



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, March 31, 2016 at 7:00 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of February 25, 2016 RPC Minutes
- Executive Committee Minutes of March 23, 2016
- Statement of Policy

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

- 04-16 ZON Daniel Reckner – Harlem Twp. – 3.5 acres from A-1 to FR-1
- 05-16 ZON Genoa Twp. Zoning Commission – Comprehensive Plan update
- 06-16 ZON Liberty Twp. Zoning Commission – zoning code text amendments

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
07-16	The Corners at Johnny Cakes	Berlin	23 lots / 21.90 acres
08-16	Sunset Point (fka: Owen Property)	Orange	03 lots / 9.317 acres

Preliminary/Final *(none)*

Final

01-05.2	Cheshire Woods, Section 2	Berkshire	44 lots / 25.557 acres
01-14.3	North Farms, Section 3	Orange	26 lots / 7.909 acres
01-14.7.A	North Farms, Section 7, Phase A	Orange	13 lots / 5.606 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- Appointment of the Nominating Committee for Executive Committee members

VII. POLICY / EDUCATION DISCUSSION

- New Annual Report will be available on the web next week.
- Development Trends report is published at www.dcrpc.org/files/dvtrend2016.pdf
- ODOT will hold an Open House related to Interstate 71 south of U.S. 36/S.R. 37. It will be held from 4:00 to 7:00 P.M. at Northgate Church, across from Cracker Barrel.

VIII. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

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

▪ **Roll Call**

Representatives: Jeff George, Chet Heid, Susan Kuba, Fred Fowler, Barb Lewis, Steve Burke, Tom Hopper, Joe Shafer, Dave Stites, Tracey Mullenhour, Ed Reely, Joe Proemm, Bill Thurston, Ed Snodgrass, Dan Boysel, Dan Quick, Bonnie Newland, and Mike Dattilo. Alternates: Robert Lamb, Jack Smelker, John Piccin, and Michelle Boni. Staff: Scott Sanders, Da-Wei Liou and Stephanie Matlack.

Mr. Stites thanked the Commission members for their attendance. He acknowledged that some may be on spring break but appreciated the continued commitment to the Regional Planning Commission. He also spoke of last month’s meeting. As Chairman, his responsibility is to run a fair but timely meeting. He asked that if any of the Commission members had any comments; good or bad on how the meeting was handled to please contact him. He also relayed that Mr. Sanders looked into the Subdivision Regulations with regards to sidewalks. No changes need to be made.

▪ **Approval of the February 25, 2016 RPC Minutes**

Mr. Stites had one correction to the minutes as previously mailed. See corrected motion below.

Based on the Findings of Fact, Mr. George made a motion for Conditional Approval of the Variance request for Allington Estates with regards to sidewalks, subject to the applicant prohibiting on-street parking. Mrs. Jenkins seconded the motion. VOTE: Majority For Approval, Few Opposed. Motion carried.

Mr. Burke made a motion to Approve the minutes from the February 25th RPC meeting including the amended wording of the variance motion as corrected by Mr. Stites. Mr. Boysel seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **March 23, 2016 Executive Committee Minutes**

1. Call to order

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

2. Approval of Executive Committee Minutes from February 17, 2016

Mr. Merrell made a motion to Approve the minutes of the last meeting. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. New Business

- Financial / Activity Reports for February 2016

REGIONAL PLANNING RECEIPTS		FEBRUARY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$205.00	\$1,815.00
Fees A (Site Review)	(4202)	\$900.00	\$1,200.00
Insp. Fees (Lot Line Transfer)	(4203)	\$500.00	\$900.00

Membership Fees	(4204)	\$16,552.00	\$163,479.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$14,000.00	\$18,700.00
Charges for Serv. B (Final. Appl.)	(4231)	\$13,000.00	\$15,442.00
Charges for Serv. C (Ext. Fee)	(4232)		\$150.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$200.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$600.00	\$900.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$600.00	\$600.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$100.00	\$1,180.00
Soil & Water Fees	(4243)	\$1,050.00	\$1,575.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)	\$299.20	\$299.20
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$48,006.20	\$206,440.20

Balance after receipts	\$266,426.46
Expenditures	- \$ 24,297.72
End of February balance (carry forward)	\$902,128.74

