



# Delaware County Regional Planning Commission

109 North Sandusky Street  
P.O. Box 8006, Delaware, Ohio 43015  
740-833-2260 fax 740-833-2259  
www.dcrpc.org

Scott B. Sanders, AICP  
Executive Director

## **\*MINUTES\***

**Thursday, February 28, 2013 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 January 31, 2013 RPC Minutes
- Executive Committee Minutes of February 20, 2013
- Statement of Policy

### **II. Consideration for Approval: Amended Subdivision Regulations of 2007**

### **III. VARIANCES** *(none)*

### **IV. ZONING MAP/TEXT AMENDMENTS**

03-13 ZON Berkshire Township Trustees - .746 acres from A-1 to PCD

### **V. SUBDIVISION PROJECTS**

		<b>Township</b>	<b>Lots/Acres</b>	
<b><u>Preliminary</u></b>				
19-05	<b>T</b>	Ravines at Meadow Ridge	Berlin	03 lots / 55.90 acres
02-13		Vinmar Village	Genoa	87 lots / 73.11 acres
03-13		Mirasol	Genoa	82 lots / 58.86 acres
08-12		Sanctuary at the Lakes (revised)	Genoa/Orange	164 lots / 95.92 acres
01-13		Estates of Glen Oak, Sec. 5 (Amended Glen Oak, Sec. 8 and Est. of Glen Oak, Sec. 4, Ph. B)	Orange	53 lots / 11.66 acres

### **Preliminary/Final** *(none)*

### **Final**

18-04.3		Olentangy Falls, Section 3	Liberty	33 lots / 32.53 acres
---------	--	----------------------------	---------	-----------------------

**T=TABLED, W=WITHDRAWN**

### **VI. EXTENSIONS** *(none)*

### **VII. OTHER BUSINESS**

- Consideration for Approval of Expenditure: ESRI, \$4,271.00
- Consideration for Approval of Expenditure: Liability Insurance \$7,507.00
- Appointment of Nominating Committee for Executive Committee members

### **VIII. POLICY / EDUCATION DISCUSSION** *(none)*

### **IX. RPC STAFF AND MEMBER NEWS** *(none)*

**I. ADMINISTRATIVE BUSINESS**

▪ **Call to order**

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

▪ **Roll Call**

*Representatives:* Jeff George, Rick Sedlacek, Susan Kuba, Ric Irvine, Fred Fowler, Steve Burke, Tiffany Jenkins, Tom Hopper, Joe Clase, Dave Stites, Holly Foust, Hal Clase, Tom Farahay, Robert Taylor, Bill Thurston, Tom Brown, Charlie Callender, Mike Dattilo, and Doug Price. *Alternates:* John Piccin.  
*Arrived after roll call:* Ken O’Brien and Gary Merrell. *Staff:* Scott Sanders, Da-Wei Liou, and Stephanie Matlack.

▪ **Approval of the January 31, 2013 RPC Minutes**

*Mr. Irvine made a motion to Approve the minutes from January 31, 2013 as presented. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

▪ **February 20, 2013 Executive Committee Minutes**

**1. Call to order**

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

**2. Approval of Executive Committee Minutes from January 23, 2013**

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

**3. New Business**

a) Financial / Activity Reports for January 2013

REGIONAL PLANNING RECEIPTS		January	YTD TOTAL
General Fees (Lot Split)	(4201)		
Fees A (Site Review)	(4202)		
Insp. Fees (Lot Line Transfer)	(4203)	\$400.00	\$400.00
Membership Fees	(4204)	\$14,872.00	\$14,872.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$502.43	\$502.43
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$1,100.00	\$1,100.00
Charges for Serv. B (Final. Appl.)	(4231)	\$6,700.00	\$6,700.00
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$150.00
Charges for Serv. D (Table Fee)	(4233)		
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$300.00
Charges for Serv. F (Planned District Zoning)	(4235)		
<b>OTHER DEPT. RECEIPTS</b>			
Health Dept. Fees	(4242)		
Soil & Water Fees	(4243)		

MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)	\$206.40	\$206.40
Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)		
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
<b>TOTAL RECEIPTS</b>		<b>\$24,230.83</b>	<b>\$24,230.83</b>

<b>Balance after receipts</b>	<b>\$312,397.65</b>
<b>Expenditures</b>	<b>- \$ 20,646.83</b>
<b>End of February balance (carry forward)</b>	<b>\$291,750.82</b>

