variance from Sec. 102.03 and 204.04

III. ZONING MAP/TEXT AMENDMENTS

10-15b ZON Evans Farm Land Development Co. LLC – Orange Twp. – 6 acres from FR-1 to PCD

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
01-16	Hogback Bay	Brown	04 lots / 16.256 acres
02-16	T Allington Estates	Liberty	25 lots / 102.86 acres

Preliminary/Final

14-13	Loch Lomond Hills	Liberty	01 lot / 11.691 acres
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Final

07-15	BOK Estates	Liberty	04 lots / 09.028 acres
14-15	Sanctuary at the Lakes, Section 1, Lot 7851, Div. #1	Orange	02 lots / 04.49 acres
01-14.6	North Farms, Section 6	Orange	25 lots / 16.46 acres
01-14.11	North Farms, Section 11	Orange	19 lots / 06.335 acres

T=TABLED, W=WITHDRAWN

V. OTHER BUSINESS

- Mid-Ohio Regional Planning Commission - 2016 Metropolitan Transportation Plan (MTP) and Active Transportation Plan (ATP)

VI. POLICY / EDUCATION DISCUSSION

VII. RPC STAFF AND MEMBER NEWS

- Welcome to new Representatives and Alternates

ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairman Stites called the meeting to order at 7:00 p.m.

▪ **Roll Call**

Representatives: Jeff George, Chet Heid, Susan Kuba, Fred Fowler, Gary Merrell, Steve Burke, Tiffany Jenkins, Tom Hopper, Dave Stites, Anthony Hray, Joe Proemm, Bill Thurston, Ed Snodgrass, James Gauldin, Bonnie Newland, and Mike Dattilo. Alternates: Doug Reidel, Claudia Husak and Hal Clase. Staff: Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the December 17, 2015 RPC Minutes**

Mr. Clase made a motion to Approve the minutes from December 17th. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **January 20, 2016 Executive Committee Minutes**

1. **Call to order**

Chairman Stites called the meeting to order at 8:45 a.m. Present: Dave Stites, Gary Merrell, Tiffany Jenkins, Jeff George and Susan Kuba. Staff: Scott Sanders and Stephanie Matlack.

2. **Approval of Executive Committee Minutes from December 9, 2015**

Mr. George made a motion to Approve the minutes from the last meeting, seconded by Mrs. Kuba. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. **New Business**

- Financial / Activity Reports for December 2015

REGIONAL PLANNING RECEIPTS		DECEMBER	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,230.00	\$6,775.00
Fees A (Site Review)	(4202)	\$600.00	\$2,700.00
Insp. Fees (Lot Line Transfer)	(4203)	\$600.00	\$3,800.00
Membership Fees	(4204)		\$272,375.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$465.79
Assoc. Membership	(4206)		
General Sales	(4220)		\$1.25
Charges for Serv. A (Prel. Appl.)	(4230)		\$56,610.60
Charges for Serv. B (Final. Appl.)	(4231)	\$5,500.00	\$79,282.60
Charges for Serv. C (Ext. Fee)	(4232)		\$900.00
Charges for Serv. D (Table Fee)	(4233)		
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,200.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$4,500.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$200.00	\$2,710.00
Soil & Water Fees	(4243)	\$325.00	\$3,450.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			

Other Misc. Revenue (GIS maps)	(4730)	\$36.00	\$137.00
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$8,491.00	\$434,907.24

