



Delaware County Regional Planning Commission

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Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, May 30, 2013 at 7:00 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of April 25, 2013 RPC Minutes
- Executive Committee Minutes of May 22, 2013
- Statement of Policy

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

- 12-13 ZON Kerbler Farms, LLC. – Orange Twp. – 17.11 acres from FR-1 to PERD
 13-13 ZON Kerbler Farms, LLC. – Orange Twp. – 131.83 acres from FR-1 to PCD
 14-13 ZON Kerbler Farms, LLC. – Orange Twp. – 28.94 acres from FR-1 to PID
 15-13 ZON Kerbler Farms, LLC. – Orange Twp. 111.1 acres from FR-1 to SFPRD
 16-13 ZON Metro Development, LLC. – Orange Twp. – 124 acres from FR-1 to SFPRD

IV. SUBDIVISION PROJECTS

Township Lots/Acres

Preliminary *(none)*

Preliminary/Final

08-13	Sherman Lakes, Section 2, Re-subdivision of Lots 1615-1618, part of 1619	Berlin	05 lots / 02.471 acres
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Final

05-13	Fourwinds (f.k.a. Panera), Section 3	Berkshire	01 lot / 01.613 acres
09-13	T Orangepoint Commerce Park, Lot 2955, Div. #1	Orange	02 lots / 20.78 acres
08-12.1	T Sanctuary at the Lakes, Section 1	Orange	45 lots / 31.42 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

VII. POLICY / EDUCATION DISCUSSION

VIII. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to order**

Chairman O'Brien called the meeting to order at 7:00 p.m.

▪ **Roll Call**

Representatives: Jeff George, Rick Sedlacek, Susan Kuba, Fred Fowler, Gary Merrell, Ken O'Brien, Steve Burke, Sharon Hough, Garry Gunderman, Tom Hopper, Joe Clase, John Trainer, Dave Stites, Holly Foust, Tom Farahay, Bill Thurston, Charlie Callender, and Mike Dattilo. *Alternates:* Doug Riedel and Charlie Cooperider. *Staff:* Scott Sanders and Stephanie Matlack. *Arrived after roll call:* Tiffany Jenkins.

▪ **Approval of the April 25, 2013 RPC Minutes**

Mrs. Hough made a motion to approve the minutes as presented. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **May 22, 2013 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 April 17, 2013

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

3. New Business

a. Financial / Activity Reports for April 2013

REGIONAL PLANNING RECEIPTS		April	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,025.00	\$2,350.00
Fees A (Site Review)	(4202)		\$600.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$800.00
Membership Fees	(4204)	\$37,547.00	\$260,469.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$62.00	\$564.43
Assoc. Membership	(4206)		
General Sales	(4220)	\$17.70	\$64.49
Charges for Serv. A (Prel. Appl.)	(4230)	\$600.00	\$42,651.50
Charges for Serv. B (Final. Appl.)	(4231)		\$6,700.00
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)	\$1,800.00	\$2,100.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		
Soil & Water Fees	(4243)	\$125.00	\$2,100.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$206.40
Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)	\$68.00	\$178.80

Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$41,344.70	\$319,234.62

Balance after receipts		\$532,445.32
Expenditures	-	\$ 19,804.04
End of April balance (carry forward)		\$ 512,641.28

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

b. May RPC Preliminary Agenda

1.) Site Review:

- Holmes Tract – Genoa Twp. – 1 lot / 12.836 acres
- Roby tract – Genoa Twp. – 5 lots / 14 acres
- Meadows at Lewis Center/Evans – Orange Twp. – 38 lots / 20.7 acres

2.) Rezoning:

- c. Kerbler Farms LLC. – Orange Twp. – 17.11 acres from FR-1 to PERD
- d. Kerbler Farms, LLC. – Orange Twp. – 131.83 acres from FR-1 to PCD
- e. Kerbler Farms, LLC. – Orange Twp. – 28.94 acres from FR-1 to PID
- f. Kerbler Farms, LLC. – Orange Twp. 111.1 acres from FR-1 to SFPRD
- g. Metro Development LLC. – Orange Twp. – 124 acres from FR-1 to SFPRD

3.) Variance: none

4.) Preliminary: none

5.) Preliminary/Final:

- Sherman Lakes, Section 2, Re-subdivision of Lots 1615-1618, part of 1619 – Berlin Twp.
 - 05 lots / 02.471 acres

6.) Final:

- Fourwinds, Section 3 – Berkshire Twp. - 01 lot / 01.613 acres
- Orangepoint Commerce Park, Lot 2955, Div. #1- Orange Twp. - 02 lots / 20.78 acres
- Sanctuary at the Lakes, Section 1- Orange Twp. - 45 lots / 31.42 acres

7.) Extension: none

• Director’s Report

- 1.) Subdivision Regulations - County Commissioners have scheduled the hearing for June 20, 2013 at 9:30 a.m.
- 2.) OEEF Grant Project - Finishing up this project. Amy Dutt is finalizing the manual, which is an important part of the educational material. Meetings for landowners took place last month to match developers with potential land for easements. Report to OEPA by June and the RPC should then receive the final 10% of the funding.
- 3.) Liberty Township Zoning Code - Continued working with Liberty Township on a Zoning Code amendment. Recent meetings have had scheduling difficulties. Liberty has a summer intern to check my draft against Holly’s notes. End in summer, 2013.
- 4.) Sunbury Comprehensive Plan - Continued work on plan. Recent meeting concentrated on the Sunbury Square and potential improvements and marketing strategies.
- 5.) Concord Township Comprehensive Plan - Received contract for any update to the 2002 plan.

Will start late summer/early fall.

