



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

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of June 30, 2016 RPC Minutes
- Executive Committee Minutes of July 20, 2016
- Statement of Policy

II. POLICY / EDUCATION DISCUSSION

- Consideration for approval of Resolution #01-16 Amendment to the Subdivision Regulations of Delaware County

III. VARIANCES *(none)*

IV. ZONING MAP/TEXT AMENDMENTS

V. SUBDIVISION PROJECTS

Preliminary

			Township	Lots/Acres
09-16	T	4910 Rutherford Road CAD	Concord	03 lots / 09.78 acres
02-16		Allington Estates	Liberty	25 lots / 102.86 acres
12-16.1		Evans Farm, Section 1	Orange	142 lots / 105.78 acres

Preliminary/Final

14-16		Walden's Revisited	Scioto	3 lots / 10.45 acres
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Final

02-13.2		Vinmar Village, Section 2	Genoa	38 lots / 29.07 acres
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T=TABLED, W=WITHDRAWN

VI. EXTENSIONS

15-14		Northstar, Section 1, Phase E	Berkshire/Kingston	64 lots / 30.88 acres
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VII. OTHER BUSINESS

VIII. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairman Stites called the meeting to order at 7:07 p.m.

▪ **Roll Call**

Representatives: Jeff George, Chet Heid, Susan Kuba, Fred Fowler, Gary Merrell, Barb Lewis, Jeff Benton, Steve Burke, Mike Frommer, Tammy Noble, Tom Hopper, Jon Trainer, Dave Stites, Joe Proemm, Bill Thurston, Dan Quick, and Mike Dattilo. *Alternates:* Doug Riedel, Susan Dorsch, Michelle Boni, and Richard Lehner. *Staff:* Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the June 30, 2016 RPC Minutes**

Mrs. Kuba made a motion to Approve the minutes from June 30, 2016 as presented. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

1. **Call to order**

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

2. **Approval of Executive Committee Minutes from June 22, 2016**

Mr. Merrell made a motion to Approve the minutes from the June 22nd meeting. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. **New Business**

- Financial / Activity Reports for June 2016

REGIONAL PLANNING RECEIPTS		JUNE	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,845.00	\$5,600.00
Fees A (Site Review)	(4202)	\$300.00	\$3,000.00
Insp. Fees (Lot Line Transfer)	(4203)	\$600.00	\$2,700.00
Membership Fees	(4204)	\$2,979.00	\$221,608.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$392.48
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$15,200.00	\$46,693.40
Charges for Serv. B (Final. Appl.)	(4231)	\$7,700.00	\$34,092.10
Charges for Serv. C (Ext. Fee)	(4232)	\$300.00	\$450.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$800.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$1,500.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$900.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$100.00	\$2,290.00
Soil & Water Fees	(4243)	\$450.00	\$3,575.00

MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)	\$40.00	\$430.20
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$30,314.00	\$324,031.18

Balance after receipts	\$928,791.12
Expenditures	- \$ 27,019.75
End of June balance (carry forward)	\$901,771.37

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

- Site Review
 - 1.) Twin Oaks – Brown Twp. – 4 lot s/ 22.75 acres
 - 2.) Borin – Liberty Twp. – 03 lots / 5.117 acres

- July RPC Preliminary Agenda
 - 1.) Variance – none
 - 2.) Rezoning: none to date
 - 3.) Preliminary:
 - 4910 Rutherford Road CAD (Tabled)
 - Allington Estates – Liberty Twp. – 25 lots / 102.86 acres
 - Evans Farm, Section 1 – Orange Twp. – 142 lots / 105.78 acres
 - 4.) Preliminary/Final:
 - Walden’s Revisited – Scioto Twp. – 3 lots / 10.45 acres
 - 5.) Final:
 - Vinmar Village, Section 2 – Genoa Twp. – 38 lots / 29.07 acres

- Director’s Report
 - 1.) Attended Simon-Tanger opening;
 - 2.) Visited Porter Township on the 12th;
 - 3.) Trail Plan update: County is planning to establish and committee and county-wide project with participation of DCRPC;
 - 4.) Met with Health District and Liberty Township regarding a Safe Routes to School project for schools around the township hall;
 - 5.) Continued work on DATA Bus mapping. Phil created new GIS layers of all of their bus routes which they are reviewing;
 - 6.) Starting to prepare for first Liberty Township Comp Plan update next week. Updating background chapters, probably present the process and then allow an open house format where attendees can study maps and ask questions;
 - 7.) Final changes to Sunbury plan;
 - 8.) Genoa has asked for additional updates to their Comprehensive Plan background maps;
 - 9.) Da-Wei prepared a mid-year update to the lot pipeline table for each township with platting activity – will publish it out to the Zoning Inspectors within the next few days;
 - 10.) Transfers reviewed from June 1 to date: 7. Splits from June 1 to date: 15;

- 11.) POD-23 meeting later today, MORPC Data Lab working group tomorrow;
- 12.) Renewed printer/copying contract – will get a new machine at the same contract with more copies included

Mid-year Statistics update (unincorporated areas – end of June)

Zoning reviews: reviewed acreage has already exceeded 2015 total, but more than half of the acreage was the Evans rezoning(s) in Berlin Township.

