



# Delaware County Regional Planning Commission

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Scott B. Sanders, AICP  
Executive Director

## **\*MINUTES\***

**Thursday, March 27, 2014 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 February 27, 2014 RPC Minutes
- Executive Committee Minutes of March 19, 2014
- Statement of Policy

### **II. VARIANCES/EXTENSION**

07-05.1-3.V Nelson Farms, Sections 1-3 – Liberty Twp. – requesting variance for additional extension

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

01-14 ZON Berlin Twp. Zoning Commission – Zoning code review  
 02-14 ZON Genoa Twp. Zoning Commission – Comprehensive Plan review  
 03-14 ZON Rockford Homes – Liberty Twp. – 146.94 acres from FR-1 & PERRC to PRD  
 04-14 ZON Peter Marks – Liberty Twp. – 102.861 acres – PRD development plan amendment

### **IV. SUBDIVISION PROJECTS**

#### **Township**

#### **Lots/Acres**

#### **Preliminary**

10-13	Glenmead, Sections 1 & 2	Berlin	65 lots / 67.763 acres
04-14	Woods at Weeping Rock	Orange	24 lots / 13.93 acres

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

#### **Final** (none)

**T=TABLED, W=WITHDRAWN**

### **V. OTHER BUSINESS**

- Election of Executive Committee officers
- Health Dept. Levy information
- 2013 Annual Report available

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

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

**I. ADMINISTRATIVE BUSINESS**

▪ **Call to Order**

Vice Chairman Dave 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, Gary Gunderman, Tom Hopper, Joe Clase, Jon Trainer, Dave Stites, Tom Farahay, Bill Thurston, Teresa Watkins, Charlie Callender, Bonnie Newland, and Mike Dattilo. Alternates: Tim Hansley, Matt Lambert, Doug Reidel, Tracey Mullenhour, Larry Witt, and Charlie Cooperider. Staff: Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the February 27, 2014 RPC Minutes**

*Mr. George made a motion to approve the minutes from the last meeting as presented. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

▪ **March 19, 2014 Executive Committee Minutes**

1. **Call to order**

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 February 19, 2014**

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

3. **New Business**

- Financial / Activity Reports for February 2014

REGIONAL PLANNING RECEIPTS		FEBRUARY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,025.00	\$1,025.00
Fees A (Site Review)	(4202)	\$300.00	\$600.00
Insp. Fees (Lot Line Transfer)	(4203)		\$200.00
Membership Fees	(4204)	\$164,958.00	\$223,892.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$805.22	\$805.22
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$3,375.00	\$28,575.00
Charges for Serv. B (Final. Appl.)	(4231)		\$4,400.00
Charges for Serv. C (Ext. Fee)	(4232)		\$150.00
Charges for Serv. D (Table Fee)	(4233)		
Charges for Serv. E (Appeal/Var.)	(4234)		\$300.00
Charges for Serv. F (Planned District Zoning)	(4235)		
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		
Soil & Water Fees	(4243)	\$375.00	\$775.00
MISCELLANEOUS REVENUE			

Other Reimbursements	(4720)	\$207.64	\$207.64
Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)	\$44.40	\$44.40
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		\$1,025.00
<b>TOTAL RECEIPTS</b>		\$171,090.26	\$260,974.26

<b>Balance after receipts</b>	<b>\$693,788.50</b>
<b>Expenditures</b>	<b>- \$ 23,621.44</b>
<b>End of February balance (carry forward)</b>	<b>\$670,167.06</b>

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

- Site Review
  - 1.) Northstar, Section 1, Phase E – Berkshire / Kingston Twp.’s – 64 lots / 31.036 acres
  - 2.) Holmes Tract – Genoa Twp. 14 lots / 9.75 acres
  - 3.) Woods at Weeping Rock – Orange Twp. – 24 lots / 13.93 acres
  
- March RPC Preliminary Agenda
  - 1.) Rezoning:
    - Berlin Twp. Zoning Commission – zoning code review
    - Genoa Twp. Zoning Commission – comprehensive plan review
    - Rockford Homes – Liberty Twp. – 146.94 acres from FR-1 & PERRC to PRD
    - Peter Marks – Liberty Twp. – 102.861 acres – PRD development plan amendment
  - 2.) Variance/Extension:
    - Nelson Farms, Sections 1-3 – Liberty Twp. – requesting additional extension
  - 4.) Preliminary:
    - Glenmead, Sections 1 & 2 – Berlin Twp. – 65 lots / 67.763 acres
    - Woods at Weeping Rock – Orange Twp. – 24 lots / 13.93 acres
  - 5.) Preliminary/Final: *none*
  - 6.) Final: *none*
  
- Director’s Report
  - 1.) 2012-2013 Audit has been started. A representative came over and collected some information one morning, assembled other info at the Auditor’s office.
  - 2.) Fiscal Annual Report concluded by the Auditor’s office.
  - 3.) PHDC (Partnership for a Healthy Delaware County) branding. Mr. Sanders is on the Communications Committee.
  - 4.) Berlin code – made small changes throughout as directed by Township.
  - 5.) Berkshire code – met with Township Zoning Commission regarding clean-up issues with their code. Am currently working on signage and landscaping. Attending meeting on 3/20 to present.
  - 6.) Visited Genoa Township Trustees last week, presented Annual Report and spoke about recent activity. Was on the same agenda as meet-and-greets by the Health District and EMA.
  - 7.) Facility study update – attended a meeting of the facility study committee. No further activity. Next Committee meeting to be held April 8<sup>th</sup> at 10:30 a.m.
  - 8.) Sewer study update, met with Jack Smelker last week. Sanitary Engineer’s office is preparing an RFP for consultants. The RPC will provide information as well as meet with townships to determine if Comprehensive Plans are up to date and whether any adjustments should be made with regard to densities

and use.