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

- Site Review:
 - 1.) Boothman CAD – Concord Twp. – 3 lots / 7.49 acres
- March RPC Preliminary Agenda
 - 1.) Variance / Extension – none
 - 2.) Rezoning:
 - Daniel Reckner – Harlem Twp. – 3.5 acres from A-1 to FR-1
 - Genoa Twp. Zoning Commission – Comprehensive Plan update
 - 3.) Preliminary:
 - The Corners at Johnny Cakes – Berlin Twp. 23 lots / 21.9 acres
 - Sunset Point – Orange Twp. – 3 lots / 9.317 acres
 - 4.) Preliminary/Final: none
 - 5.) Final:
 - Cheshire Woods, Section 2 – Berkshire Twp. – 44 lots / 22.557 acres
 - North Farms, Section 3 – Orange Twp. – 26 lots / 7.909 acres
 - North Farms, Section 7, Phase A – Orange Twp. – 13 lots / 5.606 acres
- Director’s Report
 - 1.) Hosted a Zoning Inspectors roundtable last week;
 - 2.) Met briefly with the new County Administrator;
 - 3.) Attended last week’s Partnership for a Healthy Delaware County for an update on the

- Community Health Improvement Plan (CHIP) status;
- 4.) Delaware SWCD Farmland Preservation grant application process – to discuss in Commissioners’ session;
- 5.) Doing some research requested by Harlem Township for zoning code language (accessory structures);
- 6.) Worked on a trail map for a grant application for Galena;
- 7.) Updating Comprehensive Plan maps for Genoa Township;
- 8.) Thoroughfare Plan status;
- 9.) Sunbury Comp Plan meeting tomorrow night (3/24);
- 10.) Visited Liberty Township Trustees on 3/21;
- 11.) Registered for the national Safe Routes to School Conference in April in Columbus;
- 12.) Finalizing Annual Report – including new information from County Engineer, Code Compliance, and Economic Development;
- 13.) Da-Wei completed the Development Trends report and it is online.

4. Old Business

- A brief discussion of the February meeting was held.

5. Other Business

- Nominating Committee discussion – Mr. Sanders explained that the Chairman would need to appoint 3 members of the Commission at the March RPC meeting to Nominating Committee for Executive Committee member elections. Those elections would be held at the April 28th RPC meeting. Anyone interested in serving on the Executive Committee should contact one of the Nominating Committee members.

6. Personnel

- Staff discussion – Mr. Sanders presented the Committee with a draft position description for a Planner I/GIS Assistant including responsibilities and suggested pay range. Mr. Merrell suggested a review of the description by the County HR department. The Committee was in agreement as to the duties and need for the position. Further discussion to follow at the April EC meeting.

7. Adjourn

Having no further business, Mrs. Kuba made a motion to adjourn the meeting at 10:45 a.m. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, April 20, 2016 at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

- **Statement of Policy**

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

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

04-16 ZON Daniel Reckner – Harlem Twp. – 3.5 acres from A-1 to FR-1

I. Request

The applicant Daniel Reckner, is requesting a 3.5-acre rezoning from A-1 to FR-1 to allow the lot to be split into two residential lots.

II. Conditions

Location: 3116 South County Line Road, Johnstown, Ohio

Present Zoning: Agricultural (A-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): One single-family house

Proposed Use(s): Two single-family house lots

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 1.95 acres

School District: Johnston-Monroe School District

Utilities Available: private wells and private on-lot treatment systems

Critical Resources: stream/drainage course, slopes 20%>

Soils: SnA Sloan Silt Loam 0-2% slope

AmF Amanda Silt Loam 25-50% slope

CeC2 Centerburg Silt Loam 6-12% slope

CeB Centerburg Silt Loam 2-6% slope

BeA Bennington Silt Loam 0-2% slope

BeB Bennington Silt Loam 2-4% slope

PwA Pewamo Silty Clay Loam 0-1% slope

III. Description

The site being rezoned is part of an existing Common Access Driveway subdivision. The project, The Reserve at Duncan Run, was recorded in 2010. It includes three lots to the south which are zoned FR-1 (2-acre lot minimum) and the subject 11.924-acre parcel to the north zoned A-1 (5-acre lot minimum). The applicant intends to rezone only a 3.5-acre area on the east side of this large lot, which when subdivided will leave an 8.424-acre remainder.

On May 31, 2007, the Regional Planning Commission approved a variance request for up to 6 lots on a CAD in this location. The resulting re-subdivision will create a 5-lot subdivision, still under the allowable number of lots per the variance.