- 6.) Genoa Township Comprehensive Plan - Township is managing the plan but will use RPC to create maps and other input. Attended a stakeholder meeting May 3.
- 7.) Berlin Township JEDZ - Berlin Township requested a contract for mapping and data-collection services for the preparation of its JEDZ and establishment of Limited Home Rule. Contract to not use any Policy Hours.
- 8.) Berlin Township Zoning Code - Township approached RPC for work on reformatting, Adult Business language, and PRD changes.
- 9.) Other projects
 - Met with several stakeholders regarding collaboration for bike trails near the zoo (Columbus, the Zoo, Liberty, Dublin, Preservation Parks).
 - Attended a training session in the Emergency Operations Center.
 - Attended a meeting on implementation of the Safe Routes to School Plan that I participated in in 2010. Focus is three elementaries in the Olentangy district.
 - Continued work on the Convention and Visitors Bureau – new website to be unveiled soon.
 - Attended the Central Ohio Planning and Zoning Workshop on May 24. Don Brosius presented the Legal Update section. Nothing major to report:
 - Referendum clock case, Bale Kenyon case, High Intensity Adult Use
 - Met with Annie Parsons, new DALIS director, regarding data updates and how we can coordinate.
 - Hosting the officers of the Planning Directors Association on Friday to plan an upcoming meeting of the larger Association in August (also in Delaware County).
 - Scheduled a Zoning Inspectors meeting on June 4.

4. **Old Business** (none)

5. **Other Business** (none)

6. **Personnel** (none)

7. **Adjourn**

Having no further business, Mr. George made a motion to adjourn the meeting at 10:50 a.m. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, June 19, 2013 at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

• **Statement of Policy**

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

II. **VARIANCES** (none)

III. ZONING MAP/TEXT AMENDMENTS

12-13 ZON	Kerbler Farms LLC. – Orange Twp. – 17.11 acres from FR-1 to PERD
13-13 ZON	Kerbler Farms, LLC. – Orange Twp. – 131.83 acres from FR-1 to PCD
14-13 ZON	Kerbler Farms, LLC. – Orange Twp. – 28.94 acres from FR-1 to PID
15-13 ZON	Kerbler Farms, LLC. – Orange Twp. 111.1 acres from FR-1 to SFPRD

I. Request

Kerbler Farms LLC is proposing a development of approximately 288.98 acres just east of the intersection of Home Road and U.S. 23. It includes four rezoning applications to four different districts. For the purposes of this report, items that apply to the overall development will be summarized first, with individual issues discussed in subsequent district-specific reviews.

The plan includes an area proposed to be zoned Planned Elderly Residence District, which includes 68 limited assistance elderly residential units in 17 buildings. It also includes 131 acres of Planned Commercial zoning for various commercial, retail, and office uses. The development plan for the PC section indicates 121 senior housing units in a combination of nursing care and senior residential facilities, as well as a 425-unit assisted care/senior living community. There is an area of 29 acres for Planned Industrial zoning, to be developed for industrial uses. Finally, there are 111 acres of proposed Single-Family Residential zoning for 127 lots of 1/3 acre to 8/10 acre.

The overall design includes the eastern extension of Home Road from a relocated intersection with U.S. 23. This location has been determined as part of a rezoned (but undeveloped) area on the west side of U.S. 23. Home Road will extend through the site and cross the railroad tracks before ending in a roundabout at Lewis Center Road. This general configuration is part of the approved 2001 Delaware County Thoroughfare Plan. Major intersections are provided at the northern extension of Green Meadows Drive and at Graphics Way.

II. Procedure

The Orange Township Zoning Resolution requires rezoning and development plan approval in a single-step, with future changes following the rezoning process, unless otherwise specifically defined in the initial rezoning.

III. Comprehensive Plan

The Orange Township Comprehensive Plan was updated after a previous rezoning case, Cobblestone Crossing, had proposed a general use pattern and road network. The map indicates Commercial and Office south of Home Road and along U.S. 23, Industrial along the railroad, and residential uses north of Home Road at a maximum density of 2 units per acre. The extensions of Graphics Way and Green Meadows Drive were both indicated where they are proposed in this case, except that Green Meadows was shown as extending north to eventually align with the intersection of Lewis Center and North Road. This connection is possible with this design, but such a future connection may impact the nature of the proposed road and its design and width.

The proposal encompasses two sub-areas in the Comprehensive Plan. South of the extension of Home Road is a mix of commercial and industrial as described in the previous paragraph. To the north of Home Road is language related to a new town center comprised of “mixed uses, grid streets, parks and recreation, single-family, attached or detached, at 2 units per acre with sanitary sewer.” Design elements within the plan are also referenced.

It is reasonable to assume that a walkable town center design would incorporate the uses of both sub-areas, creating strong connections between the residential uses north of Home Road and the commercial uses south of Home Road. Based on the proposed location of Home Road, the topography north of the road does not lend itself to a town center without these connections to the south side of Home Road.

There has been some discussion of a proposed town center east of the railroad tracks and north of Lewis Center Road. While that area and its topography may be better suited for the grid streets and mix of uses, the township should not abandon the idea of walkability and pedestrian-scale design at this location. The current design could be amended to create a “main street” with buildings pulled toward the road, rather than in-line stores next to a typical parking lot.

Therefore, as to the location of streets, the general mix of residential and commercial uses and commitment to investment in the site, the proposal complies with the spirit of the Plan. However, specific design elements and the relationship between uses are both critical to meeting the goals of the plan. These will be discussed further within this report.

IV. Overall timeline

The proposal indicates that the first Phase (years 1 through 3) would include the extension of Home Road from US 23 to beyond the Graphics Way intersection. Graphics Way would be extended from Home Road to the property line to the south, linking it with its location within the Menards development. This will allow the marketing and development of the western commercial area, the PERD area and the western single-family development.

Phase Two (years 4 through 6) will extend Home Road to the proposed railroad bridge. This would allow development of the assisted elderly housing and full-nursing care housing and the eastern single-family development.

Phase Three would extend Green Meadows south and allow full development of the Industrial area.

V. Proposed Traffic Patterns

Throughout the application, the applicant commits to building two lanes of Home Road as it affects the first and second phases of the development. Other arterial roads, such as Graphics Way and Green Meadows will be built as they travel through various phases.