*After discussion of the financial reports, Mrs. Jenkins made a motion to approve the financial reports as presented. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

b) February RPC Preliminary Agenda

1.) Site Review:

- Nelson Tract – Berlin Twp. – 36 lots / 29 acres

2.) Rezoning:

- Berkshire Township Trustees - .746 acres from A-1 to PCD

3.) Variance: none

4.) Preliminary:

- Ravines at Meadow Ridge Berlin 03 lots / 55.90 acres
- Vinmar Village Genoa 87 lots / 73.11 acres
- Mirasol Genoa 82 lots / 58.86 acres
- Sanctuary at the Lakes (revised) Genoa/Orange 164 lots / 95.92 acres
- Amended Glen Oak, Sec. 8 and Est. of  
Glen Oak, Sec. 4, Ph.'s A & B Orange 53 lots / 11.66 acres

5.) Preliminary/Final: none

6.) Final:

- c) Olentangy Falls, Section 3 Liberty 33 lots / 32.53 acres

7.) Extension: none

c. Director's Report

- 1.) County Zoning Code – finished review, on to Commissioners review/vote
- 2.) Liberty Twp. – almost finished, working with Prosecutor's office regarding Adult Entertainment district language (may effect model code)
- 3.) Sunbury – continuing to meet, ODOT Representative to attend next meeting
- 4.) Concord Twp. – interested in a Comprehensive Plan update
- 5.) Harlem Twp. – would like to update their Comprehensive Plan but may work on it themselves
- 6.) Office Space recommendation – Mr. Sanders was asked to make a recommendation for the use of additional office space by a DATA center employee. Mr. Sanders suggested that the Commission obtain a 5 year extension on their current lease of 2018 to continue to 2023. Mr. O'Brien explained that the County is in the process of doing a Facilities Study for all County agencies. Mr. Sanders asked for the RPC to be included in that study since the Commissioners

are required to provide office space.

- 7.) Xerox 2020 copier – Mr. Sanders explained that the unused large format copier is no longer of use and is currently in need of repair. He asked if the Committee would be opposed to offering the machine to one of the members of the Commission or to be put up for auction. The Committee agreed that he should get information together including its value and specs for the next meeting.

**4. Old Business** (*none*)

**5. Other Business**

- Consideration for Approval of Expenditure: ESRI, \$4271.00
- Consideration for Approval of Expenditure: Liability Insurance, \$7,507.00

***Mr. O'Brien made a motion to recommend Approval of the ESRI maintenance fees of \$4,271 and Liability insurance premium of \$7,507 to the RPC. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

***At 10:30 a.m. Mr. O'Brien made a motion to go into Executive Session for Consideration of Appointment, Employment, Dismissal, Discipline, Promotion, Demotion Or Compensation Of A Public Employee Or Public Official per ORC 121.22 (G). Mr. Stites seconded the motion. Roll call: Mrs. Jenkins aye, Mrs. Kuba aye, Mr. O'Brien aye, Mr. Stites aye and Mr. George aye. Motion carried.***

***At 10:55 a.m., Mrs. Jenkins made a motion to go back into regular session. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

**6. Personnel**

- Director Evaluation – continued to March Executive Committee meeting.

**7. Adjourn**

**Having no further business, Mr. Stites made a motion to adjourn the meeting at 10:56 a.m. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

***The next regular Executive Committee meeting will be Wednesday, March 20, 2013 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. DCRPC Subdivision Regulations

Two items are proposed for amendment in the Subdivision Regulations. (see attachment)

**Process** – In accordance with ORC 711.10 and Ohio Attorney General 395, the Planning Commission provided 30-day notice of the intent to amend the Subdivision Regulations in a newspaper, with written notice sent to each jurisdiction at least 30 days before the hearing. If approved, the amendments shall be forwarded to the Board of County Commissioners, which will also provide a 30-day notice for review and approval.

The following amendments were recommended by the County Prosecutor, with numerous discussions held between RPC staff and the County Engineer's staff, as well as the Executive Committee and Prosecutor's staff for crafting of the final language.