- 9.) Meeting with the Delaware Chamber's Infrastructure Committee tomorrow morning to discuss current issues.
- 10.) Talked to attorney Pete Griggs about future zoning training, said the staff handbook is fine, FMLA language is fine.
- 11.) Contracts
  - Concord Comprehensive Plan – completed the background chapters at the last meeting. Will begin discussing land use recommendations at the next meeting in April. Concerns about the difficulty of actually extending sewer service. Recent purchases of quarry property suggest some activity soon. State of Ohio property at Home and Dublin Road (prison) is winding down operations – will be sold this year.
  - Liberty Zoning Code – directed to go ahead and make final changes as recommended by the Prosecutor's office. No meetings planned.
  - Liberty Comprehensive Plan – will begin an update this year.

#### 4. Old Business

- **Bonus Policy** – Committee continued discussion of the Bonus Policy for contract work. Will ask Dawn Huston from the County Administrative Services to attend the April Executive Committee meeting for advice.

#### 5. Other Business *(none)*

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

#### 7. Adjourn

*Having no further business, Mrs. Jenkins made a motion to adjourn the meeting at 11:30 a.m., seconded by Mr. Stites. VOTE: Unanimously For, 0 Opposed. Motion carried.*

*The next regular Executive Committee meeting will be Wednesday, April 16, 2014 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/EXTENSION

### 07-05.1-3.V Nelson Farms, Sections 1-3 – Liberty Twp. – requesting variance for additional extension

**Applicant:** Nelson Farms Assoc. LLC

**Engineer:** EMH & T

**Preliminary approval:** 05/25/06

**Extensions granted:** 10/25/12 (to begin 3/13 for 1 year )

#### I. Request

Nelson Farms Assoc. LLC. is requesting a variance to sections 102.03 and 204.04 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 Nelson Farms subdivision in Liberty Township.

The proposed subdivision is located on the west side of SR 315, north of Home Road.

#### II. Facts

1. The Subdivision Regulations require that a Subdivision be completely platted within five years of the first Section being recorded;
2. Nelson Farms, Sections 1-3 received Preliminary approval on March 25, 2006;
3. Section 1, Phase A was recorded March 2008, giving the remaining sections until March 2013 to be recorded.
4. The project was given a 1-year extension October 2012 to begin March 2013 until March 2014;
5. The applicant seeks a second one-year extension for the remainder of the subdivision by variance to March 2015.

#### 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:** "...The reason for this variance is due to the housing recession of the past six years, which has resulted in a slower pace of development. The granting of this variance shall not be detrimental to the public health, safety, and welfare, and not injurious to other parties. The granting of this variance will not vary the provisions of the application 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.”*

**Staff comments:** *This area is the subject of engineering challenges in extending sanitary sewer through the site. Recent agreements by the County Commissioners should lead to progress on this issue. Zoning on the site and development in the area has not changed.*

#### **IV. Staff recommendations**

DCRPC staff recommends that based on market and economic conditions, the variance request from Sec. 102.03 & 204.04 for **Nelson Farms, Sections 1-3** be *Approved*.

DCRPC staff recommends *Conditional Approval* of a 1-year extension for **Nelson Farms, Sections 1-3** to the RPC, *subject to a Variance being granted*.

#### **Commission / Public Comments**

Mr. Charles Driscoll representative for the application was sworn in by Mr. Stites. He explained that due to the economy and working with the Sanitary Engineer’s office on the trunk sewer issue.

**Mr. Clase made a motion to Approve the Variance request for Nelson Farms, Sections 1-3 based on the findings of fact provided by RPC staff along with a 1 year extension for the project. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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

#### **01-14 ZON Berlin Twp. Zoning Commission – Zoning code review**

##### **I. Request**

Berlin Township on February 11, 2014, initiated numerous changes to its Zoning Resolution. These were the result of previous discussions with DCRPC staff and detailed discussions at the township level. Generally, they are housekeeping issues, although some changes clarified density and lot size issues which had been discovered over the course of recent developer-initiated map amendments. Following is a summary of amendments:

1. Reformatted with auto TOC creation and page numbering;
2. Converted all Roman Numerals to Numbers;
3. Added two “Reserved” sections and renumbered, checked internal references;
4. Added a Planned Age-Restricted Residential District (PARRD);
5. Amended that when PRD is overlaid on R-2, the minimum lot size is 21,780 s.f. (.5 acre);
6. Amended that when PRD is overlaid on R-3, the minimum lot size is 10,890 s.f. (.25 acre);
7. Amended that when PRD is overlaid on R-4, the minimum lot size is 14,520 s.f. (.33 acre);
8. Clarified the Planned District process for rezoning to make more consistent;
9. Added “Administration of the Development Plan” where necessary to make consistent;
10. Removed Adult-Related uses from the Industrial district and added it as a set of regulations in accordance with the current model code and Prosecutor’s staff recommendations;
11. Clarified tables within the Landscaping section to make them more readable;

##### **II. Staff Recommendations**

Staff recommends **Approval** of the text amendments to the Berlin Twp. Zoning Resolution to the DCRPC,

Berlin Twp. Zoning Commission and Berlin Twp. Trustees.

**Commission / Public Comments**

***Mr. George made a motion to recommend Approval of the text amendments to the Berlin Twp. Zoning Resolution. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**02-14 ZON      Genoa Twp. Zoning Commission – Comprehensive Plan review**

**I. Request**

In September of 2012, township staff began a process of updating the township’s Comprehensive Plan. In January 2014 the Zoning Commission initiated the review and the Regional Planning Commission comments are being sought at this point to ensure any amendments can be made easily in the document.

Genoa Township utilized a process that included literally hundreds of small, targeted stakeholder meetings to engage the public in the process. Because of Genoa Township’s size, the community includes various established groups and active initiatives that were involved. These included a township Neighborhood Coalition, the Genoa Township Business Association, the Safe Routes to School Committee, the Land Conservation Association, school districts and state and county officials and offices.

The result is a document that focuses on the following chapters:

- The **History** of Planning and the Process of the Comprehensive Plan;
- Demographics**;
- Statutory Policies** that either have been or could be adopted by the Township;
- Land Use and Infrastructure**;
- Community Development** – various ways to engage the public in the community;
- Parks, Trails, and Open Space** – including efforts to engage the public in recreation;
- Public Safety** – including efforts that can be undertaken by individuals and community groups to enhance the efforts of local agencies;
- Economic Development** – including business retention strategies, recruitment efforts, beautification efforts, potential sign code changes, etc.;
- Fiscal Responsibility** – including existing millage details and future priorities;
- Conservation** – including education, stream quality, community gardens, and stormwater best management practices.