A Preliminary Trip Generation and Distribution study has been performed for the site, based on a collection of possible uses. This analysis points out that Home Road will likely require 4 to 5 lanes to handle the estimated traffic, at least on the western portion of the roadway. As noted elsewhere, the 2001 Thoroughfare Plan indicated the need for a bridge across the railroad, which would be located along the route of the Home Road extension. The Home Road extension, railroad bridge, and connection to Lewis Center Road is intended to create an improved east/west connection across Delaware County.

The Development Plan also shows a right-in/right-out south of the U.S. 23/Home Road intersection. As noted in the traffic analysis, this will need approval from ODOT. Its construction could alleviate some of the in-bound traffic on Home Road, however.

VI. Critical Resources and Stormwater

The critical resource data shows several delineated streams or ravines across the site, taking the drainage toward U.S. 23, with the water outletting toward the Olentangy River. This area is subject to an EPA Olentangy permit, which requires mitigation for disturbed areas along specific widths of the riparian area of those streams. The RPC staff continues to work on a project to interpret the EPA permit identified these streams as Ephemeral, only flowing during and after precipitation runoff. Such streams require mitigation at 2:1 for disturbance within 30 feet of each side of centerline. Mitigation is required within the same sub-watershed. Preservation Parks and SWCD can receive mitigation. While these setbacks are mitigated riparian areas and not “do-not-disturb” setbacks, they

could have an impact on the road network and lot configuration of the site. This is an issue addressed at the subdivision phase, but with the detail required at the zoning level for Planned districts such as this one, it is important that some study and response take place now. If significant changes are required during the engineering of the site, the applicants may have to go through the zoning process a second time.

Additionally, large areas of stormwater management are included on the conceptual plans. These will need to be studied and engineered as development and platting occurs. Staff recommends regional stormwater management where possible, limiting the number of individual ponds, thus reducing maintenance costs and allowing for more flexible design.

VII. Design details

A. Landscape Plan

A landscape plan is included, which indicates trees along major streets and within larger parking areas. It also suggests individual landscape plans will be required as development occurs and specific proposals are presented for each outlot and phase. This is logical, but the landscaping plan is minimal. The township should expect additional landscaping detail at potential entrance features and major intersections. Such detail should include the cross-sections of roads and whether they will include sidewalks or multi-purpose trails.

B. Streetscape

There is no streetscape plan or cross-sections showing the character of the proposed roads. All roads should have sidewalks, with wider mixed-use paths along arterial roads. The intersection of Cleveland Avenue and Westar Boulevard in Westerville is a fairly good model of a suburban road with pedestrian accommodations.

C. Architectural Plans

There are no conceptual elevations or drawings for any of the proposed development projects. There is a general commitment to a common color palette and color range, as well as to four-sided architecture, screening, materials and roof treatment. These details are critical to such a large overall development, and the township should expect to see some design concepts at the point of initial rezoning. It is acceptable that some details be left to the individual developer, but the township as well as potential end users would benefit from a stylebook similar to the one provided for the previous Cobblestone Crossing development at this location.

D. Signage

A consistent signage plan is critical for a large development such as this one as it has the opportunity to set the tone for the area. No signage is included in the application, but a general set of guidelines and a conceptual sign package should accompany the Development Plan.

VIII. Overall Recommendations

Staff recommends the following conditions be considered for the overall development:

- 1.) *Continue to work with the County Engineer on issues related to Home Road. These include the level of developer commitment to build the Home Road extension, the engineering and alignment of the road and railroad bridge, the access point locations along the road, and the timing of the overall project;*
- 2.) *Continue to work with ODOT regarding the right-in/ right-out on U.S. 23;*
- 3.) *Continue to work with the County Engineer and EPA on stormwater management, seeking regional stormwater treatment and limited impact on existing streams and buffers;*
- 4.) *Provide streetscape details for public and private roads;*
- 5.) *Development of a style book for architectural, signage, and other design features.*

12-13 ZON Kerbler Farms LLC. – Orange Twp. – 17.11 acres from FR-1 to PERD

I. Request

The applicant Kerbler Farms, LLC, is requesting a 17.11-acre rezoning from FR-1 to PERD to allow 68 limited assistance elderly residential units, in 17 buildings.

II. Conditions

Location: east side of US 23 at Home Road

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Elderly Residential District (PERD)

Present Use(s): single family residential

Proposed Use(s): limited assistance elderly housing

Existing Density: 1 du / 1.98 acres

Proposed Density: 4 du / acre

School District: Olentangy Local School District

Utilities Available: Del-Co Water and sanitary sewer

Critical Resources: stream

Soils: BoA Blount Silt Loam 0-2% slope

LyD2 Lybrand Silt Loam 12-18% slope

LyE2 Lybrand Silt Loam 18-25% slope

GwC2 Glynwood Silt Clay Loam 6-12% slope

III. Issues

The PERD is a new district in the Orange Township Zoning Resolution and this is the first application for its use. The application proposes 17 individual buildings with four units each. The intent is to utilize this district to “address [demand for a range of residential opportunities...for persons 55 years of age or older] in areas adjacent to Single Family residential Development, thus protecting the residential character...” Higher-intensity senior care uses are still appropriate for the Planned Commercial and Office designation.

The layout indicates a single access to the Home Road extension, aligning with the extension of Graphics Way from the south. The road T’s into an east/west street, with each ending in a large cul-de-sac. Buildings front on the street.

A. Density

Age-restricted development has caused considerable discussion and some controversy in communities where such developments and assisted-living facilities have been proposed. The traditional density numbers that have been regularly used in Comprehensive Plans and zoning reviews have based those density recommendations on statistics for traffic, utility use and student generation based on single-family residential developments.