Balance after receipts **\$770,496.60**

Expenditures **\$ 25,415.15**

End of December balance (carry forward) **\$745,081.45**

Mr. George made a motion to Approve the financial reports as presented for audit. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Site Review:
 - 1.) The Woods at Dornoch, Section 5
- January RPC Preliminary Agenda
 - 1.) Variance / Extension – Summerwood Lakes – Berkshire Twp. – requesting additional extension
 - 2.) Rezoning:
 - Evans Farm Land Development Co. LLC – Orange Twp. – 6 acres – FR-1 to PCD
 - 3.) Preliminary:
 - Hogback Bay – Brown Twp. – 4 lots / 19.246 acres
 - Allington Estates – Liberty Twp. – 25 lots / 102.86 acres
 - 4.) Preliminary/Final:
 - Loch Lomond Hills – Liberty Twp. – 01 lot / 11.691 acres
 - 5.) Final:
 - BOK Estates – Liberty Twp. – 4 lots / 9.028 acres
 - Sanctuary at the Lakes, Sec. 1, Lot 7851, Div. #1 – Orange Twp. – 2 lots / 4.49 acres
 - North Farms, Section 6 – Orange Twp. – 25 lots / 16.46 acres
 - North Farms, Section 11 – Orange Twp. – 19 lots / 6.335 acres
 - 6.) Other Business:
- Director’s Report

1.) Director’s End-of-Year Report – January 2016

Financial	
2015 Dues income:	\$272,375
Projected 2015 development and contract income:	\$ 28,000
Actual 2015 development and contract income:	\$160,176
Projected 2015 expenses:	\$331,697
Actual 2015 expenses:	\$294,719

2.) Zoning Reviews

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Zoning Cases	54	41	25	16	13	8	16	19	33	27	29
Acres Rev.	1795	1302	508	100	256	96	235	439	1396	879	1103

3.) Subdivision Activity

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Preliminary Non-Res.	18	32	17	19	21	1	21	7	12	14	7
Preliminary Residential	1602	996	110	140	43	5	12	264	791	1176	475
Final Non-Residential	3	33	18	26	20	0	1	4	32	2	3
Final Residential	928	1007	185	115	56	152	101	142	240	277	627
Total lots reviewed	2551	2068	330	300	140	158	135	417	1075	1469	1112

4.) NPA Splits and Transfers

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Transfers reviewed	89	46	35	53	21	29	18	32	21	26	35
Transfer acres	244	180	117	372	84	62	40	80	35	94	67
Splits (new lots)	65	83	33	22	9	8	11	16	24	25	25
Splits (existing)	19	21	11	8	7	1	4	10	8	7	6
Total Splits	84	104	44	30	16	9	15	26	32	32	31

5.) Building Permits (includes multi-family)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Residential Building Permits (unincorporated)	1311	835	683	444	358	404	472	593	655	502	580
Residential Building Permits (municipalities)	1064	757	824	259	264	519	261	685	1450	811	
Commercial Building Permits (unincorporated)		50	40	43	27	36	16	24	20	26	65

- Build-out graphic for Kingston Township;
- Updated maps with new annexation territory for Sunbury;
- Just received traffic counts and projections for the Interchange area from MORPC;
- Uploaded Liberty Township updated zoning resolution to the website;
- Working on updating the Multi-Family layer for the whole county – tracking units as they develop;
- Oxford Zoning Code and Concord Comprehensive Plan should have been adopted in the last two weeks.

4. **Old Business** (none)

5. **Other Business**

- Discussion regarding participating with the Health District to evaluate the CDC’s Healthy Community Design Toolkit during at least one subdivision review by June 2016. Potential receipt of grant funding.
- The Mid-Ohio Regional Planning Commission would like to present its 2016 Metropolitan Transportation Plan (MTP) and Active Transportation Plan (ATP) at the January meeting.

6. **Personnel** (*none*)

7. **Adjourn**

Having no further business, Mrs. Jenkins made a motion to adjourn the meeting at 10:15 a.m. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, February 17, 2016 at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

• **Statement of Policy**

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

II. VARIANCES / EXTENSIONS

06-04.V Summerwood Lakes – Berkshire Twp. – requesting variance from Sec. 102.03 and 204.04

Applicant: Homewood Corp.

Engineer: CT Consultants

Preliminary approval: 03/25/04

Extensions granted: 03/31/05, 09/29/05, 12/22/11 (via variance), 1/31/13 (via variance), 1/30/14 (via variance), 1/29/15 (via variance)

I. Request

Homewood Corp. is requesting a variance to sections 102.03 and 204.04 of the DCRPC Subdivision Regulations regarding the expiration and extension of the Preliminary Plan. The applicant is requesting a 1-year extension beyond the time limit allowed in the Subdivision Regulations to complete the platting of a subdivision (five years after the first plat is recorded) in the Summerwood Lakes subdivision in Berkshire Township.