The plan also includes the typical “sub-area” approach for recommendations. The fifteen “neighborhoods” provide extensive detail on the existing conditions of each area. Recommendations for future use are also presented for each of these neighborhoods.

Of significant interest to the Regional Planning Commission and other agencies are the recommendations for density and use in future growth areas and any changes from the existing Comprehensive Plan. First, despite being in a future sewer service area, the land on the east side of the Hoover Reservoir is unlikely to get sewer service in the foreseeable future. This area was potentially to be served through an agreement with Columbus or otherwise through a county facility. The engineering required to bring service to this area would be a challenge. Additionally, the residents did not support the concept of the Conservation Subdivision, with its clustered lots and 50% open space. The neighborhoods on this side of the Hoover are recommended for 2-acre lot development with on-lot sanitary systems.

Two remaining areas of potential development include “Alum Creek,” west of S.R. 3 and north of Jaycox, and “North Old 3 C,” generally east of S.R. 3 and north of Big Walnut Road. Alum Creek is recommended for residential uses at 1.35 dwelling units per Net Developable Acre with conservation standards or 1.1 units per NDA without conservation standards. The North Old 3 C neighborhood does not indicate a density standard, and recognizes that discussion and consideration will continue as the community becomes engaged. Currently, that area is recommended for .75 units per net developable acre which is a disincentive for the provision of services and utilities in the area. This lack of definition is also probably based on the Sewer Master Plan process that has officially begun on the county level. Elsewhere in the Plan, it is noted that generally, density north of Big Walnut could be standardized to that mentioned above for the Alum Creek subarea. In short, all land in both subareas would be treated similarly.

Based on the historical policy of the Delaware County Regional Sewer District to plan its sewer services in response to the densities and land use recommended by the local communities under its jurisdiction, staff recommends that the density of 1.35 NDA with conservation standards and 1.1 NDA without conservation standards be applied to the areas north of Big Walnut. This represents a slight increase for the area east of S.R. 3, but will allow for more efficient sewer planning in this area.

Style-wise, staff recommends that the Plan Synopsis or some version of it be placed at the end of the document in a table that would suggest the entity (or entities) responsible for that action step. Also, there is some difficulty in relating the neighborhoods with the recommendations. Shifting the page breaks or reducing the neighborhood maps would help.

Generally, the plan has many outstanding features that would be beneficial for other communities to consider for incorporating into their plans when updating.

## **II. Staff Recommendations**

Staff recommends **Conditional Approval** of the amendments to the Genoa Twp. Comprehensive Plan to the DCRPC, Genoa Twp. Zoning Commission and Genoa Twp. Trustees, *subject to standardizing the densities north of Big Walnut Road and west of the reservoir to 1.35 NDA with conservation standards and 1.1 without.*

### **Commission / Public Comments**

***Mrs. Kuba made a motion to recommend Conditional Approval of the amendments to the Genoa Twp. Comprehensive Plan, subject to standardizing the densities north of Big Walnut Road and west of the reservoir to 1.35 NDA with conservation standards and 1.1 without. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**03-14 ZON      Rockford Homes – Liberty Twp. – 146.94 acres from FR-1 & PERRC to PRD**

**I. Request**

The applicant Rockford Homes, is requesting a 146.94-acre rezoning from FR-1/PERRC to PRD to create a 150 lot detached single-family residential subdivision called Olentangy Falls East.

**II. Conditions**

**Location:** south side of Hyatts Rd., east of Taggart Road

**Present Zoning:** Farm Residential (FR-1) and Planned Elderly Retirement Residential Community (PERRC)

**Proposed Zoning:** Planned Residential District (PRD)

**Present Use(s):** agriculture

**Proposed Use(s):** 150 single-family house lots

**Existing Density:** 2.94 du / acre in an elderly retirement community

**Proposed Density:** 1.02 units per gross acre, 1.24 units per Net Developable Acre

**School District:** Olentangy Local School District

**Utilities Available:** Del-Co Water and sanitary sewer

**Critical Resources:** none

**Soils:** GwB Glenwood Silt Loam 2-6% slope

GwC2 Glenwood Silt Loam 6-12% slope

BoA Blount Silt Loam 0-2% slope

BoB Blount Silt Loam 2-4% slope

**III. Description**

The applicant, Rockford Homes, on behalf of the owner, Episcopal Retirement Communities, proposes Olentangy Falls East as an extension of Olentangy Falls, by extending the existing single-family development into this site. The proposal shows a single entrance from Hyatts Road, preserving approximately 17 acres of open space along Hyatts. The first homes are generally 330 feet from Hyatts on the east side of the entry road and 180 feet on the west side. Existing treelines and growth along a ravine are retained, preserving the current view along Hyatts Road. The road network is generally in blocks, with the western treelines preserved. Stormwater management basins are located in areas that preserve the natural features of the site.

The layout indicates that the two existing connections from Olentangy Falls will be completed, both at Clear Brook Lane (a small stub that connects to Elderberry Loop) and at Crayfish Court. These will be included in the first and second phases of development, respectively. A stub is provided to the south, potentially connecting to a 98-acre parcel and a 46-acre parcel.

Signage is included which indicates minimal signage in the similar style as Olentangy Falls. A small strip of land in the southeastern corner of the site will be transferred to Preservation Parks, allowing greater contiguity of the park property.

**IV. Conformance with the Comprehensive Plan**

In January of 2003, a large portion of this site was approved as a retirement village with a number of housing styles from independent living to skilled care to age restricted single-family homes. The 2006 Liberty Township Comprehensive Plan acknowledged that zoning in its recommendations. However, the plan also recommends residential at a density of 1.25 units per net developable area above the 900-foot elevation line when sewer is available. The Township's zoning resolution defines Net Developable Acreage by subtracting wetlands, slopes greater than 20%, rivers, floodplain, and rights-of-way. The development plan shows that after subtracting those areas, the resulting developable acreage is 120.97. The Plan also recommends the consideration of Conservation Subdivisions with 50% open space in this area. The current zoning code does not include the designation for a

Conservation Subdivision, but the developer proposes to include 32.90 acres of open space, resulting in 22.4% where 20% is required.