Preliminary Lots: significantly lower, with 154 so far this year compared to 478 total last year (which was also lower than previous year). Also, final platted lots of 235 is lower than 2015 at 627.

Building permits average 64 per month – highest since 2005. Only 33% behind than last year's total. Much of this additional growth is due to condos, with 69 so far this year, mostly in Genoa and Orange.

4. **Old Business** (*none*)
5. **Other Business** (*none*)
6. **Personnel**
 - Phil has started looking at subdivision plans and reviewing check lists.
 - The Auditor's office informed us of the change in income minimums for salaried employees and determined that the Planner I/GIS Operator position would need to be an hourly paid position.
7. **Adjourn**

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 9:55 a.m. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

- **Statement of Policy**

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

II. POLICY / EDUCATION DISCUSSION

- Consideration for approval of Resolution #01-16 Amendment to the Subdivision Regulations of Delaware County

Mr. Sanders read the resolution:

RESOLUTION NO. 01-16

**RESOLUTION ADOPTING AMENDMENTS TO THE SUBDIVISION REGULATIONS
OF DELAWARE COUNTY, OHIO
PURSUANT TO THE OHIO REVISED CODE
SECTIONS 711.10 and 711.133**

WHEREAS, The Delaware County Regional Planning Commission (hereinafter the “Commission”) originally adopted Subdivision Regulations of Delaware County, Ohio on March 16, 1967 and subsequently amended those regulations on July 27, 1986, October 24, 1991, April 1, 1992, May 27, 1992, November 22, 1996, July 23, 1998; January 2, 2007; June 20, 2013; and

WHEREAS, pursuant Ohio Revised Code Section 711.10 the Commission has authority to adopt general rules, of uniform application, governing plats and subdivisions of land falling within its jurisdiction, to secure and provide for the proper arrangement of streets or other highways in relation to existing or planned streets or highways or to the county or regional plan, for adequate and convenient open spaces for traffic, utilities, access of firefighting apparatus, recreation, light, and air, and for the avoidance of congestion of population; and

WHEREAS, the Commission has determined to amend various sections of the Subdivision Regulations of Delaware County, Ohio, in the form attached hereto; and

WHEREAS, the Commission has determined the amendments are in the best interest of the citizens of Delaware County, Ohio.

NOW THEREFORE, upon introduction and motion of _____, seconded by _____, **BE IT RESOLVED BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION THAT:**

Section 1. The amended Subdivision Regulations of Delaware County, Ohio, are hereby adopted. A copy of the amended Subdivision Regulations of Delaware County is attached hereto and incorporated herein and made part of this Resolution.

Section 2. Pursuant to Ohio Revised Code Section 711.132, the amended Subdivision Regulations of Delaware County, Ohio shall be effective upon approval and adoption by the Delaware County Commissioners.

Section 3. Upon approval and adoption of the amended Subdivision Regulations of Delaware County, Ohio by the Delaware County Commissioners, the Commission hereby authorizes the Chairperson of the Commission to certify a copy of the same to the Recorder of Delaware County, Ohio.

Section 4. It is found and determined that all formal actions of this Commission concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Commission, and that all deliberations of the Commission and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This Resolution shall be in full force and effect immediately upon its adoption.

Chairman Stites asked if there were any comments from the public. Hearing none, he asked for discussion from the Commission. There was none.

Mrs. Kuba made a motion to Approve Resolution #01-16. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

III. VARIANCES (none)

IV. ZONING MAP/TEXT AMENDMENTS

V. SUBDIVISION PROJECTS

Preliminary

09-16 T 4910 Rutherford Road CAD – Concord Twp. - 03 lots / 09.78 acres

Applicant: 4910 Rutherford Road LLC

Engineer: Pomeroy & Assoc.

I. Staff Comments

The applicant has requested a 90-tabling of 4910 Rutherford Road CAD in order to incorporate adjoining property into one CAD project.

III. Staff Recommendation

Staff recommends *Approval* of a 90-day tabling of **4910 Rutherford Road CAD** to the DCRPC.

Commission / Public Comments

No one was present to represent the Applicant.