The proposed subdivision is located on the east side of 3 B's and K Road, north of Dustin Road. The subdivision proposes 100 lots on 81 acres.

II. Facts

1. The Subdivision Regulations require that a Subdivision be completely platted within five years of the first Section being recorded;
2. Summerwood Lakes received Preliminary approval on March 25, 2004;
3. Section 1 was recorded December 2006, giving the remaining sections until December 2011 to be recorded.
4. The project was given a 1-year extension via variance until December 2012;
5. Quorum was not met at the December, 2012, meeting and the project was extended to January, 2013 where the applicant received a second one-year extension via variance until January, 2014;
6. The applicant received a third one-year extension via variance until January, 2015.
7. The applicant received a fourth one-year extension via variance until January, 2016.

III. Criteria For a Variance

The burden is on the applicant to demonstrate in writing, each of the following:

- 1) The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other property.
- 2) The conditions upon which this variance request is based are unique to the property for which this variance is sought.
- 3) Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.
- 4) The granting of this variance will not vary the provisions of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.

Applicant's Response: *“Homewood Corporation is asking for a variance to sections 204.04 and 102.03 regarding the expiration and extension of the Preliminary Plan. The Preliminary Plan was approved and the Section 1 Final Plat was recorded on 12/15/2006. According to section 204.04 of the DCRPC code, the Preliminary Plan expires five years after the date of recording Section 1.*

To date, only Section 1 has been developed and Final Plat recorded. Section 3 was paved this December and the Final Plan will be recorded shortly. Section 2 was passed over while we worked on some engineering issues. The entire development of 100 lots only has 37 lots and open space remaining in Section 2 which we anticipate developing in the summer of 2016. All three sections have been engineered and there is no reason to believe that the development will not ultimately be built according to plan.

Due to the declining housing market and general economic conditions, Homewood respectfully requests a variance to section 102.03 to allow for an extension of one year. A significant improvement in sales over the past two years has led to us anticipating development of Section 2 this summer.

The granting of this variance would not be detrimental to the public health, safety and welfare to other parties. The conditions of which this variance is sought are unique to this property due to the scope and size of the overall project. A considerable hardship would occur to not only the owner of the property, but to existing homeowners who have purchased within the subdivision should the Preliminary Plan expire. The Preliminary Plan will continue to be followed and no other variances are being sought to vary any other provision of the original approval.”

Staff comments: *Final Engineering for Section 2 was submitted to the County Engineer's office for review in July/ August of 2013. Additional stormwater revisions were discussed in May of 2014. The applicant continues to work on drainage issues on Section 2 and is choosing to develop Section 3 before Section 2. The Section 3 plat has been circulated and signed by all agencies with RPC submission expected in February. The land to the north has been developed as Berkshire Middle School and a bus facility, with large lots developed to the south. Based on recent activity, it is reasonable to continue to extend the time-frame of this subdivision. Staff recommends that the extension be limited to one year.*

IV. Staff recommendations

DCRPC staff recommends that based on market conditions, the variance request from Sec. 102.03 & 204.04 for **Summerwood Lakes** be *Approved*.

DCRPC staff recommends *Conditional Approval* of a 1-year extension for **Summerwood Lakes** to the DCRPC, *subject to a Variance being granted*.

Commission / Public Comments

Mr. Jim Lipnos, Homewood Corp. was present to represent the applicant.

Mr. Clase made a motion for Approval of the Variance for Summerwood Lakes based on the findings of fact provided by staff and for a 1 year extension of the Preliminary approval of Summerwood Lakes. Mr. Burke seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

10-15b ZON Evans Farm Land Development Co. LLC – Orange Twp. – 6 acres from FR-1 to PCD

I. Request

The applicant Evans Farm Land Development Co. LLC., is requesting a 6-acre rezoning from FR-1 to PCD to increase the acreage of a prior rezoning case that is going through the township zoning process.