**Proposed Change Summary: Vacating a General Easement** – The Prosecutor's office has determined that while easements that are specific to the County Engineer and Sanitary Engineer may be vacated directly through the County Commissioners' process, certain general easements on recorded, platted subdivisions cannot be released without the public process of the Regional Planning Commission. To date, this has generated several subdivisions (such as Harvest Wind case this evening) to go through the Preliminary/Final subdivision phase, with the preparation of a Preliminary Plan and a Final Plat mylar which is signed by the plat-signing agencies. This adds unnecessary time and cost in the preparation of documents to meet the requirements of the Regulations.

This change adds a paragraph to describe a new process for vacating easements that includes submission of a survey and legal description of the proposed vacation. The applicant is also required to submit the names and addresses of all the applicable utilities within the plat, as well as a fee to cover the cost of providing notice. RPC staff will send notice via certified mail as well as place the notice in the newspaper. Commission will determine approval before the vacation can be recorded. Paragraph (c.) states the current process of going through the County Commissioners and does not establish the authority to do so. This section is also moved from Administration to a location immediately following "Recording and Distributing Copies of Plat," which is more logical.

**Proposed Change Summary: Sidewalk Requirement** – The current language requires sidewalks within subdivisions with certain lot frontage and where a road is projected to exceed 1500 trips per day. The purpose was to cover those subdivisions in FR-1 districts (or similar) where the local Zoning Commission does not review a Development Plan. The proposed language simplifies this requirement by requiring sidewalks in all cases except CADs and references local bikeway plans. The County Engineer's design standards for collector streets (1,500 ADT) include sidewalks. This policy change reflects efforts to respond to potential health impacts of the built environment.

**Staff Recommendation** – Staff recommends approval of these changes to the RPC and Board of County Commissioners.

### Commission / Public Comments

*Mrs. Jenkins made a motion to Approve the amendments to the Subdivision Regulations as presented. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

-----

III. **VARIANCES** (*none*)

IV. **ZONING MAP/TEXT AMENDMENTS**

03-13 ZON      **Berkshire Township Trustees - .746 acres from A-1 to PCD**

**I. Request**

The Berkshire Township Trustees are requesting a .746-acre rezoning from A-1 to PCD to allow the rezoning and sale of the land and building of the former Township Hall.

**II. Conditions**

**Location:** 201 N. Galena Rd., Sunbury, Ohio

**Present Zoning:** Agricultural (A-1)

**Proposed Zoning:** Planned Commercial and Office (PCD)

**Present Use(s):** township hall, vacated structure

**Proposed Use(s):** commercial

**School District:** Big Walnut Local School District

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

**Critical Resources:** none

**Soils:** BeA Bennington Silt Loam 0-2% slope

**III. Issues**

The Township has relocated its hall and offices to South Galena Road and no longer uses the previous Township Hall at 201 N. Galena Road. The parcel is located next to two older buildings with multi-family uses. The building with several offices, a meeting room, and two garage bays, is proposed to be sold to a commercial entity. The buyer may operate one or more businesses out of the location. The current proposal is that the users will have little in the way of customer traffic at the site.

A note from the Delaware General Health District has been included in the application stating that “This property has 10 inspection reports on file dating as far back as 1997, and none of them report any sign of a nuisance at the time the sewage treatment system was inspected.

The Board of Township Trustees initiated a change in the zoning code and zoning map on January 28, 2013. The change will proceed to the Zoning Commission, which will vote on the text and map amendment and send the case to the Trustees for a final vote.

**Staff comments:** Similar to a case in Berlin Township in January, this is a request for a rezoning to a Planned district where the applicant has provided no Development Plan and has no intent of making immediate changes. It is therefore assumed but should be specified during the rezoning process that any changes or additions to the existing layout of the structure(s) on the site must be approved through a future Development Plan amendment. Such Plan amendments must conform to the uses and standards within the existing PCD language, since no different language is being proposed.

**IV. Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning of .746 acres from A-1 to PCD to the DCRPC, the Berkshire Twp. Zoning Commission, and the Berkshire Twp. Trustees, *subject to:*

1. *That any future changes to the site, beyond uses that are permitted in the current PCD language, will require a Development Plan Amendment.*

**Commission / Public Comments**

No one was present to represent the applicant.