#### **V. Divergences**

Four divergences are being requested from the Zoning Code

1. Divergence requested for six model homes to be operational until 95% of the homes are sold. Other conditions are also committed.  
*Staff comment: This is probably reasonable, but perhaps phasing the model homes out over a longer period rather than at a specific point may be a better result.*
2. Divergence requested for shielded, low-voltage up-lighting at the entrance signs where the code requires down lighting.  
*Staff comment: Staff recommends similar lighting to Olentangy Falls. If a divergence was allowed there, it is reasonable here, as long as the lights are low-voltage and shielded as noted in the text.*
3. Divergence requested for to allow driveway placement within 50 feet of the intersection of two public streets where the code requires 100 feet.  
*Staff comment: Given the low speeds within the development, particularly approaching intersections, this is reasonable. Specific lots should be noted in the Development Plan where this particular divergence applies.*
4. Divergence requested for the front setback to be reduced to 30 feet where the code requires a setback equal to the width of the right-of-way (which in this case is 60 feet).  
*Staff comment: This is reasonable, as 60 feet is excessive in Planned Residence districts. In the Liberty Township code, this is specifically called out as an allowable divergence for request.*

#### **VI. Other issues**

**Paths and sidewalks:** The application shows 4-foot sidewalks within the subdivision as well as an 8-foot multi-use path along Hyatts Road. Street trees are also indicated. No direct road connection is recommended for the land to the east, as it is owned by Preservation Parks and recently completed as Shale Hollow Preserve. Plans indicate a multi-use trail through the site, with possible parking at the Hyatts Road access. Residents would benefit from a path or access easement between lots T88 or T89 and/or through Reserve B to the Park property, with coordination of Preservation Parks. At minimum, no language in the Development Plan should prevent a future group of residents from constructing such pedestrian connections.

**Utilities:** Typical utility letters are included from service agencies. The letter from the Regional Sewer District indicates that service is available through Olentangy Falls. If improvements are required, they will be detailed under future correspondence.

**Open Space:** Staff commends the amount of open space. However, a small, centrally located area of active recreation would be extremely beneficial to creating a sense of community within these 150 units.

#### **VII. Section 11.06 - Required findings for Approval of Planned Districts**

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

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

**Staff Finding:** Generally. The density is within the amount allowed in the zoning code and the general standards have been met. Divergences have been requested and reviewed elsewhere in this report.

2.) That the proposed development is in conformity with the Comprehensive Plan or portion thereof as it may apply.

**Staff Finding:** Yes. The proposal is generally in conformance with the 2006 Liberty Township Comprehensive Plan recommendation for this subarea both in use and density.

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

**Staff Finding:** Yes. By conserving open space and preserving the view along Hyatts, the application generally advances the welfare of the township and vicinity if the site can be safely served by emergency services.

### **VIII. Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Rockford Homes for 146.94 acres from PERRC and FR-1 to PRD to the DCRPC, Liberty Twp. Zoning Commission, and Liberty Twp. Trustees, subject to:

1. *Approval of variances as noted in the report;*
2. *Consideration of pedestrian access easements in the northeastern corner of the development and at Reserve B as noted in the report;*
3. *Consideration of a small centralized open space for a community park.*

### **Commission / Public Comments**

Mr. Jack Brickner, Director of Development for Planned Communities along with Mr. Jeff Strung of EMH & T were present. Mr. Brickner explained that there were several meetings with the Preservation Parks representatives. They were not in favor of any direct access. They were in favor of a bike path at Hyatts Road.

Mr. Brickner stated that he would provide a letter from Preservation Parks to the Township. Regarding the staff comment #3, he stated that with their experience on larger developments, parks are not used as much but would work with the Township if that is their request.

**Mr. Irvine made a motion for Conditional Approval of the rezoning request by Rockford Homes for 146.94 acres from PERRC and FR-1 to PRD, subject to staff comments as follows:**

1. *Approval of variances as noted in the report;*
2. *Consideration of pedestrian access easements in the northeastern corner of the development and at Reserve B as noted in the report;*
3. *Consideration of a small centralized open space for a community park.*

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

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**04-14 ZON Peter Marks – Liberty Twp. – 102.861 acres – zoned PRD – development plan amendment**

**I. Request**

The applicant, Peter Marks, is requesting a 100.034 and 2.827-acre amendment to a development plan and text to Trails End subdivision. It includes two parcels, one of which spans the majority of the site while the smaller acreage is a strip of land created when the initial plat of Trail's End was recorded. This Development Plan change will allow a different concept and layout for the residual acreage that has not been approved as a Preliminary Subdivision. It will include 45 residential lots and slightly less than 50 acres of open space.

**II. Conditions**

**Location:** 7560 Olentangy River Road

**Present Zoning:** Planned Residential District (PRD)

**Proposed Zoning:** Planned Residential District (PRD)

**Present Use(s):** Undeveloped/agriculture

**Proposed Use(s):** Allington Place subdivision

**Existing Density:** .65 units per acre

**Proposed Density:** .44 units per acre

**School District:** Olentangy Local School District

**Utilities Available:** Del-Co Water and sanitary sewer

**Critical Resources:** slopes greater than 20%, streams

**Soils:** GwB Glynwood Silt Loam 2-6% slope

GwC2 Glynwood Silt Loam 6-12% slope

GzC3 Glynwood Silty Clay Loam 6-12 severely eroded

Lybrand Silt Loam 12-18% slopes

ScB Scioto Silt Loam 2-6% slopes

SdC2 Scioto Silty Clay 6-12%

**III. Process**

Liberty Township has a two-step process. Changes to the approved development plan are determined by the Zoning Commission to be either a Major amendment or Minor amendment. Minor amendments can be addressed at a single Zoning Commission meeting while Major amendments are treated similarly to a rezoning. The changes to this plan were designated Major because of the significant changes to the road layout, lot configuration and road type (public to private).