II. Conditions

Location: north of Lewis Center Rd., east of the CSX/Norfolk Southern Railroad

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Commercial and Office District (PCD)

Present Use(s): agricultural, scattered single family homes

Proposed Use(s): commercial and office establishments permitted in PC district

Existing Density: 1 du / acres

Proposed Density: N/A

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: none

Soils: PwA Pewamo Silty Clay Loam 0-1% slope

BoA Blount Silt Loam 0-2% slope

III. Issues

In April, 2015, the Regional Planning Commission reviewed and recommended Conditional Approval of a large rezoning known as the Evans Farm Town Center. The proposal includes 418.8 acres of Single-Family Planned Residential uses and 135.1 acres of Planned Commercial and Office uses including some mixed-use multi-family development. Those proposals have been recommended for approval with conditions by the Orange Township Zoning Commission and will be scheduled for review by the Orange Township Trustees.

Although the main access to the development is from Lewis Center Road, the previous review did not include a 6-acre parcel in the center of the Lewis Center Road frontage. At the time, the applicant did not have approval to

include the parcel as a part of the rezoning package. That issue has been resolved and the applicant wishes to add the parcel to the Development Plan.

The previous plan showed these six acres as effectively blocking a private street which would bisect the “Planned Commercial C” sub-area. The southern portion of the site would have been “open space/water feature” while the northern half would be part of the southern commercial area of the town center. With the addition of this acreage, the private drive can be shown connecting the two north/south roads. It also allows a full landscape design of Lewis Center Square, which will serve as an open space entry feature along Lewis Center Road. All requirements for the adjacent commercial areas will apply to this acreage as well. Open space calculations will be included in the overall open space requirements.

IV. Staff Recommendations

Staff recommends **Conditional Approval** of the zoning request by Evans Farm Development Co. LLC. for 6 acres to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to:*

- 1.) *Approval of this acreage either prior to or in conjunction with approval of the overall PC rezoning application.*

Commission / Public Comments

No one was present to represent the applicant.

Mr. George made a motion to recommend Conditional Approval of the zoning request by Evans Farm Development Co. LLC, subject to staff recommendations. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

01-16 Hogback Bay – Brown Twp. - 04 lots / 16.256 acres

I. Conditions

- Applicant:** Media Investments
- Subdivision Type:** Single Family subdivision
- Location:** East side of Hogback Rd., north of Pugh Rd.
- Current Land Use:** Vacant
- Zoned:** Farm Residential (FR-1)
- Utilities:** Del-Co water and on site sanitary sewer
- School District:** Buckeye Valley
- Engineer:** Gandee Heydinger Group

II. Staff Comments

Hogback Bay is a four-lot subdivision on Hogback Road in Brown Township. It is located approximately 5,700 feet north of the intersection of Hogback and Howard Road near the northern reaches of Alum Creek Reservoir. The CAD will enter from Hogback Road and travel east, providing frontage for three new lots and access for the fourth lot to the west. All lots will take access from the CAD.

Lots are sized between 3.619 acres and 4.731 acres. The area drains toward the west, but the site carries off-site water through it. Drainage will be improved and a retention pond will be built on the western lot. As with all

Common Access Driveways, all improvements will be in place and a Maintenance Agreement recorded before plat approval by the Director.

A technical review was held on January 19, 2016, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Hogback Bay** to the DCRPC.

Commission / Public Comments

Mr. Aaron Heydinger and Mr. Garratt Gandee were both present to answer questions from the Commission.

Mr. Burke stated that based on his information, the front lot was not a buildable lot for on-site sewage systems based on soils reports that they had received. Last he heard that lot was being presented as an unbuildable lot. They have received revised soils reports to show that will work there. Mr. Gandee explained that after the Technical Review meeting they were able to get the soil company out to the site and test additional areas and submitted the revised report to DCRPC on Monday morning. Mr. Burke said the Health Dept. isn't opposed to Preliminary approval but will have to see the soil report. Mr. Sanders stated that at Tech Review it was discussed that a note could be placed on the plat that if technology changed in the future and could support an onsite system, it could reviewed for a buildable site.