The splitting of this parcel will require a platted “Division #1” of the existing Lot 540 in The Reserve at Duncan Run. The process will not utilize the 711.131 NPA process. As part of that platting process, notice will be sent by the RPC during the Preliminary Plan review process to the other owners within the existing plat, allowing them the opportunity to express whether they are injuriously affected by this division. Further, the owners of the other lots in the existing subdivision will all be required to sign a new Maintenance Agreement with a recording reference on the new plat. The platting process will include a new review by the Health District and other agencies, ensuring that the new lot is buildable and the remainder lot is not negatively impacted. Still, it is always recommended that the applicant have a soil scientist review the proposed lot to ensure an on-site system can be

located there.

The CAD appears to be in reasonable shape but will be reviewed as part of the subdivision process to ensure compliance with the standards for width and passing areas.

IV. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Daniel Reckner to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to:*

- 1.) *The applicant working with a soil scientist and the Health District to ensure an on-lot system is appropriate for the new lot.*

Commission / Public Comments

No one was present to represent the applicant.

Mr. George made a motion to recommend Conditional Approval of the rezoning request by Daniel Reckner, subject to:

- 1.) *The applicant working with a soil scientist and the Health District to ensure an on-lot system is appropriate for the new lot.*

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

05-16 ZON Genoa Twp. Zoning Commission – Comprehensive Plan update

I. Description

In September of 2012, township staff began a process of updating the township’s Comprehensive Plan. That process included numerous small, stakeholder meetings to engage the public in the process. That process resulted in a draft which was ultimately not adopted and deemed in need of updating based on changes in the township and in the economy. In 2015, the current staff began a process to create a draft from the 2009 format. This process also included a professional blind telephone survey of residents in the township. This assisted township personnel in crafting the final document. Delaware County Regional Planning Commission staff provided numerous background maps as well as the new Comprehensive Land Use Plan map showing recommendations.

The result is a document that uses the 2009 version as a base document and provides numerous updates. 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.

Planning Area I: Retention of existing commercial uses. With sewer, PRDs at a maximum density of 1.8 d.u./n.d.a. without conservation standards or a maximum of 2.2 d.u./n.d.a. with conservation standards (similar to existing Plan).

Planning Area II: Because this is not likely to be served with sanitary sewer in the near future, single-family residential uses on lots of two acres or greater is recommended (similar to existing Plan).

Planning Area III: Because this is not likely to be served with sanitary sewer in the near future, single-family residential uses on lots of two acres or greater is recommended (similar to existing Plan).

Plan).

Planning Area IV: Portions are served by sanitary sewer. If served with on-site systems, lots two acres or greater or Planned Conservation Subdivisions at a density of .6 d.u./n.d.a. If served by sanitary sewer, single-family residential in Planned Conservation Subdivisions at .75 d.u./n.d.a. Neighborhood-scale commercial use of properties currently zoned commercial at South Old 3C and Big Walnut Road.

Planning Area V: With the southern portion mostly developed, this area is within the sewer service area but some areas may not ultimately be served. If served by sanitary sewer, single-family residential in Planned Conservation Subdivisions at .75 d.u./n.d.a. Also appropriate is residential development in a PRD at a density of 1.1 d.u./n.d.a. or a maximum of 1.35 d.u./n.d.a. with conservation development standards.

If served with on-site systems, lots two acres or greater or Planned Conservation Subdivisions at a density of .6 d.u./n.d.a. Neighborhood-scale commercial use of properties currently zoned commercial at South Old 3C and Big Walnut Road.

Planning Area VI: Currently zoned Planned Commercial and Office, Light Industrial, or Planned Industrial Warehouse. No changes are proposed to existing zoning with the exception of two residential lots along Maxtown Road. If these parcels provide significant visual screening and noise barriers for the single-family homes to the north, these may be considered for Commercial-Office or Neighborhood-Scale Commercial.

Other recommendations either deleted or moved include performing an economic market analysis, improving current infrastructure (non-road), adopting access management guidelines, consideration of a community park, expansion of existing park land, and consideration of a mixed-use district.

Generally, the plan has many outstanding features that would be beneficial for other communities to consider for incorporating into their plans when updating, particularly the community survey. The Comprehensive Plan Map includes a new simplified format that existing zoning with proposed densities, thereby removing the hatched patterns normally seen on our maps.