**IV. Description**

Allington's design is an approach that is quite different from typical Planned Residential Subdivisions. Although Liberty Township does not have a Conservation Subdivision district in their Zoning Resolution, this proposal meets many of the typical features that the RPC office has encouraged. The layout has been designed to take advantage of the unique characteristics of the site. It preserves the view from the existing road (State Route 315). It clusters lots in one area, while creating a single-loaded street, providing many of the lots to "front" or "backup" to open space. Existing treelines and streams are maintained, with additional landscape easements created to buffer adjacent lots.

The site is accessed from an existing road stub from Trail's End, called Rissler Lane. This development would not be allowed its own access from S.R. 315. At the entry to the site is a kiosk for mail and a pull-off/turnaround. This access would be gated. Approximately 11.25 acres of open space is created between the development and 315, with an additional 10 acres between 315 and the Olentangy River.

The roads internal to the development are private, with the entry turning into the south, providing an access for the existing home to the parcel to the south, the original Knowlton home now owned by Gioffre. The first subarea includes smaller lots in a village-style setting. The smallest of these lots is .22 acres, which the average is closer to a third of an acre. A loop road provides a central focus within this area while also creating two reserves with formal walking paths and landscaping. A Common Access Driveway is used to access four lots, with another CAD (referenced as a Shared Access Point) creates access for two lots.

Moving west from this subarea, a treeline opens into an existing meadow. Lots are located to the south of the road, with 12.28 acres preserved as open space to the north. A community barn and gardens serve as a focal point of this open space. Lots are generally around one acre in size, although the smallest is .77 acres and the largest is 1.46 acres. A reserve is created both for the purpose of treeline preservation and also as a continuation of the alignment of Pillion Way. A road stub is planned for Trail’s End north of this area, but this plan does not consider this for connection.

Moving west across a small stream and treeline, the site opens into another meadow where lots are arranged in larger sizes to front on the open space. Five lots are located to the west on a Common Access Driveway, with another two lots to the north on a second CAD. These lots range from 1.19 acres to 4.45 acres. A gated, emergency-only access is created to Red Emerald Way, an existing road in the Woodland Hall subdivision.

The existing large horse barn, home and garage adjacent to it, and other small outbuildings will be removed. The home on the east side of S.R. 315 which encases an historic log cabin will be renovated and used as a caretaker’s cottage.

Extensive detail has been provided as to the sizing, massing, and type of homes that will be built in Allington. Natural materials will be required. Designs will be approved by a Design Review Committee with a process, defined presumably in the deed restrictions, and regulated in the a set of specific Design Guidelines. Architectural samples have been provided as a “Style Book” that will guide future owners and their architects and designers to create a cohesive community. This is particularly important in the “Village” subarea, where lots are much smaller and a cohesive design that integrates the public features of the central common areas will be required.

**V. Amendments**

In April, 2011, Trail’s End was rezoned by Liberty Township as a 148-lot subdivision on 216 acres. This represented a density of .68 dwelling units per acre. The design included 101 acres (or 46.7%) of open space. The following year, a Preliminary Plan was approved by the Regional Planning Commission for the northern portion of the site. That approval included 92 lots on 113 acres, for an effective density of .81 dwelling units per acre. The Trail’s End subdivision includes 49.6 acres of open space, or 40.7% of the site. In the fall of 2013, the first section of Trail’s End began construction as the site of the 2014 Parade of Homes. The first section included about one third of the roads and 45 residential lots. For reference, these numbers are reflected below.

	Lots	Acres	Density	Open Space
April 2011 Rezoning	148	216	.68 du/ac	101 ac. (46.7%)
Trail’s End Subdivision	92	113	.81 du/ac	49.6 ac. (40.7%)
<i>Remaining for this property</i>	<i>56</i>	<i>103</i>	<i>.54 du/ac</i>	<i>51.4 ac. (49.9%)</i>
Allington Proposal	45	103	.44 du/ac	49.93 ac. (48.5%)

As noted in the table, based on the original Planned Residential District approval, the remaining area of Trail’s End would include 56 lots and 51.4 acres of open space. This proposal reduces the number of house locations by 11 and decreases the open space by a nominal 1.47 acres. Although this change appears to effectively raise Trail’s

End's density and reduce its effective open space, this has little impact on the current and future home sites within Trail's End. The sites that backed-up to open space will continue to do so and the responsibility of maintenance will now fall upon the residents of Allington, rather than an overall Homeowners' Association.

Staff's only concern with this particular amendment is the private nature of the streets and other improvements. On the positive side, there were initial concerns of the adjacent neighborhood to the south with the original layout which shows a full connection at Red Emerald Way, allowing the Trail's End residents to have direct access through Woodland Glen to the township assets such as the YMCA and Township Hall, as well as two schools and other recreational facilities. These concerns were not necessarily shared by the RPC staff or County Engineer's office, both of which generally support a policy of interconnected neighborhoods. This policy, or viewpoint, is based on the idea that these connections create community, improve safety, and reduce automobile trips by providing a variety of routes for travel between two points.

Regardless, staff will accept private roads with gates as long as full connections are made and roads are built to the same standards (as required by the County Engineer's office). The continuing concern over private improvements, however, is that it will also extend to pedestrian linkages as well. Although it is rare that a gated community will restrict pedestrian and bike traffic by non-residents, it is important that this development, located between two subdivisions with public streets, specifically allow such public use of its non-vehicular access. Liberty Township has been looking at options for connecting this area to Liberty Road and the recreational and educational uses there. This may include typical road widening, striping, or a new sidewalk or trail.