For example, the average single-family unit generates approximately 10 trip ends per day while “assisted living” generates 2.6-2.7 trip ends per day (per unit) and 4 per day per employee (*source: Institute of Transportation Engineers*). For sewage use, an institutional residential unit can use a fourth of the average single-family residence (*source: EPA*). Delaware County calculates one-bedroom facilities at 60% per unit versus that of a single-family home.

The traffic analysis provided with the application indicates 34 trip ends at the PM peak hour, which appears to equate to a total of 340 total trips per day. At 2 units per acre, this acreage could generate 34 single-family units which coincidentally could generate approximately 340 trips per day. This indicates that the traffic impact is comparable between single family and assisted living uses.

While these numbers cannot be consistent in every case, it is fair to consider higher densities for age-restricted uses than those identified on the typical Comprehensive Plan. If a senior-housing-related application can 1.) be limited through zoning and/or deed to be age-restricted, 2.) justify that the use fits the location, and 3.) meet all other design standards, it can be appropriate to grant a higher density than the one noted on the Comprehensive Plan. This is only acceptable if such density number was originally based on the impacts of single-family residential uses.

B. Design

It is difficult to judge this proposal as individual buildings are indicated with boxes. There are no architectural drawings or details regarding parking or individual access. No sidewalks or other details are provided. This development has no relationship with the other senior-housing services to the east. Units should be shifted to the east and the road connected to the entry road for the single-family units, providing a second way in and out.

IV. Staff Recommendations

Staff recommends **Conditional Approval** of the application by Kerbler Farms, LLC, for the rezoning of 17.11 acres from FR-1 to PERD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to the following:*

- 1.) *Additional detail as to the architecture, parking, and access proposed;*
- 2.) *Additional detail as to the cross-section of the street, providing sidewalks;*
- 3.) *Extending the street to the east to intersect with the single-family entrance and shifting units to that area as a transition between the multi-family units and the single-family units;*
- 4.) *Consideration of the Overall Recommendations in the introductory section above.*

Commission / Public Comments

Mr. Tony Eyerman was present to represent Kerbler Farms. He stated that they will continue to work with Township officials, County Engineer and also the Orange Twp. Park Director on an environmental study to minimize impact on the streams. He concurred with most staff comments.

Mr. Gunderman questioned the lack of connection to the north. Mr. Eyerman stated that there is a steep ravine/hillside.

Mrs. Kuba made a motion for Conditional Approval of the rezoning for 17.11 acres from FR-1 to PERD, subject to staff recommendations. Mr. Gunderman seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

13-13 ZON Kerbler Farms, LLC. – Orange Twp. – 131.83 acres from FR-1 to PCD

I. Request

The applicant Kerbler Farms, LLC, is requesting a 131.83-acre rezoning from FR-1 to PCD to allow a variety of uses permitted in the township's PCD zoning. Care has been taken to specifically remove some items that might otherwise not be consistent with a high-quality commercial and office development, such as bars, truck terminals, outside displays of satellite dishes, etc. The proposal also specifically requests development of wellness centers, physical rehabilitation, fitness, and similar businesses. Also, Planned Elderly Residential uses, such as Assisted Living and Full-Nursing Care Living, is proposed for inclusion within this district and such developments are included on the development plan and discussed in this report.

II. Conditions

Location: east side of US 23 at Home Road

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Commercial and Office (PCD)

Present Use(s): vacant

Proposed Use(s): Commercial and office uses of all types, hospitals, medical offices, child care, fitness and wellness centers, assisted living, full nursing and similar.

School District: Olentangy Local School District

Utilities Available: Del-Co Water and sanitary sewer

Critical Resources: streams, wetland

Soils: BoA Blount Silt Loam 0-2% slope

LyD2 Lybrand Silt Loam 12-18% slope

LyE2 Lybrand Silt Loam 18-25% slope

GwC2 Glynwood Silt Clay Loam 6-12% slope

PwA Pewamo Silty Clay Loam, 0-1% slope

III. Issues

The proposed uses as indicated on the development plan can be categorized into a few broad categories:

- A. Commercial outlots along U.S. 23 and Home Road extension;
- B. Large commercial/office use with parking;
- C. Big box user(s) with parking;
- D. Assisted Elderly Residential use of 425 units in 3-4 story buildings at 16 units/acre;
- E. Full-Nursing Care Elderly Residential development with 121 proposed beds at 16 units/acre.

A. Commercial Outlots

With the addition of the Menards development, the existing North Orange development and the proposed Clear Creek project, there are numerous commercial outlots in the immediate vicinity of this project. As stated previously in this report, the vision for this area is an integrated "center" development with a sense of place, where retail, office, and other commercial uses are thoughtfully mixed rather than the typical outlot with big box behind. This proposal does not necessarily prevent that from happening since outlots could be combined in the future, but this makes such development more difficult by not providing additional detail now. Also, common access and joint drives may be necessary, given the proposed layout. Such drives and backage road accesses are often treated as regular streets and they should be designed, at least at a schematic level, at this point.

B. Large Commercial/Office use

The plan shows an arrangement of two large buildings with access to both Graphics Way and another major street, with significant parking to the west. Although schematic in nature, based on the text in the application this could be a medical complex or office park. This is an appropriate use and location for this site. The layout of the

complex indicates a central plaza with possible amenities. This is a good opportunity for a central focus for the overall development. However, other elements do not relate to this space. The plaza could be oriented toward the proposed pedestrian bridge across U.S. 23, the big box to the east could be designed so that it relates to this office use, and the parking could be dispersed so that it doesn't create such a large area of pavement.

C. Big Box

There is a single big box use indicated on the development plan. Based on the uses requested, this could be a health club or other fitness or medical-related facility. As stated previously, this building should be move to relate to the other uses on the site. By moving the building closer to Home Road, it would give more character to the road. Where possible, such large commercial structures should be "wrapped" with smaller uses to lessen the impact of a large single-use structure.