II. Staff Recommendations

Staff recommends **Approval** of the Genoa Twp. Comprehensive Plan Update to the DCRPC, Genoa Twp. Zoning Commission and Genoa Twp. Trustees.

Commission / Public Comments

Mr. Shafer thanked Mr. Sanders and staff for their assistance. He also thanked the other county agencies for their prompt responses to his questions. After several public meetings and community input, there are no density changes being made to the Plan at this time. Since the current plan is 7 years old, all the data was updated.

Mrs. Lewis congratulated Mr. Shafer on working through the revisions and getting a plan approved.

Mrs. Lewis made a motion to recommend Approval of the Genoa Twp. Comprehensive Plan Update. Mr. Snodgrass seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.

06-16 ZON Liberty Twp. Zoning Commission – Zoning Resolution text amendments

Applicant: Liberty Twp. Zoning Commission

I. Description

The Liberty Township Zoning Commission initiated on February 17th an amendment to its zoning resolution. During recent major revisions, which became effective in November, 2015, the definition of Net Developable Area was amended. The recently adopted language allows an applicant to either calculate the actual proposed road right-of-way and all easements for above ground utilities OR subtract 15% of the gross acreage for streets and utilities. The LESSER of those two options would be used, in addition to subtracting wetlands, floodplain, 20% slopes, and existing bodies of water.

The current proposal intends to remove the option of calculating the actual proposed roads and existing easements. The new code would require the removal of 15% of the gross acreage as well as the easements for any existing above-ground electric transmission lines. This would only apply to the large “cross-county” lines and not local service wires.

This issue was raised during the township’s review of the previous code revisions and found to be controversial. The controversy was mostly centered around the one or two large parcels in the township with multiple lines crossing the sites. This calculation only applies to rezoning’s, so there is always some flexibility in the density applied to the Net Developable Calculation. The experience throughout the county is that 15% is generally higher than the amount of land actually used for new road right-of-way and new utilities. The number is typically closer to 10%-12%. Using 15% is rather excessive, since the overhead lines are being subtracted as well. Staff would recommend additional studies as to the impact the different language would have on specific sites, but understands that considerable debate took place at the township level on this issue last year.

The township sent confirmation from the County Prosecutor’s office that they have reviewed the amendment and have no issues with it.

Staff also recommends that the list of amendment dates be added to the introduction of the Zoning Resolution, as noted by township staff. This could be considered an administrative amendment but is included here as part of the proposed amendments.

II. Staff Recommendations

Staff recommends **Approval** of the Liberty Twp. Zoning Resolution Amendment to the DCRPC, Liberty Twp. Zoning Commission and Liberty Twp. Trustees.

Commission / Public Comments

Mrs. Kuba made a motion to recommend Approval of the Liberty Twp. Zoning Resolution Amendment. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

07-16 **The Corners at Johnny Cakes – Berlin Twp. - 23 lots / 21.90 acres**

I. Conditions

Applicant: Westport Homes

Subdivision Type: Planned Residential

Location: South of Cheshire Road, east of 3 B's & K Road

Current Land Use: Former agricultural with barn and house

Zoned: PRD/R-2 (Planned Residential Development with R-2)

Zoning Approval: January 24, 2016

Utilities: Del-Co water and public sanitary sewer

School District: Olentangy

Engineer: Watcon Engineering

II. Staff Comments

The Corners at Johnny Cakes is a 23-lot residential subdivision with frontage on both 3 B's and K Road and Cheshire Road. Its main entrance is via 3 B's and K Road. Based on the projected future traffic on Cheshire Road, a full connection was not recommended. A single road enters the site from the east heading west and then north, ending in a cul-de-sac. A second cul-de-sac creates frontage for two lots in the southwest corner of the site. This cul-de-sac also provides access for an existing home at 6144 Cheshire Road. This parcel is losing its existing frontage on Cheshire Road and will take a new access from the cul-de-sac. This lot will need to be part of the addressing plan through the Map Department.

Two reserve areas are being created. One is a 1.9-acre parcel along the southeast corner of the site extending north to the entrance road. This area includes a 1-acre stormwater detention area. A second reserve of 2.5 acres is located along Cheshire Road. Both of these open space parcels are accessed via a 10-foot strip between lots.

A technical review was held on March 22, 2016, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **The Corners at Johnny Cakes** to the DCRPC.