## **VI. Divergences**

The applicant has asked for several divergences from the Development Standards within the Zoning Resolution:

1. Divergence requested to allow driveways within 100 feet of the intersection of two public roads.  
**Staff Response:** *As noted previously, there is no county regulation regarding this. On local streets where speed limits are 25 mph, this shouldn't be a safety issue.*
2. Divergence to allow street tree placement that differs from the Tree Policy of the township  
**Staff Response:** *Staff doesn't know the specific request. Landscaping plan appears to be sufficient and well-designed.*
3. Divergence to reduce the side-yard setback from 25 feet to 10 feet and a front-yard setback for Subarea A to 20 feet where the required setback is the same width as the right-of-way (60 feet).  
**Staff Response:** *This request has been made previously on other developments. Although the current requirement of 25 feet per lot seems excessive (50-foot structure separation), a 10-foot setback results in a 20-foot structure separation, which is still adequate. The township should consult with the Fire Chief regarding this request. The draft of the Zoning Resolution allows the setback in Cluster Housing to be reduced, so with the assurances of fire-rated adjacent walls, this divergence is reasonable. The code requires masonry walls and no openings on walls that are adjacent.*
4. Divergence requested to allow the subdivision sign to be installed prior to the recording of the plat.  
**Staff Response:** *Staff isn't sure if this indicates the temporary subdivision sign or the main entrance identification sign. This is probably a reasonable request, but the sign shouldn't be permitted until a Preliminary Subdivision plan is approved through the RPC, or until construction is imminent.*
5. Divergence requested to allow building permits to be granted prior to the final 1 1/2" surface course of asphalt. The applicant has included several conditions of guarantee by the County Engineer's office to ensure that construction is near completion.  
**Staff Response:** *Recommend continued discussions with the County Engineer's staff regarding this issue. Subdivisions where private streets are located are not signed by the County Engineer until all improvements are in place. Therefore, the*

*lots are not created until the plat is recorded, making it difficult to provide zoning permits for houses to be built on lots that do not yet exist. Also, the condition requiring the road to be completed before occupancy is permitted has been a problem in the past.*

6. Divergence to allow leisure paths to be created when 80% of the homes in each phase have been occupied.  
**Staff Response:** *Further discussion on this issue is needed. If paths are along the undeveloped side of a road, they should be added at the time the road is constructed. It should be clarified that paths along house lots should be built before a certificate of compliance is provided. Also, a main “route” through the site should likely be identified and constructed as part of initial development. Waiting until 80% of the homes are actually occupied could be a difficult condition to enforce.*
7. Divergence requested to allow the Homeowners’ Association to be responsible for maintenance and upkeep of all leisure paths within the site, regardless of location.  
**Staff Response:** *Not sure whether this is a divergence or a clarification. Probably reasonable. Note that there is one section of sidewalk along Kearney Way that is on the subject property. That piece should be maintained by the Trail’s End Homeowners.*
8. Divergence requested the allow installation of boundary walls or fencing without regard as a condition for any permits for residential lots.  
**Staff Response:** *Not sure whether this is a divergence or a clarification. Township should seek clarification.*
9. Divergence requested to allow existing buildings to be removed during construction of the phase where they are located.  
**Staff Response:** *Not sure whether this is a divergence or a clarification. All existing structures intended to be removed appear to be in the first phase of development. Township should seek clarification.*
10. Divergence requested to allow construction to take place over a 10-year period. The code requires all construction to take place within three years after approval of the initial Development Plan.  
**Staff Response:** *Probably reasonable based on other projects and the time-frame of this type of project. The township may want to seek a tighter time-frame on the initial phase and a more open-ended approach for the remainder. At any rate, communities have been open to allowing multiple extensions.*
11. Divergence requested to allow the existing home, barn, and accessory farm structures to be considered non-conforming structures until they are removed according to the text.  
**Staff Response:** *Not sure whether this is a divergence or a clarification. All existing structures intended to be removed appear to be in the first phase of development. Township should seek clarification.*
12. Divergence requested to allow the developer to build and/or develop streets that are not within the same section of phase as housing construction without regard to chronology of sections or phases.  
**Staff Response:** *Recommend clarification on this, both for the township and for county agencies. Street construction always precedes house construction. With the first phase of development occurring from 315 and moving west, the developer is limited to phasing from east to west. For safety and access reasons, it is important that the development’s streets be platted in a logical order. Home construction can follow.*
13. Divergence requested to allow improvements to the existing home on the east side of S.R. 315 without platting the phase where it is located. Sections 6.01, 10.06 and Article XXIV are listed as possible references that would require conformance as development occurs.  
**Staff Response:** *As an existing structure, staff isn’t sure whether these sections preclude such renovation at any time, as long as it is noted in the Development Plan text. The caretaker lot could be referenced in the text as intended to be split*

as an ORC 711.131 No Plat lot split, thus allowing it to not require platting with the larger subdivision.

14. Divergence requested to allow on-street parking during construction of homes.  
**Staff Response:** *As long as emergency access can be maintained, as referenced in the application, this is a reasonable request (not sure the parking requirements apply to homes that are under construction).*
15. Divergence requested to allow identity signage to be located at the Trail's End subdivision entrance. Additional signage shall be permitted for directional purposes at the entry gate. Reference is to the requirement that signage be "on site," otherwise it is regulated as an off premises sign.  
**Staff Response:** *This is a reasonable request. This development will not have its own access to S.R. 315 and the logical location for signage is at the end of Cellar Lane, leading to Trail's End. Staff does not have access to the approved sign package for Trail's End, but this could exceed the allowed amount of signage for that development. This would need to be coordinated with the Trail's End development as noted in the application. Development Plan should be updated to reflect actual recorded street names (Hickory Lane is recorded as Cellar Lane, Dartmoor Lane is Rissler Lane). Rissler will need to be changed to Allington at the intersection with Cellar Lane.*
16. Divergence requested to allow three additional permanent identification signs, two of which appear to be referenced in request #15 and the third is not identified in the sign package.  
**Staff Response:** Recommend the township clarify this issue. Probably a reasonable request, given the subtle designs that are included.
17. Divergence requested to allow two permanent identification signs to be permitted at 0 ft. setback from Guilford Road (or Rissler Lane?).  
**Staff Response:** *This is not a request for additional signage, but for placement of the signs along the fence that sits at the right-of-way line. This appears to be previously approved for Trail's End and incorporated as part of the landscape entry features. As a Planned district, the setback from right-of-way is not as critical in this case because the streets are internal and the signage is a part of the landscape design.*

## **VII. Other issues**

**Common Access Driveways** – In the proposal there are four Common Access Driveways: three that are labeled as CADs and one that is referenced as a Shared Access Point. In the first phase, because the drive on the SAP is shared for longer than the area within the right-of-way, it is a CAD. Both CADs in the first phase are likely acceptable locations for CADs, and both will need to be built as the roads are built. The RPC cannot sign the plat until the CADs are in place.