*Mr. Irvine made a motion to recommend Conditional Approval of the Berkshire Twp. rezoning of .746 acres from A-1 to PCD, subject to staff comments. Mr. Sedlacek seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.*

-----

**V. SUBDIVISION PROJECTS**

**Preliminary**

19-05      T      **The Ravines at Meadow Ridge – Berlin Twp. - 03 lots / 55.90 acres**

**Applicant:** Village Communities  
**Engineer:** CT Consultants, David Denniston

**II. Staff Comments**

The applicant has requested a 90 day tabling to resolve issue from the Technical Review meeting.

**III. Staff Recommendation**

Staff recommends *Approval* of 90-day table request for **The Ravines at Meadow Ridge** to the DCRPC.

**Commission / Public Comments**

*Mr. Price made a motion for Approval of the 90-day tabling of The Ravines of Meadow Ridge. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

-----

02-13              **Vinmar Village – Genoa Twp. - 87 lots / 73.11 acres**

**I. Conditions**

**Applicant:** Romanelli & Hughes  
**Subdivision Type:** Single-family  
**Location:** east side of SR 3, west of South Old 3 C  
**Current Land Use:** Vacant  
**Zoned:** Planned Residential District (PRD)  
**Utilities:** Del-Co water and public sanitary sewer  
**School District:** Big Walnut  
**Engineer:** Stantec Consulting Services, Kevin Kershner

**II. Staff Comments**

Vinmar Village is a Planned Residential District subdivision that received zoning approval from Genoa Township on December 20, 2012. It consists of 87 lots where the average lot width is 90 feet and the average lot size is 13,500 square feet. The development will include 31.38 acres of open space, including both passive open space and a small active park with trails and other facilities.

The design includes the construction of an arterial road, Olivero Drive, which will intersect with Old 3 C Highway, stubbing into the land to the north of this development. This road was identified as a needed connection which will potentially carry a large amount of traffic. Because such an arterial road would not serve the typical needs of an internal subdivision street, the developer has agreed to construct the portion that provides an entrance to this project, allowing future developers to the north to continue the road as part of future development.

The road network includes an entry road, Mariposa Drive, intersecting with a loop street, Talavora Drive and Paradisio Drive. Development also includes a small court and a longer road ending in a cul-de-sac. A full road connection is made to an existing stub to the south at Vinmar and a new stub is provided to undeveloped land to the north. The site will be developed starting at Old 3 C Highway and proceed toward the west. Regional sanitary sewer upgrades are required before the western-most Section would be developed.

***A technical review was held on February 19, 2013, after which the applicant has addressed most of the required changes.***

### **III. Staff Recommendation**

Staff recommends *Conditional Preliminary Approval* of **Vinmar Village** to the DCRPC, *subject to the following*:

1. *Change the road name "Grace" to something more unique.*

### **Commission / Public Comments**

Mr. Kevin Kershner with Stantec Consulting was present to represent the applicant. He explained that the client is ok with the road name change. They are waiting to hear back from the County Engineers office regarding an alternative.

***Mr. Farahay made a motion for Conditional Preliminary Approval of Vinmar Village to the DCRPC, subject to staff recommendations. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

03-13                      **Mirasol – Genoa Twp. - 82 lots / 58.86 acres**

### **I. Conditions**

**Applicant:** Romanelli & Hughes  
**Subdivision Type:** Single Family Residential  
**Location:** south side of Lewis Center Rd., west of Worthington Rd.  
**Current Land Use:** Single family home with several out-buildings  
**Zoned:** Planned Residential District (PRD)  
**Utilities:** Del-Co water and public sanitary sewer  
**School District:** Olentangy  
**Engineer:** Stantec Consulting Service, Inc., Kevin Kershner

### **II. Staff Comments**

Mirasol is a PRD-zoned subdivision which was approved by Genoa Township on December 20, 2012. It was previously referred to as the "Diersing-Yarnell" property during the rezoning process. It consists of 82 single-family lots. Building sites include between 85 and 100 feet of frontage. Thirty-eight lots are 15,000 square feet and forty-four lots are 12,750 square feet.

There is an entrance from Worthington Road and an access to Lewis Center Road. Due to the width of the eastern portion of the site, there is a single road entering the site, via Florenza Drive, before curving to the north toward the Lewis Center entrance. Speranza Loop is a loop street in the western portion of the site. Almost 20 acres will be platted as open space. The site will be developed starting from Worthington Road.

***A technical review was held on February 19, 2013, after which the applicant has addressed all of the required changes.***

### **III. Staff Recommendation**

Staff recommends *Preliminary Approval* of **Mirasol** to the DCRPC.