The plan indicates significant buffering between this use and the Assisted Elderly Residential use to the east. This is appropriate, but there is an opportunity to connect the two uses together closer to Home Road. This use's direct access to Home Road should be a shared access point, also providing the Home Road access to the Elderly Residential use.

D. Assisted Elderly Residential Use

The text of the plan indicates that this use is proposed as a 425 unit development of 3-4 story buildings on 26.6 acres. The project utilizes its own access from Home Road and a second access from the extension of Green Meadows. The development would include attached garages, detached garages, and open parking. A centrally-located community facility is included. This element is problematic for several reasons. There is no architectural detail for a use of such high intensity, critical in determining if such a high density is appropriate. Second, the design of the project does not coordinate with the large use to the west or to the commercial outlot to the northeast, where such connections could create a more pleasing mix of uses. Finally, access to Home Road would be a right-in/right-out at the location provided. Such an access should be combined with the large user to the west as previously stated.

Density for Assisted Elderly

As noted in the PERD rezoning above, density calculations in Comprehensive Plans and zoning reviews based on the impacts of single-family residential developments. There should be no impact to the schools as far as student generation goes.

The traffic analysis provided with the application indicates 87 trip ends at the PM peak hour, which appears to equate to a total of 864 total trips per day. At 2 units per acre, these 26.6 acres could generate 53 single-family units which could generate approximately 532 trips per day. This indicates that the traffic impact is higher than single family in this case. The traffic analysis used 392 units where the development plan shows 425. It is also difficult to determine what staffing needs there would be for this type of development. If it is Assisted, there would clearly be staffing needs. These should be included in a traffic analysis.

While these numbers cannot be consistent in every case, it is fair to consider higher densities for age-restricted uses than those identified on the typical Comprehensive Plan. If a senior-housing-related application can 1.) be limited through zoning and/or deed to be age-restricted, 2.) include staffing in the traffic analysis, 3.) justify that the use fits the location, and 4.) meet all other design standards, it can be appropriate to grant a higher density than the one noted on the Comprehensive Plan. This is only acceptable if such density number was originally based on the impacts of single-family residential uses.

E. Full Nursing Care Elderly Residential use

The development plan indicates two potential structures on the north side of the Home Road extension. This 7.57-acre site would house buildings with 121 proposed beds. As a full-nursing care facility, no garages would be provided and this site would be treated as a commercial use, rather than a use that would generate the impacts typically related to a residential use. This use is not specifically called out in the traffic analysis.

While such a nursing care use does not have typical residential traffic impacts and has no direct impact on the schools, this development in combination with the other senior-housing proposals in the overall development, will have an impact on emergency services. Care should be taken to ensure that all emergency-related agencies have an opportunity to review the proposal.

From a design standpoint, changes to the entry road from the west have been discussed elsewhere. The applicant and township may also want to review how the single-family lots to the east relate to the proposed nursing home use. It may be more desirable to not place single-family lots directly adjacent to these uses. Also, these entrance roads may need to be shifted farther away from Home Road to allow proper left-turn stacking. The applicant may also consider whether these nursing facilities would be better suited on the south side of Home Road, within the assisted living area, allowing services to be shared among the different approaches.

IV. Staff Recommendations

Staff recommends **Conditional Approval** of the application by Kerbler Farms, LLC, for the rezoning of 131.83 acres from FR-1 to PCD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to the following:*

- 1.) *Streets and outlots be redesigned to create a “center” with larger commercial and office uses amended so they are integrated into the street network;*
- 2.) *Show design (streetscape) and conceptual location of backage roads;*
- 3.) *Combine access for the Assisted Elderly Residential use and big box commercial use (or other use on the lot to the west);*
- 4.) *Not approving the 425-unit Assisted Elderly Residential without specific architectural detail, renderings, and firm unit and traffic numbers;*
- 5.) *Consideration of a redesign to move the Nursing facilities to the south side of Home Road for improved sharing of services;*
- 6.) *Consultation with EMS and other services related to the assisted living and nursing care demographic;*
- 7.) *Consideration of the Overall Recommendations in the introductory section above.*

Commission / Public Comments

Mr. Tony Eyerman was present to represent Kerbler Farms. Mr. Eyerman mentioned that the large box on their site plan is immediately north of the Menards site, to the east is assisted living and industrial to the south. Being in a commercial/industrial area, they tried to preserve the Home Road extension corridor with open space and cluster the dense assisted living community off of Home Road with a primary entrance off of Green Meadows Drive. Mr. Eyerman mentioned that Mr. Kerbler has been cooperating with Orange Twp. in the pedestrian bridge at US 23 and provided the Township with a trail easement that follows the western and southern line. The intention is for the entire development to be trailed.

Mr. Gunderman questioned why the assisted living is planned for an area that has non-residential on three sides. Mr. Eyerman said that they have buffered it significantly with a mound on the west side, south side is a no cut area specified by the Township, north side are the basis and the east side are the streams.

Mr. Stites made a motion for Conditional Approval of the rezoning for 131.83 acres from FR-1 to PCD, subject to staff recommendations. Mrs. Jenkins seconded the motion. VOTE: Majority For, 1 Opposed (Dublin), 1 Abstained (Orange Twp.). Motion carried.

14-13 ZON Kerbler Farms, LLC . – Orange Twp. – 28.94 acres from FR-1 to PID

I. Request

The applicant Kerbler Farms, LLC, is requesting a 28.94-acre rezoning from FR-1 to PID to allow an area of future industrial uses.

II. Conditions

Location: east side of Green Meadows Drive, south of the proposed Home Road extension

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Industrial (PID)

Present Use(s): vacant

Proposed Use(s): Industrial development

School District: Olentangy Local School District

Utilities Available: Del-Co Water and sanitary sewer

Critical Resources: streams

Soils: BoB Blount Silt Loam 2-4% slope

BoA Blount Silt Loam 0-2% slope

GwB Glynwood Silt Loam 2-6% slope

PwA Pewamo Silty Clay Loam, 0-1% slope

III. Issues

This rezoning proposal is for a 29-acre area of undetermined Planned Industrial zoning. The “lot” includes Planned Commercial frontage along Home Road. The conceptual plan shows large detention areas to the north and west. End users are not determined at this time. This is an appropriate use for this site, which is impacted by being adjacent to the railroad to the east and industrial zoning (undeveloped) to the south. The site is also adjacent to the future Home Road bridge as it crosses the railroad.