Commission / Public Comments

Mr. Terry Andrews of Westport Homes was present to answer questions from the Commission.

Mr. Heid stated the walking paths will be moved into the subdivision from the ROW according to an agreement made by the applicant during the Technical Review Committee meeting. Mr. Andrews stated that they would work that issue out with required County offices. He stated that they were trying to keep this community separate due to the private open space so the general public wouldn't circle through the open space by the paths. Their concern was with liability of the HOA. Mr. Sanders explained that could be finalized during the final engineering procedure. The County Engineer would not want the path within the right-of-way.

Mrs. Kuba made a motion for Preliminary Approval of The Corners at Johnny Cakes. Mr. Fowler seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Porter Twp. and Berlin Twp.). Motion carried.

08-16 **Sunset Point (fka: Owen Property) – Orange Twp. - 03 lots / 9.317 acres**

I. Conditions

- Applicant:** CCBI Homes
- Subdivision Type:** Single Family Subdivision
- Location:** North end of Walden Court, north of Riverbend Ave.
- Current Land Use:** Vacant
- Zoned:** SF-PRD (Single Family Planned Residential District)
- Zoning Approval:** October 27, 1998
- Utilities:** Del-Co water and public sanitary sewer
- School District:** Olentangy
- Engineer:** Pomeroy & Assoc., Ltd.

II. Staff Comments

Sunset Point is a three-lot subdivision on 9.317 acres. The area was originally zoned as part of the 153-acre River Bend project, which has access to both Riverbend Avenue and Orange Road. That subdivision was developed in two distinct, disconnected parts due to the significant ravine that runs through the site. Access to this acreage was created when River Bend, Section 3 extended Riverbend Avenue as a private street and created a road stub, Walden Court (also private), to the north.

The development plan indicates a Common Access Driveway that will extend north from the current terminus of Walden Court before turning west for approximately 150 feet. The three lots are sized (from west to east) 5.052 acres, 2.591 acres, and 1.674 acres. The site is wooded, with a buildable plateau that drops nearly 50 feet to Deep Run at the bottom of the ravine. Plans indicate a stream buffer approximately 100 feet from the northern property line. Disturbance is limited within this setback area. The site is on sanitary sewer.

A technical review was held on March 22, 2016, after which the applicant has addressed the required changes, except as noted below.

III. Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Sunset Point** to the DCRPC, *subject to:*

1. *Labeling the stream setback with “OEPA Olentangy Permit” language and using the stream as the centerline;*
2. *Correcting the Base Flood Elevation line shown on the Storm and Grading plan;*
3. *Reflecting the above changes on page 6 of the Preliminary Storm & Grading & Waterline Plans and resubmitting a new 24x36 sheet as well as one 11x17 of the entire Storm & Grading & Waterline Plan.*

Commission / Public Comments

Mr. Dave McCoy with Pomeroy & Associates was present to represent the applicant. He stated that they agree with staff recommendations.

Mr. George made a motion for Conditional Preliminary Approval of Sunset Point, subject to:

1. *Labeling the stream setback with “OEPA Olentangy Permit” language and using the stream as the centerline;*
2. *Correcting the Base Flood Elevation line shown on the Storm and Grading plan;*
3. *Reflecting the above changes on page 6 of the Preliminary Storm & Grading & Waterline Plans and resubmitting a new 24x36 sheet as well as one 11x17 of the entire*

Storm & Grading & Waterline Plan.

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

Preliminary/Final (*none*)

CONSENT AGENDA

Final

01-05.2 Cheshire Woods, Section 2 – Berkshire Twp. - 44 lots / 25.557 acres

I. Conditions

- Applicant:** Trinity Home Builders
- Subdivision Type:** Single Family Residential
- Location:** south of Cheshire Rd., east of I-71
- Current Land Use:** Vacant
- Zoned:** PRD (Planned Residential Residential)
- Zoning Approval:** June 6, 2004
- Preliminary Plan Approval:** January 26, 2005
- Utilities:** Del-Co Water, central sanitary sewer
- School District:** Olentangy
- Engineer:** Advanced Civil Design

II. Staff Comments

Cheshire Woods (271 lots/228.68 acres) and Cheshire Woods Estates (50 lots/139.3 acres) were originally approved to form a 321-lot subdivision on 268 acres (an overall density of 0.87 du/acre). The development is located south of Cheshire Road and between Rome Corners Road and Interstate 71. The lots in Cheshire Woods are typically between 12,000-13,000 s. f. (90' X 135') and are served by County sewer. The entire development contains 133.45 acres of open space (36%) scattered in 13 reserve lots. Reserve B in Cheshire Woods is a 58+ acre reserve along the western boundary providing a buffer from I-71 and was recorded with Section 1.