### **Commission / Public Comments**

Mr. Kevin Kershner with Stantec was present to represent the applicant.

***Mr. Price made a motion for Preliminary Approval of Mirasol. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

-----  
08-12                      Sanctuary at the Lakes (revised) - Genoa/Orange Twps. - 164 lots / 95.92 acres

### **I. Conditions**

**Applicant:** M/I Homes

**Subdivision Type:** Single-Family Residential

**Location:** 6525 Africa Road

**Current Land Use:** Single Family Residence, agricultural

**Zoned:** Planned Residential in both Orange and Genoa Townships

**Utilities:** Del-Co water and public sanitary sewer

**School District:** Olentangy Local School District

**Engineer:** Watcon Engineering

### **II. Staff Comments**

This project received Preliminary Plan approval in November of 2012. Subsequent site analysis discovered that a large area of bog-type soils was located on the southeastern portion of the site. While such soils can be developed, the site preparation costs for individual building sites could have a negative effect on those sites, impacting the overall development. The applicant and engineers chose to redesign the road network and place the bog in open space and protected areas on the rear portions of some lots. All changes are proposed in Orange Township with no changes, other than minor pavement standards, affecting the Genoa Township area. The applicant has taken the project through a Development Plan change at Orange Township and is in the final phases of finalizing that approval.

The change impacts approximately 50 lots. Sanctuary Drive, the main thoroughfare through the site, takes a new turn to the south, providing intersections at four new road locations, two of which connect with existing street stubs toward the Genoa Township side. A road between Sanctuary and the network to the north has been removed and replaced with a pedestrian path to Tralee Lane. A new Common Access Driveway extends off the eastern end of Augusta Drive and includes a pedestrian/bike connection to the west, as well as a path to the south. This allows a connection within the site and to existing sections of Highland Lakes to the south.

One additional minor change includes the combination of two proposed lots along the Africa Road frontage, which allows the cul-de-sac to be shortened and the area along Africa Road to remain as it currently appears.

Common Open Space of 28.6 acres is provided throughout the site. Some of this open space includes stormwater ponds, but much of it is located along the existing streams and floodplains that lead to Alum Creek to the west.

The site is one of the last remaining large tracts in the Highland Lakes area. It includes rolling hills, woods, rivers and floodplains. The 5,600-s.f. LeVeque home, which the County Auditor's site lists as having been built in 1830, as well as several other outbuildings including an old schoolhouse are located on the site.

***A technical review was held on February 19, 2013, after which the applicant has addressed all of the required changes.***

### **III. Staff Recommendation**

Staff recommends *Preliminary Approval* of the Revised plan for **Sanctuary at the Lakes** to the DCRPC.

### **Commission / Public Comments**

Mr. Jim Watkins and Mr. Shawn Lanning of Watcon Engineering were present to answer questions from the Commission.

Mr. Gunderman questioned the lack of road connection to the north. Mr. Watkins stated that residents of Tralee Lane were opposed.

***Mr. Price made a motion for Preliminary Approval of the Revised plan for Sanctuary at the Lakes. Mr. Sedlacek seconded the motion. VOTE: Majority For, 1 Opposed (Mr. Gunderman), 1 Abstained (Mr. Farahay). Motion carried.***

-----  
**01-13 Amended Estates of Glen Oak, Section 5** (Amended Glen Oak, Sec. 8 and Est. of Glen Oak, Sec. 4, Ph. B) - **Orange Twp. - 53 lots / 11.66 acres**

### **I. Conditions**

**Applicant:** Dominion Homes, Inc.  
**Subdivision Type:** Single Family Residential  
**Location:** south side of Sunflower St, west of Blue Holly Dr.  
**Current Land Use:** vacant  
**Zoned:** Single Family Planned Residential District (SFPRD)  
**Utilities:** Del-Co water and public sanitary sewer  
**School District:** Olentangy  
**Engineer:** Stantec Consulting Service, Inc., Kevin Kershner

### **II. Staff Comments**

Glen Oak began platting in October, 2002 at Orange Road. Estates of Glen Oak began platting that same month at South Old State Road. Lots sizes are slightly larger in Estates of Glen Oak. The current proposal includes areas that were formerly proposed as the final section of Glen Oak (Section 8) and the final Phase of

Estates of Glen Oak, Section 4. Because the proposed Preliminary unifies the area under a single plan and will be marketed as Estates at Glen Oak, the applicant was asked to amend the name to Estate of Glen Oak Section 5.