The applicant should clarify how this site is accessed. It is likely that such access would come from either the southern edge of the site, or through a shared access with the Planned Commercial outlots to the northwest, or both. Access should not be allowed directly from Home Road.

IV. Staff Recommendations

Staff recommends **Conditional Approval** of the application by Kerbler Farms, LLC, for the rezoning of 28.94 acres from FR-1 to PID to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to the following:*

- 1.) *Clarifying access issues from Green Meadows and Home Road;*
- 2.) *Consideration of the Overall Recommendations in the introductory section above.*

Commission / Public Comments

Mr. Tony Eyerman was present to represent Kerbler Farms.

Mr. Gunderman made a motion for Conditional Approval of the rezoning for 28.94 acres from FR-1 to PID, subject to staff recommendations. Mr. Sedlacek seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

15-13 ZON Kerbler Farms, LLC. – Orange Twp. 111.1 acres from FR-1 to SFPRD

I. Request

The applicant Kerbler Farms, LLC, is requesting a 111.1-acre rezoning from FR-1 to SFPRD to allow 127 lot single family residential subdivision (Slate Ridge).

II. Conditions

Location: east side of US 23, north of the proposed Home Road extension

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Single Family Planned Residential District (SFPRD)

Present Use(s): vacant

Proposed Use(s): Single-Family home sites

Existing Density: 1 du / 1.98 acres

Proposed Density: 1.14 du / acre

School District: Olentangy Local School District

Utilities Available: Del-Co Water and sanitary sewer

Critical Resources: streams, wetland

Soils: BoA Blount Silt Loam 0-2% slope

GwB Glynwood Silt Loam 2-6% slope

GwC2 Glynwood Silt Clay Loam 6-12% slope

PwA Pewamo Silty Clay Loam, 0-1% slope

III. Issues

The proposal is to allow two areas of single-family residential house lots. The “Single-Family West” site takes an access from the Home Road extension and accesses 66 lots and stubs to the east into the Chakroff property, which is not part of this project.

The “Single-Family East” site takes its own access from Home Road and extends to the north, providing frontage for the other 61 lots. It also provides a stub to the adjacent property.

In both areas, the lots appear to be around 1/3-acre minimum, with some lots extending to .8-acre in size. There are 51.8 acres of open space provided (47%), most of which is on the western site, although significant open space is provided on the eastern site. The design preserves a considerable amount of high-quality steep slopes by placing development along the flatter areas, leaving the ravines largely untouched.

IV. Comprehensive Plan

As previously stated, the density is within the maximum recommendations of the Plan. However, the Plan also recommends that Green Meadows Drive extend to intersect with North Road and Lewis Center Road west of old Lewis Center. This connection is important because the proposed Home Road railroad crossing will provide an important link for emergency vehicles across the railroad. With the County’s EMS station on the east side of the tracks, accessing the three school sites north of this development would greatly benefit from such a connection to North Road. Without it, vehicles would need to travel to U.S. 23 and up to the existing intersection of Lewis Center before heading east.

This connection is conceptually possible, given the road stub provided from the Eastern development into the Chakroff property. However, if that connection were eventually made, it would force through traffic to travel through one or both of these single-family developments, depending upon how the adjacent property is designed. Staff recommends that this issue continue to be studied. A no-load arterial road that connects Home Road to the Chakroff property at a point close to Home Road may be an alternative. As a second option, a limited access road

may travel up the common boundary line, similar to the alignment on the Comprehensive Plan. Ideally, a schematic plan would show how the adjacent property could be incorporated into this design under similar single-family development to allow these issues to be discussed and resolved.

V. Divergences

The applicant is asking for one divergence for a minimum lot width of 70 feet measured at the setback line where the requirement is 75 feet. This request is “based on the proximity of the area to the railroad corridor, the proposed bridge, and the industrial uses to the south.” **Staff response:** this request may be reasonable, but the township should specify which lots are impacted with this frontage and should not allow back-to-back divergences on adjacent lots. Such an arrangement could negatively impact on-street parking and other access issues.

VI. Access and Road Network

In addition to the North Road connection issue noted above, other parts of this report have noted that the southern-most lots in both the East and West portions of this development may not be compatible neighbors to the more commercial uses of the nursing facilities. This may be mitigated by moving those lots, adding mounding and buffering, or by carefully designing the structures and parking areas of the nursing facilities so they have minimal impact on the single-family lots. The entrance features for the nursing facilities should also cause the adjacent single-family lots to be treated like corner lots, with appropriate lot size and setbacks to reduce the driveways’ impacts.

Also, additional right-of-way will be needed for the bridge over the railroad. This right-of-way, as well as the slope of the fill needed on each side of the ramp to the bridge, may cause the adjacent cul-de-sac and lots to be pulled toward the west and away from the bridge.

Third, the connection to adjacent property from the West development might be more appropriate at a location farther south than is shown. Such connection will be based on the topography and streams located on the adjacent property. This analysis will be performed at the subdivision and platting phase.