In the third phase, the road serving the five western lots is labeled a CAD and the road serving the northern two lots is also a CAD. This exceeds the number of lots allowed on a CAD, both individually and combined. Staff would prefer the road serving the five western lots be a Low Volume Low Density road as provided by the County Engineer's office (or seek a variance from those standards). The CAD to the northern two lots is probably acceptable. Again, CADs must be built prior to Final Plat approval signature from the RPC. Also, was any consideration given to providing access to the Fearon property? A CAD in this location would make that very difficult in the future.

**Road Connections** – As noted in the report, two connections are made to existing stubs. One is a full gated connection at the entrance (Rissler Lane) and the second is a gated emergency entrance at Red Emerald Way. Because this is a private development, a full public connection is not being made. However, Red Emerald Way should have the ability to be utilized by the residents within the Allington development. Also, during the subdivision phase, the phasing of this connection will probably be discussed. Based on the number of lots, the Red Emerald Way connection should be included with the second phase.



**Road Geometry** – The proposal shows open ditch, 20-foot-wide roads throughout most of the development. The Village area indicates a curbed, 27-foot-wide section, presumably because the lots are smaller and some on-street parking would be expected. Also, the alignment of the Sherbrook Lane/Red Emerald Way does not appear to meet the county street standard. The applicant should continue to work with the County Engineer and the Fire Department to ensure that the geometry is acceptable and to discuss ways to make Sherbrook Lane fit the constraints of the site.

**Paths and Trails** – The previous Trail’s End plan provided an opportunity to link the residents of Trail’s End with the numerous recreational and educational facilities on Liberty Road. The Township Hall, Fire/EMS Station, YMCA, Olentangy Liberty Middle School, Wyandot Run Elementary School, and numerous related athletic fields are all situated at the intersection of Liberty Road and Woodland Glen Drive, directly west of this development. The township is currently seeking to connect these areas with sidewalks or walking paths along existing roads in existing developments that predate the RPC’s requirements for sidewalks in Farm Residential subdivisions. If the roads are private in the Allington subdivision, it should be accepted that the paths, or at least a main route through the site, is available to the residents in Trail’s End.

Secondly, a path should be provided from the existing stub at Pillion Way. In the original Trail’s End zoning, this was identified as an emergency access. This may not have been popular with the existing residents to the south, but this issue was never fully discussed at the subdivision phase, since this area was not brought forward as a subdivision. However, it reflects a compromise that was identified during that initial rezoning with respect to overall road connections.

At minimum, Reserve K north of Pillion should not preclude the future location of a public or private street along that alignment, either at the subdivision phase or at some point in the future. For now, a walking path that would also serve as an emergency access should be located here. When the first phase of Allington is developed, it would otherwise only have a single access point. Ideally, a path would extend all the way north to the unused (future) road stub in Trail’s End. This could provide the public access mentioned previously between the three neighborhoods while maintaining the privacy of the overall development.

**Open space dedication on the east side of S.R. 315** – The application notes that the open space will be maintained by the association. There is separate language regarding the east side of S.R. 315. The applicant notes that after platting, the land could be either transferred to the association or to any other entity, as long as the land facilitates preservation efforts along the Olentangy River corridor. Staff would recommend working with the Soil and Water Conservation District or other public agency for the purposes of creating a conservation easement. Also recommend that the existing home lot (Lot 2) be reduced to approximately two acres, providing a continuous parcel along the river.

## **VIII. Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Peter Marks for 100.034 acres and 2.827 acres, to the DCRPC, Liberty Twp. Zoning Commission, and Liberty Twp. Trustees, *subject to:*

1. *Address non-motorized public access through the site from Trail’s End to Woodland Hall.*
2. *Common Access Driveway to the west is not in conformance with the CAD standards. Recommend using a Low Volume Low Density road instead.*
3. *See comments regarding road connectivity and timing, work with the County Engineer on geometry in the village area and at Red Emerald connection.*
4. *See comments regarding pedestrian connectivity through the site and the potential need for a dual path and fire access route from Pillion Way into the site and also continuing through northward to Kearny Way.*
5. *Consider reconfiguring the open space along the river to run the entire length of the site, instead of creating the cottage lot as shown.*

6. *Divergence 4 – assure that development is imminent before a sign is permitted.*
7. *Divergence 5 – continue discussion with the County Engineer regarding building permits to be granted prior to the final surface course of asphalt. May not be possible due to platting requirements.*
8. *Divergence 6 – clarification on the construction of leisure paths.*
9. *Divergence 12 – clarification needed on the timing of streets and houses.*
10. *Divergence 13 – recommend exploring a lot split for the existing home prior to platting to enable flexible renovation of the home.*
11. *Divergence 15 – update language to match recorded street names, check overall sign dimensions for Trail's End.*

### **Commission / Public Comments**

Mr. Peter Marks, the applicant along with Rick Fay, OHM Advisors, Matt Ferris, E.P. Ferris & Associates, Brian Kent Jones Architects were present. Mr. Marks expressed that his objective is to preserve the many existing natural elements this property has with the changes in elevation, broad rolling meadows and winding ravines. He explained that they have planned for extensive landscaping and architectural features along with maintenance by the on-site caretaker.

Mr. Gunderman questioned the private road system. Mr. Marks stated that with the on-site caretaker, roads could be taken care of more quickly than if they were public. He envisioned the property as a private park with residences.

Mr. Gunderman made a motion to recommend Denial of the rezoning request by Peter Marks for 100.034 acres and 2.827 acres due to the lack of connection. Mr. Irvine seconded the motion. VOTE: Majority Opposed to the motion. Motion Failed.