Mr. Fowler stated that the floodplain note needs corrected prior to final approval also.

Mr. Clase made a motion for Conditional Preliminary Approval of Hogback Bay, subject to:

- 1.) Resolution of on-site treatment on the western lot with the Health District, and*
- 2.) Correction of the floodplain note prior to final plat.*

Mr. George seconded the motion. VOTE: Majority For, 0 Opposed. Motion carried.

02-16 T Allington Estates – Liberty Twp. - 25 lots / 102.86 acres

I. Conditions

Applicant: Peter Marks
Engineer: E.P. Ferris & Associates

II. Staff Comments

The applicant requests a 90-day tabling of Allington Estates in order to work out design issues.

III. Staff Recommendation

Staff recommends *Approval* of a 90-day tabling of **Allington Estates** to the DCRPC.

Commission / Public Comments

Mr. Burke made a motion to Approve the 90-day Tabling of Allington Estates. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

14-13 Loch Lomond Hills – Liberty Twp. - 01 lot / 11.691 acres

I. Conditions

- Applicant:** Loch Lomond Hills LLC
- Subdivision Type:** Condominium development
- Location:** south side of Manning Parkway, west of SR 315
- Current Land Use:** Vacant
- Zoned:** Planned Residential (PR)
- Utilities:** Del-Co water and public sanitary sewer
- School District:** Olentangy
- Engineer:** Pomeroy & Assoc.

II. Staff Comments

The Loch Lomond Farms development, approximately 257 acres overall, was originally rezoned in 1979 to Planned Residence District (PR) and included single family, multi-family and commercial/office uses. It is located on the west side of SR 315 and extends from the Franklin County Line to just south of Jewett Road. The 11.691 acres being platted are at the south end of the development between the county line and Manning Parkway.

The design shows two access points from existing crossovers on Manning Parkway which is built as a boulevard. All internal roads are private. As a condominium, this proposal is exempt from the Subdivision Regulations but the easement-recording process is cleaner when all easements are shown on a single plat.

A technical review was judged to be unnecessary.

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 **Loch Lomond Hills** to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Gauldin questioned if a traffic study had been performed. Mr. Reidel stated that he did not know if a traffic study was done for this specific site. In general condos generate less traffic than a single family home. He stated that for this site the Co. Engineer would not require it. Mr. Gauldin asked if there was any concern of with intersection of where is road meets SR 315. Mr. Reidel said that there is certainly concern because of the volumn of traffic that is on SR 315 but this was zoned for this type of use so the traffic study at the time it was zoned would have anticipated this type of use in it.

Mrs. Jenkins made a motion for Preliminary and Final Approval of Loch Lomond Hills. Mr. Gauldin seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Final

07-15 BOK Estates – Liberty Twp. - 04 lots / 09.028 acres

I. Conditions

- Applicant:** BOK Holdings LLC
- Subdivision Type:** Single Family Residential
- Location:** east side of Steitz Rd., north of Home Rd.
- Current Land Use:** Vacant
- Zoned:** Farm Residential (FR-1)
- Utilities:** Del-Co water and on-site sewer treatment
- School District:** Olentangy
- Engineer:** Patridge Surveying

II. Staff Comments

BOK Estates is a four-lot Common Access Driveway subdivision located on Steitz Road in Liberty Township. The CAD enters north of an existing lot on Steitz and turns twice before traveling to the east and providing frontage and access for the four lots. The lots will utilize on-site waste treatment as there is no sanitary line available at this time. Easements are secured for future service should sewer become available. Lots are generally two acres in size.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **BOK Estates** to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval of BOK Estates. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



14-15 Sanctuary at the Lakes, Section 1, Lot 7851, Div. #1 – Orange Twp. - 02 lots / 04.49 acres