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the application by Kerbler Farms, LLC, for the rezoning of 111.11 acres from FR-1 to SFPRD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to the following:*

- 1.) *Not approving the Single-Family East portion of the development until resolving the issue with the connection to North Road, and the impacts of the railroad bridge being taken into consideration;*
- 2.) *Denoting on the plan and limiting where the 70-foot lot width divergence will be allowed;*
- 3.) *Considering the design of the entrance roads of the nursing facility as they impact this development;*
- 4.) *Consideration of an access road from the PERD zoning to the east to connect with the SF West access road;*
- 5.) *Consideration of moving the access from the Single Family West development to the Chakroff property farther south as development is studied at the subdivision process;*
- 6.) *Consideration of the Overall Recommendations in the introductory section above.*

Commission / Public Comments

Mr. Tony Eyerman was present to represent Kerbler Farms. He explained that they are working with the landowner in the center of the West and East project to either bring that parcel into this development or connect his property to this development. With regards to the connection to the North Road, Mr. Eyerman said the north eastern portion of this project is next to old Lewis Center. There is no frontage to get to North Road. He stated that there are preliminary discussions of two T intersections through the residential development. This development preserves the ravine with over 50 acres of open space.

Mr. O'Brien expressed his concern of Green Meadows traffic south from Home Road extending to North Road through the single-family development as shown on the plan.

Mr. Gunderman suggested that the eastern portion needs more thought.

Mr. Gunderman made a motion to recommend Conditional Approval of the rezoning of 111.11 acres from FR-1 to SFPRD, subject to staff recommendations, seconded by Mrs. Jenkins. VOTE: Majority For, 0 Opposed, 2 Abstained (Orange Twp. and Mr. O'Brien). Motion carried.

16-13 ZON Metro Development LLC. – Orange Twp. – 124.87 acres from FR-1 to SFPRD

I. Request

The applicant Metro Development LLC, is requesting a 124+/-acre rezoning from FR-1 to SFPRD to allow 248 single family residential lots known as North Farms.

II. Conditions

Location: southwest corner of Shanahan Road and North Road

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Single Family Planned Residential District (SFPRD)

Present Use(s): single family home and agricultural buildings

Proposed Use(s): single family residential subdivision – “North Farms”

Existing Density: 1 du / 1.98 acres

Proposed Density: 2 du / acre

School District: Olentangy Local School District

Utilities Available: Del-Co Water and sanitary sewer

Critical Resources: streams

Soils: BoA Blount Silt Loam 0-2% slope

BoB Blount Silt Loam, 2-4% slope

GwB Glynwood Silt Loam 2-6% slope

PwA Pewamo Silty Clay Loam, 0-1% slope

III. Issues

The development plan indicates two areas of development, one between North Road and the railroad and the other to the west between North Road and the Olentangy School property. Both areas of development are accessed with two new intersections on North Road. Additionally, the western area is accessed via an entrance on Shanahan Road.

The open space requirement is 20%, which equates to 24.8 acres. The development provides more than 35 acres, which is 28.5% of the overall acreage. This open space is distributed throughout the site, with all of it labeled as maintained and passive. Much of this open space serves as buffering along existing roads and the railroad, with some provided as a buffer to existing homes. A large area of woods is also maintained as a tree preservation area.

Lots are generally a quarter of an acre. Lots on the eastern side of North Road and those adjacent to the school property are 75'x135' and those in the center of the development are 85'x135'. Some lots are larger based on various differences in geometry.

IV. Comprehensive Plan

The 2010 Orange Township Comprehensive Plan indicates that this area is appropriate for residential development at 2 units per gross acre. This proposal complies with the plan's recommendation for use, and meets the maximum density.

V. Divergences

1. The applicant has requested a divergence to allow the minimum frontage on selected pie-shaped lots to be reduced from 60 feet to 50 feet. These lots are located around the cul-de-sacs on the eastern side of North Road.

***Staff comment:** As long as the required frontage at the building setback is maintained and the typical house for the neighborhood can be built on those lots, this is acceptable. However, it should be noted that parking is typically not allowed on cul-de-sacs and that the smaller frontage may make the problem of guest parking worse since driveway parking may be impacted by the smaller front yards.*

2. A second divergence is requested for an increase in maximum lot coverage from the current twenty-five percent to thirty-two percent.

***Staff comment:** This request does not include supporting documentation and staff does not know whether this has been an issue in previous developments to the extent that a blanket divergence is needed for this rezoning application. As noted, this proposal includes the maximum number of lots and more open space than required. It would appear that adjustments could be made (at least to some of the lots) so that this divergence was not necessary to be applied to the entire development.*

VI. Road network and pedestrian paths

This proposal was discussed with various county agencies regarding access and layout, with many of the recommendations appearing in the application. Staff recommends the southern entry road travelling west to be extended one more street to the west, between lots 98 and 73. This would decrease the length of the north/south road between 68 and 85, which is currently 1700' long, creating a more manageable block and improving traffic circulation. At minimum, a wide pedestrian path should be provided at that location.

The proposal shows two pedestrian connections from the development to the Olentangy school property. One connection is made directly toward the Shanahan Middle School and the other is provided at the boundary between Heritage Elementary and Olentangy High School. A third connection would be appropriate closer to the elementary site (near lot 33).

VII. Open Space

As stated, open space is ample, and recreational facilities are available in the adjacent school property. However, a development of this size with this number of homes at this location will result in a large number of school children. They would benefit from a small area for a future neighborhood-scale park, either built at initial development or in the future by homeowners. Such an area should be denoted now to make buyers aware.

VIII. Traffic Study

A Traffic Study is included which indicates that, based on the traffic generation of the development, improvements are needed only at the intersection of Shanahan Road and North Road. An east-bound right-turn lane and a west-bound left-turn lane are warranted. Other improvements may be needed along existing road frontage. Traffic may also impact other projects in the area. These will be reviewed as part of the subdivision and platting process.

IX. Staff Recommendations

Staff recommends **Conditional Approval** of the application by Metro Development, LLC, for the rezoning of 124.87 acres from FR-1 to SFPRD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees,

subject to the following:

- 1.) Continue the southern road on the western site to the long north/south street (at Lot 98 and Lot 73);
- 2.) Additional pedestrian connection to the elementary site (or move the high school connection north);
- 3.) Consider an active [pocket] park in the proposed open space;
- 4.) Approval of the frontage divergence, based on the conditions noted in the report;
- 5.) Denial of a blanket divergence for lot coverage without supporting information.