The previous layout included a set of two long east/west streets which mirrored the section to the north. The revised layout provides additional north/south streets. This results in houses that will have an east/west orientation and prevents houses from backing up to the Orange Township Park and high tension lines to the south.

***A technical review was held on February 19, 2013, after which the applicant has addressed all of the required changes.***

### **III. Staff Recommendation**

Staff recommends *Conditional Preliminary Approval* of **Amended Estates of Glen Oak, Sec. 5** to the DCRPC, subject to:

1. *For platting, change name to Estates of Glen Oak.*
2. *The applicant will need to have land currently owned by Orange Township Trustees transferred before lots 405-407 can be platted.*
3. *The applicant will need to have land currently owned by the HOA transferred before lot 405 can be platted.*

### **Commission / Public Comments**

Mr. Kevin Kershner with Stantec was present to represent the applicant. He explained that they would work out ownership of lots 405-407 prior to final platting. Mr. Farahay agreed that those issues could be worked out prior to platting.

***Mr. Price made a motion for Conditional Preliminary Approval of Amended Estates of Glen Oak, Sec. 5, subject to staff recommendation. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

-----

**Preliminary/Final**     *(none)*

**CONSENT AGENDA**

**Final**

**18-04.3            Olentangy Falls, Section 3 – Liberty Twp. - 33 lots / 32.53 acres**

**I.            Conditions**

- Applicant:** Crown Ridge Investments, LLC
- Subdivision Type:** Single Family Residential
- Location:** south side of Hyatts Rd, east of Taggart Road
- Current Land Use:** vacant, former agricultural
- Zoned:** Planned Residential
- Utilities:** Del-Co Water, County sewer
- School District:** Olentangy
- Engineer:** CT Consultants, Michael Wanchick

**II.           Staff Comments**

This is the final section of Olentangy Falls (since land north of Hyatts has been sold to an owner who has allowed that portion to lapse). It includes an extension of Farmstead Lane which stubs to the south. A road, Crayfish Court, extends to the east, stubbing into undeveloped land to the east. Tadpole Lane and Cattail Cove extend to the south. Open space of 1.077 acres is being platted with this Section.

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 **Olentangy Falls, Section 3** to the DCRPC.

**Commission / Public Comments**

Mr. Wanchich was present to represent the applicant.

***Mrs. Foust made a motion for Final Approval of Olentangy Falls, Section 3. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

-----

**VI.           EXTENSIONS    *(none)***

-----

**VII.          OTHER BUSINESS**

- Consideration for Approval of Expenditure: ESRI, \$4,271.00  
***Mr. Clase made a motion to Approve the ESRI expenditure of \$4271.00. Mr. Brown seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

- Consideration for Approval of Expenditure: Liability Insurance \$7,507.00  
***Mr. Clase made a motion to Approve the Liability insurance expenditure of \$7507.00. Mr. Brown seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***
- Appointment of Nominating Committee for Executive Committee members  
Vice Chairman Stites appointed Tom Farahay, Fred Fowler and Joe Clase to the Nominating Committee. Anyone interested in serving on the Executive Committee for 2013-2014 should contact one of them.

#### VIII. POLICY / EDUCATION DISCUSSION

Regional Planning, Delaware General Health District, Preservation Parks, and Go Healthy Delaware County are hosting the second forum on the Built Environment, addressing how the design of streets, paths, trails and other forms of built environment influence a community's ability to maintain a healthy lifestyle. The event is Wednesday, March 6 from 7:30 to 11:00 a.m. at Willow Brook at Delaware Run. The agenda features two speakers from the National Association of County and City Health Officials, which is the partner organization which helped fund the Go Healthy Delaware County (ACHIEVE) effort.

#### IX. RPC STAFF AND MEMBER NEWS *(none)*

***Having no further business, Mrs. Foust made a motion to adjourn the meeting at 7:40 p.m., seconded by Mr. Irvine. VOTE: Unanimously For, 0 Opposed. Motion carried.***

***The next meeting of the Delaware County Regional Planning Commission will be Thursday, March 28, 2013, 7:00 PM at the Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.***