I. Conditions

- Applicant:** Colin Leveque
- Subdivision Type:** Single Family Planned Residential
- Location:** East of Africa Road, off Katherine’s Way
- Current Land Use:** existing house and old school house
- Zoned:** SFPRD - Single Family Planned Residential
- Zoning Approved:** 9/21/15 (Division of this lot)
9/24/12 (Sanctuary overall)
- Utilities:** Del-Co water and public sanitary sewer
- School District:** Olentangy
- Engineer:** Watcon

II. Staff Comments

The applicant wishes to divide the large lot housing the original Leveque estate into two lots. The RPC reviewed the rezoning in July of this year and it was approved by Orange Township.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **Sanctuary at the Lakes, Sec. 1, Lot 7851, Div. #1** to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval of Sanctuary at the Lakes, Sec. 1, Lot 7851, Div. #1. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

01-14.6 **North Farms, Section 6 – Orange Twp. - 25 lots / 16.46 acres**

I. Conditions

- Applicant:** M/I Homes
- Subdivision Type:** Single Family Residential Community
- Location:** West and East of North Road, south of Shanahan Road
- Current Land Use:** Vacant
- Zoned:** Single Family Planned Residential (SFPRD)
- Zoning Approved:** 12/3/2013
- Utilities:** Del-Co water and public sanitary sewer
- School District:** Olentangy
- Engineer:** Advanced Civil Design

II. Staff Comments

North Farms is a large residential subdivision located just south of Shanahan Road and on both sides of North Road. To the east is the railroad and to the west is land owned by Olentangy Local Schools. Shanahan Middle School, Heritage Elementary School and Olentangy High School and their recreational facilities are located there.

This Section is the first to gain access from Shanahan Road via a new north/south street, Mercier Street. This road continues south and establishes two intersections, Loudon Drive and Middlebury Loop. Twenty-two buildable lots are created, which are generally a quarter-acre in size.

One large 2.718-acre open space lot is created, as well as two smaller areas of open space along Shanahan, at .046 acres and .421 acres.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **North Farms, Section 6** to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval North Farms, Section 6. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

01-14.11 North Farms, Section 11 - Orange Twp. - 19 lots / 06.335 acres

I. Conditions

- Applicant:** M/I Homes
- Subdivision Type:** Single Family Residential Community
- Location:** West and East of North Road, south of Shanahan Road
- Current Land Use:** Vacant
- Zoned:** Single Family Planned Residential (SFPRD)
- Utilities:** Del-Co water and public sanitary sewer
- School District:** Olentangy
- Engineer:** Advanced Civil Design

II. Staff Comments

North Farms is a large residential subdivision located just south of Shanahan Road and on both sides of North Road. To the east is the railroad and to the west is land owned by Olentangy Local Schools. Shanahan Middle School, Heritage Elementary School and Olentangy High School and their recreational facilities are located there.

Section 11 is an extension of Section 6 and includes Middlebury Loop. Eighteen buildable lots are created, all generally a quarter-acre in size. A small .05-acre reserve is located between two lots, providing a pedestrian path to the west, near the athletic fields of Shanahan Middle School.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **North Farms, Section 11** to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval North Farms, Section 11. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. OTHER BUSINESS

- Mid-Ohio Regional Planning Commission - 2016 Metropolitan Transportation Plan (MTP) and Active Transportation Plan (ATP) – presented by Ms. Nancy Reger (see attached.)

VI. POLICY / EDUCATION DISCUSSION *(none)*

VII. RPC STAFF AND MEMBER NEWS

- Welcome to new Representatives and Alternates
Representatives: Edward Reely, Marlboro Twp., Ed Snodgrass, Porter Twp., Dan Quick, Scioto Twp.
Alternates: Ken O'Brien, Berlin Twp., Tom Mitchell, Liberty Twp., Richard Lehner, Troy Twp.

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 7:55 p.m. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, February 25, 2016, 7:00 PM at the Delaware County Commissioners office, 101 N. Sandusky St., Delaware, Ohio 43015.

Dave Stites, Chairman

Stephanie Matlack, Executive Administrative Assistant