Section 2 continues Wrenbury Drive from its current stub just west of Somerford Drive. The road turns south to a new intersection with the extension of Kerfield Drive. New lots are created on both sides of each road. A new 7.251-acre open space reserve will be platted surrounded by these new lots. An area of 1.706 acres is being dedicated as open space within the existing open space along the Interstate. This is to allow for new drainage easements within the open space. Small, 20-foot-wide open space strips extend from Wrenbury and Kerfield into the open space, allowing public access to that area.

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 **Cheshire Woods, Section 2** to the DCRPC.

Commission / Public Comments

Mr. Thurston made a motion for Final Approval of Cheshire Woods, Section 2. Mr. Reely seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

01-14.3 North Farms, Section 3 - Orange Twp. - 26 lots / 7.909 acres

I. Conditions

Applicant: Rockford Homes
Subdivision Type: Single Family Residential
Location: East of North Road, south of Shanahan Road
Current Land Use: Vacant
Zoned: SF-PRD (Single Family Planned Residential District)
Zoning Approved: December 4, 2013
Preliminary Subdivision Approval: January 29, 2014
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: EMH & T

II. Staff Comments

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

Section 3 includes the extension of Mercer Street from Section 7, Phase A to its intersection with Lenox Court to the south. A small portion of Somersworth Loop stubs to the west. Access is provided to 26 buildable lots, most of which are .235 acres in size. No open space is dedicated in 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 **North Farms, Section 3** to the DCRPC.

Commission / Public Comments

Mr. Thurston made a motion for Final Approval of North Farms, Section 3. Mr. Reely seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

01-14.7.A North Farms, Section 7, Phase A – Orange Twp. - 13 lots / 5.606 acres

I. Conditions

Applicant: Rockford Homes
Subdivision Type: Single Family Residential
Location: East of North Road, south of Shanahan Road

Current Land Use: Vacant
Zoned: SF-PRD (Single Family Planned Residential District)
Zoning Approved: December 4, 2013
Preliminary Subdivision Approval: January 29, 2014
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: EMH & T

II. Staff Comments

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

Section 7, Phase A forms a connection between Dorrington Street in Section 1 and Mercier Street in Section 6 as well as a portion of that road in Section 3. Besides the 12 buildable lots, one small open space parcel of .283 acres is being dedicated as a drainage easement and buffer along an existing house. Loudon Drive is also being extended to an intersection where the name changes to Somersworth Loop. Access is provided to 12 buildable lots, most of which are .235 acres in size.

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

III. Staff Recommendation

Staff recommends *Final Approval* of **North Farms, Section 7, Phase A** to the DCRPC.

Commission / Public Comments

Mr. Thurston made a motion for Final Approval of North Farms, Section 7, Phase A. Mr. Reely seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- Appointment of the Nominating Committee for Executive Committee members

Mr. Stites appointed Fred Fowler, Chet Heid and Mike Dattilo to the Nominating Committee. Anyone interested in serving on the Executive Committee, please contact one/all of these members.

The vote for the four open positions will take place at the April 28th RPC meeting.

VII. POLICY / EDUCATION DISCUSSION

- New Annual Report will be available on the web next week.

- Development Trends report is published at www.dcrpc.org/files/dvtrend2016.pdf
- ODOT will hold an Open House related to Interstate 71 south of U.S. 36/S.R. 37. It will be held from 4:00 to 7:00 P.M. at Northgate Church, across from Cracker Barrel.
- APA Ohio – Central Division – May 20, 2016. The Planning and Zoning Workshop will be held. The County has committed \$4,000 for registration on a first come first served basis. Mr. Sanders explained they are working on a postcard to be mailed to Zoning Commissions and possibly BZA's.

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

Having no further business, Mr. Boysel made a motion to adjourn the meeting at 7:50 p.m. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, April 28, 2016, 7:00 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.

Dave Stites, Chairman

Stephanie Matlack, Executive Administrative Assistant