***Mrs. Kuba made a motion to recommend Conditional Approval of the rezoning request by Peter Marks for 100.034 acres and 2.827 acres subject to staff comments as listed:***

1. ***Address non-motorized public access through the site from Trail's End to Woodland Hall.***
2. ***Common Access Driveway to the west is not in conformance with the CAD standards. Recommend using a Low Volume Low Density road instead.***
3. ***See comments regarding road connectivity and timing, work with the County Engineer on geometry in the village area and at Red Emerald connection.***
4. ***See comments regarding pedestrian connectivity through the site and the potential need for a dual path and fire access route from Pillion Way into the site and also continuing through northward to Kearny Way.***
5. ***Consider reconfiguring the open space along the river to run the entire length of the site, instead of creating the cottage lot as shown.***
6. ***Divergence 4 – assure that development is imminent before a sign is permitted.***
7. ***Divergence 5 – continue discussion with the County Engineer regarding building permits to be granted prior to the final surface course of asphalt. May not be possible due to platting requirements.***
8. ***Divergence 6 – clarification on the construction of leisure paths.***
9. ***Divergence 12 – clarification needed on the timing of streets and houses.***
10. ***Divergence 13 – recommend exploring a lot split for the existing home prior to platting to enable flexible renovation of the home.***
11. ***Divergence 15 – update language to match recorded street names, check overall sign dimensions for Trail's End.***

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

IV. SUBDIVISION PROJECTS

Preliminary

10-13 Glenmead, Sections 1 & 2 – Berlin Twp. - 65 lots / 67.763 acres

I. Conditions

**Applicant:** Makapa LLC

**Subdivision Type:** Single Family residential

**Location:** east side of Gregory Rd., between Cheshire & Berlin Station Roads

**Current Land Use:** Vacant, Olentangy Board of Education building

**Zoned:** R-2 with PRD

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

**School District:** Olentangy

**Engineer:** CT Consultants

II. Staff Comments

Glenmead is a subdivision that was originally zoned in September of 2007 to enable the location of the Olentangy District's Cheshire Elementary School. That school was built and ownership of the land changed hands in 2010. The subdivision process has now been started to construct 65 lots on 67.763 acres after the 21.6 acres was removed from the rezoned acreage.

There is a single access to Gregory Road, providing not only access into the subdivision, but also a second access to the school site. This will allow car and bus traffic to be separated during arrival and departure times at the school site. The layout shows the road continuing to the eastern end of the property, with a second road travelling north and then east before stubbing into adjacent property. The design includes a portion of the Piatt Road extension. This road was identified on the 2002 Thoroughfare Plan as an arterial north/south road that would connect Piatt Road to Berlin Station Road and eventually to Curve Road. In addition to serving as a major route through this part of the county, it will provide access to other Olentangy District property directly north of this site.

Stormwater management is still being studied. This site carries drainage from a significant acreage through the site, in addition to creating drainage that must be treated on the site. This results in two separate systems of water conveyance and treatment. Changes during Final Engineering will not impact the lot or road layout. A turn lane warrant analysis will be required at Gregory Road to determine if dedicated left and right turn lanes are required.

*A technical review was held on March 18, 2014, after which the applicant has addressed all of the required changes.*

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Glenmead, Sections 1 & 2** to the DCRPC.

Commission / Public Comments

Mr. Mark Dunn with CT Consultants was present to represent the applicant.

*Mr. Clase made a motion for Preliminary Approval of Glenmead, Sections 1 & 2. Mr. Fowler seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.*

04-14                      **Woods at Weeping Rock – Orange Twp. - 24 lots / 13.93 acres**

**I. Conditions**

**Applicant:** M/I Homes  
**Subdivision Type:** Single Family residential  
**Location:** north side of Lewis Center Rd., west of North Rd.  
**Current Land Use:** single family homes, wooded  
**Zoned:** Single Family Planned Residential District  
**Utilities:** Del-Co water and public sanitary sewer  
**School District:** Olentangy  
**Engineer:** Advanced Civil Design

**II. Staff Comments**

Woods at Weeping Rock is a 24 lot subdivision on Lewis Center Road just east of the entrance to Olentangy High School. It includes a single access to Lewis Center ending in a cul-de-sac at the eastern parcel line. An access easement will be created in an open space area to the north. This will allow an emergency access to be connected to the parking lot directly north of this site on the Olentangy property. Orange Township owns property directly north on the east end of this proposal, and the cul-de-sac has been shifted so that it is adjacent to the northern property line. This will potentially allow another access there, should that land become a park or otherwise developable.

Based on current parcel configuration, this subdivision may require some adjacent property transfers before platting takes place. Improvements will be required at Lewis Center Road in conjunction with this project. The County Engineer has indicated that, based upon a future project on Lewis Center Road, the county would accept a Fair Share contribution for improvements to the existing road.

*A technical review was held on March 18, 2014, after which the applicant has addressed all of the required changes.*

**III. Staff Recommendation**

Staff recommends *Preliminary Approval* of **Woods at Weeping Rock** to the DCRPC.

**Commission / Public Comments**

Mr. Dave Denniston with Advanced Civil Design was present to represent the applicant.

*Mr. Fowler made a motion for Preliminary Approval of Woods at Weeping Rock, seconded by Mr. Clase. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**Preliminary/Final**    *(none)*

**CONSENT AGENDA**

**Final**            *(none)*

## VI. OTHER BUSINESS

- Election of Executive Committee officers

Mr. Farahay, Representative for the Nominating Committee stated that the Committee would like to recommend that the 4 existing Committee members for another 1 year term.

***Mr. Clase made a motion to close the nominations. Mr. Cooperider seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

***Mr. Clase made a motion to elect Dave Stites, Susan Kuba, Jeff George and Tiffany Jenkins to the Executive Committee. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

- Mr. Sanders presented information on the Health Department Levy
- 2013 Annual Report is available – [www.dcrpc.org/files/AnnRep2013.pdf](http://www.dcrpc.org/files/AnnRep2013.pdf)

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

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

***Having no further business, Mr. Fowler made a motion to adjourn the meeting at 8:10 p.m., seconded by Mr. George. VOTE: Unanimously For, 0 Opposed. Motion carried.***

***The next meeting of the Delaware County Regional Planning Commission will be Thursday, April 24, 2014, 7:00 PM at the Delaware County Commissioners meeting room, 101 N. Sandusky St., Delaware, Ohio 43015.***

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*Dave Stites, Vice-Chairman*

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*Stephanie Matlack, Executive Administrative Assistant*