Mr. George made a motion to Approve the 90-day Tabling of 4910 Rutherford Road CAD. Mr. Heid seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

I. Conditions

Applicant: Peter Marks
Subdivision Type: Planned Residential Community
Location: East and West side of Olentangy River Rd., south of Home Rd.
Current Land Use: Horse barn and house
Zoned: Planned Residential (PR)
Zoning Approval: October 15, 2014
Utilities: Del-Co water and central sanitary sewer
School District: Olentangy
Engineer: E.P. Ferris & Assoc.

II. Staff Comments

Allington Estates is a subdivision that extends the existing Rissler Lane stub in Trail's End to the south. This road provides access to 25 estate lots. Lots are generally 1.25 acres in size to 3 and 4 acres to the west. The land is rolling, with areas of woods and open meadows. On the east side of State Route 315, the land drops into the Olentangy River floodplain. This side will maintain the existing structure and preserve the rest in Open Space.

Allington Lane will be a public road that extends to the south before turning west. Just beyond an emergency access to Pillion Way, the road will be gated and become private. Beyond the western loop turnaround, the drive will become a Common Access Driveway in Section 3. To allow for flexibility in the future, this section will not be allowed to begin construction without first submitting more detailed CAD plans in accordance with the Subdivision Regulations. Of the overall acreage, 46.73 acres will be preserved as Open Space. This project requested and was granted a Variance from the sidewalk requirement in February, based on prior Development Plan approval from Liberty Township. This area has been noted to include Karst. Additional geotechnical study will be required with Final Engineering.

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

III. Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Allington Estates** to the DCRPC, *subject to:*

- 1.) *Providing the Acreage and parcel line distances for each buildable lot and open space area;*
- 2.) *Submitting detailed Common Access Driveway plans for Section 3 before construction on the CAD can begin;*
- 3.) *Submitting Finished Grade Elevations, where changes are needed, to provide the required drainage;*
- 4.) *Investigating and determining the existence and/or size of the Karst Topography as part of final engineering. Further study may impact the final layout of the site and may require areas to be denoted on the plat.*

Commission / Public Comments

The applicant, Mr. Peter Marks, was present. He explained his vision for the property of keeping the character and natural features. He has since reduced the number of lots due to a few buyers wanting to combine lots for their home site. He understood the Karst study as recommended by Mr. Sanders and would continue to study the areas where roads and homes would be located.

Mr. Burke asked if the existing home would be connected to the central sewer. Mr. Frommer confirmed that it

would be connected.

Mrs. Noble questioned the lot numbering (lot 14 is missing on the plan). Mr. Marks stated that some of the lots have been combined into one at the request of the purchasers. She also questioned the access for lot #7. Mr. Marks stated that it would gain access from Arlington Lane. There are a few options regarding the shared driveway but prefers that whoever owns the Geoffrey house (which is now for sale) connect to Allington Way and eliminate the shared driveway entirely.

Mr. George made a motion for Conditional Preliminary Approval, subject to staff recommendations #1-4. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

12-16.1 Evans Farm, Section 1 – Orange Twp. - 142 lots / 105.78 acres

I. Conditions

- Applicant:** Evans Farm Land Development Co. LLC
- Subdivision Type:** Single Family
- Location:** North side of Lewis Center Rd., between North Rd. and South Old State Rd.
- Current Land Use:** Vacant
- Zoned:** Single Family Planned Residential (SFPRD)
- Zoning Approval:** March 21, 2016
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Olentangy
- Engineer:** American Structure Point

II. Staff Comments

Evans Farm, Section 1, is the first subdivision of an approximately 550-acre mixed use project in Orange Township, with additional acreage going through the rezoning process in Berlin Township. This section includes the main entry features and southern-most 142 residential lots.

The plan indicates a major intersection with Lewis Center Road. This was initially anticipated to be a round-about but traffic projections have caused this to become a signalized intersection. A main road enters the site, providing frontage and access for future commercial development on either side. The road eventually splits into a one-way design on both sides of a large, central open space. Access is limited along this open space, as homes will take access from private alleys in this area. Otherwise, streets form a block pattern east and west across the site. Smaller lots are located to the west, with larger lots comparable to existing adjacent lots located to the east. The smallest lots are approximately 4,200 square feet and the largest lots are 17,000 square feet. The lots along the main open space area are proposed at 9,300 square feet in size. A portion of the Piatt Road Extension is shown. This road will eventually also create an intersection with Lewis Center Road and will continue north into Berlin Township. Two other open spaces, one at .67 acres and another at about .5 acres.

Stormwater management and traffic continue to be studied. This site will carry drainage through from offsite areas as well as from future sections of the development and will likely need to be handled with offsite easements. Additional engineering information will be required for the Lewis Center intersection and the traffic study may result in slight modifications to road widths and alignment.

A technical review was held on July 19, 2016, after which the applicant has addressed most of the

required changes.

III. Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Evans Farm, Section 1** to the DCRPC, *subject to:*

- 1.) *Providing acreage of open space areas;*
- 2.) *Completion of the Traffic Study through the County Engineer's office.*

Commission / Public Comments

Mr. Dan Griffin, owner of Evans Farm, along with Mr. Anders Samuelson with Structure Point were present. He invited the Commission members to the ground breaking this Saturday from 3-6 pm. This project is a total of approximately 1,200 acres that will slowly be turned into an identity for Lewis Center. All of the first 142 single family house lots have been committed to by individuals and a small group of custom builders, along with 15 retailers that are ready to move in to the next section of commercial.

Mr. Burke asked if there have been any discussions about connecting Old Lewis Center into the sanitary sewer system that this project would utilize. Mr. Frommer stated that as the phase's progress and the sewer comes up from Home Road that is when they could be serviced. Mr. Griffin estimated Phase 3 or 4 before getting the sewer under the railroad tracks to feed that area.

Mrs. Lewis made a motion for Conditional Preliminary Approval, subject to staff recommendations #1-2. Mrs. Kuba seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained. Motion carried.

Preliminary/Final

14-16 Walden's Revisited – Scioto Twp. - 3 lots / 10.45 acres

I. Conditions

- Applicant:** Equity Trust, Ryan & Betsy Boles
- Subdivision Type:** Single Family Residential, Common Access Driveway
- Location:** East side of Brindle Road, approx. 1,265 feet north of Slocum Road
- Current Land Use:** Vacant
- Zoned:** Farm Residential District (FR-1)
- Utilities:** Well water, private on-lot treatment systems
- School District:** Buckeye Valley
- Engineer:** Scioto Land Surveying Service

II. Staff Comments

Walden's Revisited is a Common Access Driveway subdivision that was originally approved in 1999. Although a driveway was built, the site was never platted and the proposed plat expired in December of 2001. This project utilizes two side-by-side flag lots to create a three lot subdivision accessed with a CAD. Lots are 1.965 acres, 3.406 acres, and 5.001 acres. Lots will use on-site waste treatment. The CAD has been built, which is a requirement of the RPC Director's signature on the final plat.

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 **Walden's Revisited** to the DCRPC.

Commission / Public Comments

Mrs. Karen Coffman with Scioto Land Surveying was present to represent the applicant.

Mr. Merrell made a motion for Preliminary and Final Approval of Walden's Revisited. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Final

02-13.2 Vinmar Village, Section 2 – Genoa Twp. - 38 lots / 29.07 acres

I. Conditions

Applicant: Vinmar Investments
Subdivision Type: Single Family
Location: east side of SR 3, west of South Old 3 C
Current Land Use: Vacant
Zoned: Planned Residential (PRD)
Zoning Approval: January 17, 2013
Preliminary Approval: February 28, 2013 (overall)
Utilities: Del-Co Water, central sanitary sewer
School District: Big Walnut
Engineer: Stantec

II. Staff Comments

Vinmar Village consists of 87 lots where the average lot width is 90 feet and the average lot size is 13,500 square feet. The development will include 31.38 acres of overall open space, including both passive open space and a small active park with trails and other facilities.

Section 2 includes the extension of Mariposa Drive, ending by intersecting with a loop street, Talavera Drive to the north and Paradisio Drive to the south. Luca Drive stubs to the north and Chimera Drive continues an existing connection to Vinmar Farms to the south. A large 8.8-acre open space lot preserves a drainage area. Other open space lots of .348 acres, 3.362 acres, and .924 acres are also being dedicated.

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 **Vinmar Village, Section 2** to the DCRPC.

Commission / Public Comments

Mr. George made a motion for Final Approval of Vinmar Village, Section 2. Mrs. Lewis seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. EXTENSIONS

15-14 Northstar, Section 1, Phase E - Berkshire/Kingston Twp.'s - 64 lots / 30.88 acres

Applicant: Northstar Residential Development LLC.

Engineer: Terrain Evolution

Preliminary approval: 07/31/14

I. Staff Comments

The applicant is requesting a 1-year extension for **Northstar, Section 1, Phase E**, due to the repairs being done to the wastewater treatment plant.

II. Staff Recommendation

Staff recommends **Approval** of a 1-year Extension for the **Northstar, Section 1, Phase E** to the RPC.

Commission / Public Comments

Mr. Frommer stated that the repairs have been completed and is now in the testing phase. The system should be online next month.

Mr. Merrell made a motion to Approve the 1-year Extension for Northstar, Section 1, Phase E. Mrs. Lewis seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. OTHER BUSINESS (none)

VIII. RPC STAFF AND MEMBER NEWS (none)

Chairman Stites reminded the Commission that the next meeting will be at 6:30 p.m. on August 25th. Reminders will be emailed.

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

The next meeting of the Delaware County Regional Planning Commission will be Thursday, August 25, 2016, 6:30 PM at the Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.