Commission / Public Comments

Mr. Todd Faris, Faris Planning and Design, was present to represent the applicant. He stated that they would work on staff recommendations prior to the Township meeting.

Mr. Gunderman expressed concern with length of the proposed north/south street. Mr. Faris agreed it is long but with the addition of another intersection as suggested by staff would break it into 2 four way stops.

Mr. O’Brien said his understanding is that Olentangy’s policy is that there wouldn’t be busing to these SF homes. He asked if the developer would commit to three accesses; one to each of the schools. Mr. Faris stated yes.

Mr. Clase asked about the potential for a park. Mr. Faris stated that they would explore the possible locations.

Mr. Clase made a motion to recommend Conditional Approval of the rezoning of 124.87 acres from FR-1 to SFPRD, subject to staff recommendations with the exceptions of moving the east/west connector to the north, and remove the word “pocket” from #3. Mrs. Hough seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary (none)

Preliminary/Final

08-13 Sherman Lakes, Section 2, Re-subdivision of Lots 1615-1618, part of 1619 – Berlin Twp. - 05 lots / 02.471 acres

I. Conditions

- Applicant:** T & R Land Development
- Subdivision Type:** Residential
- Location:** south side of Aster Way, west of Ammen Ave.
- Current Land Use:** existing single-family subdivision
- Zoned:** Planned Residential District
- Utilities:** Del-Co water and public sanitary sewer
- School District:** Olentangy
- Engineer:** Advanced Civil Design

II. Staff Comments

Sherman Lakes is an existing platted, developed subdivision. In 2005, a house was built on the corner of Aster Way and Ammen Avenue. To accommodate the home, additional land was transferred from the parcel to the

west, reducing the adjacent parcel to a width of 70'. In an effort to make the lot buildable, additional land must be transferred from the west, causing a number of other adjustments to be made. In addition, this impacted an existing drainage easement. All these changes triggered an amendment to the plat, which has been filed and signed by all the various agencies.

A technical review was held on May 21, 2013, after which the applicant has addressed all of the required changes.

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

III. Staff Recommendation

Staff recommends *Preliminary and Final Approval* of Sherman Lakes, Section 2, Re-subdivision of Lots 1615-1618, and part of 1619 to the DCRPC.

Commission / Public Comments

Mr. Tom Warner of Advanced Civil Design was present to answer any questions from the Commission.

Mr. Gunderman made a motion for Preliminary and Final Approval of Sherman Lakes, Section 2, Re-subdivision of Lots 1615-1618, and part of 1619. Mr. Fowler seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Berlin Twp. and Mr. O'Brien). Motion carried.

CONSENT AGENDA

Final

05-13 Fourwinds (f.k.a. Panera), Section 3 – Berkshire Twp. - 01 lot / 01.613 acres

I. Conditions

Applicant: MTB Corp. / Dorcy Oil Co.
Subdivision Type: Commercial
Location: South of US 36/SR 37, east of Fourwinds Drive
Current Land Use: vacant
Zoned: Planned Commercial and Office (PCD)
Utilities: Del-Co Water, public sewer
School District: Olentangy
Engineer: Michael Wanchick, CT Consultants

II. Staff Comments

This plat, formerly known as “Panera” during the Preliminary Plan phase, will create the lot and easements needed to develop a site for a Panera restaurant. The parcel will be 1.613 acres in size, taking access from Fourwinds Court. No direct access will be provided to U.S. 36/S.R. 37.

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 **Fourwinds, Section 3** to the DCRPC.

Commission / Public Comments

Mr. Gunderman made a motion for Final Approval of Fourwinds, Section 3, seconded by Mr. Sedlacek. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-13 T Orangepoint Commerce Park, Lot 2955, Div. #1 - Orange Twp. - 02 lots / 20.78 acres

I. Conditions

Applicant: Orangepoint LLC
Engineer: EMH & T

II. Staff Comments

The applicant has request a 90-day tabling for this application in order to resolve development issues.

III. Staff Recommendation

Staff recommends *Approval of the 90-day table request* for **Orangepoint Commerce Park, Lot 2955, Div. #1** to the DCRPC.

Commission / Public Comments

Mr. Gunderman made a motion for a 90-day tabling of Orangepoint Commerce Park, Lot 2955, Div. #1, seconded by Mr. Sedlacek. VOTE: Unanimously For, 0 Opposed. Motion carried.

08-12.1 T Sanctuary at the Lakes, Section 1 – Orange Twp. - 45 lots / 31.42 acres

I. Conditions

Applicant: M/I Homes
Engineer: Watcon Engineering

II. Staff Comments

The applicant has request a 90-day tabling for this application in order to resolve scheduling and constructions issues.

III. Staff Recommendation

Staff recommends *Approval of the 90-day table request* for **Sanctuary at the Lakes, Section 1** to the DCRPC.

Commission / Public Comments

Mr. Gunderman made a motion for a 90-day tabling of Sanctuary at the Lakes, Section 1, seconded by Mr. Sedlacek. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- Mr. Sanders stated that there will be a meeting held June 4th at 8:15 a.m. for Zoning Officers at the RPC office to discuss the development process and how it relates to Zoning Officers.

VII. POLICY / EDUCATION DISCUSSION *(none)*

VIII. RPC STAFF AND MEMBER NEWS

- Mr. O'Brien introduced Shelia Hiddleston, RN, MS, Health Commissioner for the Delaware General Health District along with new Representatives to the Commission; John Trainer, Harlem Twp.; Jim Sherman, Porter Twp.; Teresa Watkins, Radnor Twp.; Tom Zalewski, Sunbury; and Robert Taylor, Ostrander.

Having no further business, Mr. Sedlacek made a motion to adjourn the meeting at 8:18 p.m. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, June 27, 2013, 7:00 PM at the Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.

Ken O'Brien, Chairman

Stephanie Matlack, Executive Administrative Assistant